

Land South of St Stephens Church, Hamsland, Horsted Keynes, West Sussex

Macar

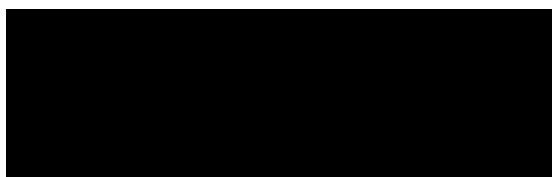
Construction Environmental Management Plan

Pursuant to Condition 11 of Planning Permission DM/24/1253

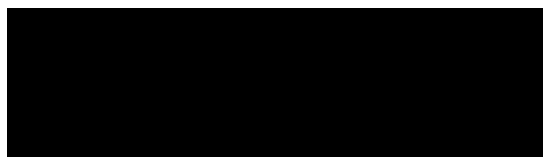
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Version	Created By	Reviewed By	Approved By	Date
VF	Kirsty Lockwood	Adam Dixon	Rob Whitlock	21/11/2025
VF1	Alice Desborough	Adam Dixon	Vince Smith	12/12/2025

This report has been prepared by the following:



Kirsty Lockwood BSc (Hons)
Assistant Ecologist



Alice Desborough BSc (Hons)
Ecologist

This report has been reviewed by the following:



Adam Dixon BSc (Hons), MSc, ACIEEM
Senior Ecologist

This report has been approved by the following:



Rob Whitlock BSc (Hons), MRes, ACIEEM
Associate Director



Vince Smith MSc, MCIEEM
Director

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1. Introduction

1.1. Site Background and Proposals

- 1.1.1. Ecology Solutions was instructed by Macar in October 2025 to prepare a Construction and Environmental Management Plan (CEMP) the land south of St Stephens Church, Hamsland, Horsted Keynes, West Sussex, hereafter referred to as 'the site' (see Plan ECO1). The CEMP sets out the required precautionary measures to ensure compliance with legislation and protection of sensitive habitats / features, reflecting the measures recommended in the Ecological Assessment.
- 1.1.2. Ecology Solutions have produced various documents to support the original application by Rydon Homes (ref no: DM/20/4692) including an Ecological Assessment (8244.EcoAss.vf1, December 2020), Biodiversity Net Gain Assessment and Reptile Mitigation Strategy (8244.BNG and Reptile Mitigation.vf2, July 2022), Onsite Habitat Management Measures (8244.OnsiteHabitatManagement, May 2023) and Offsite Habitat Management Measures (8244.OffsiteHabitatManagement, May 2023). The planning application was subsequently granted in August 2023. A Reptile Mitigation Strategy was also completed in April 2024 (8244.Reptile Mitigation Strategy.vf) as part of the Reserved Matters stage.
- 1.1.3. A revised Reptile Mitigation Strategy and Biodiversity Net Gain Assessment was subsequently submitted to support a Section 73 application for the site, to vary Conditions 12, 13 and 14 to permit alternative reptile mitigation strategy and BNG provision that was previously agreed with the Local Planning Authority (ref no: DM/24/1253). A reptile translocation exercise and associated destructive search of the site was undertaken in October and November 2024, in line with details submitted to discharge planning condition 20 of DM/24/1253.
- 1.1.4. During this exercise 18 Slow Worm *Anguis fragilis* and a Common Toad *Bufo bufo* were translocated to the receptor site, present along the southern site boundary. Subsequently, a destructive search of the majority of the site was undertaken, systematically removing the habitat previously present. Reptile exclusion fencing (hereafter referred to as 'reptile fencing') was established around the site boundaries prior to the translocation exercise to prevent any reptiles and/or amphibians from re-entering the site. A walkover survey conducted in November 2025 found the reptile exclusion fencing intact and in good condition. It still represents an effective dispersal barrier to both reptiles and Great Crested Newts *Triturus cristatus*.
- 1.1.5. As such, much of the grassland within the site, that was previously considered to be suboptimal for Great Crested Newts due to regular management, has been removed as part of the translocation exercise. The areas outside of the existing exclusion fencing and the established receptor area still provide suitable habitat for Great Crested Newts. The hedgerows and tree belt provide some suitable terrestrial habitat, offering limited shelter and resting opportunities for newts, but these are situated beyond the reptile / amphibian fenceline.
- 1.1.6. The site has since been acquired by Macar, with the need for ecology related planning conditions to be discharged, in addition to discharging conditions

relating to the Section 106 agreement of the Town and Country Planning Act 1990 relating to ecology.

- 1.1.7. The development proposal for the site includes the construction of 30 dwellings, with 30% designated as affordable housing. The development will feature a mix of unit types, including one-bedroom apartments and two-, three- and four-bedroom houses (see Appendix 1).
- 1.1.8. Condition 11 requires the provision of a Construction Environmental Management Plan (CEMP), which states:

The development hereby permitted shall not commence unless and until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of 'biodiversity protection zones'.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

- 1.1.9. A copy of this report should be provided to all interested parties as necessary to ensure compliance with its prescriptions and the protection and enhancement of the biodiversity interest.

1.2. Site Characteristics

- 1.2.1. The site comprises a single grassland field with boundary hedgerows and treeline (see Plan ECO2). It is located to the south of Horsted Keynes, West Sussex and is bordered to the north and east by existing housing and a church, with further grassland fields to the south and west.

1.3. Purpose of this Report

- 1.3.1. This report is prepared to address the requirement for a CEMP as part of the planning permission for the site, with specific regard to the sensitive ecological receptors on site. This report provides details of the proposed mitigation and avoidance measures that shall be employed during the remediation and construction phases of the proposed development in respect of ecology and nature conservation. By following these measures, the development will be in line with all relevant legislative and planning policy requirements.

2. Baseline Information

2.1. Designated Sites

2.1.1. **Statutory Sites.** There are no statutory designated sites of nature conservation value within or immediately adjacent to the site. The nearest statutory designated site is Freshfield Lane Site of Special Scientific Interest (SSSI), located approximately 1.1km south of the site. Freshfield Lane SSSI is designated for its geographical value. The closest SSSI designated for its ecology is Ashdown Forest SSSI, located approximately 3.6km northeast of the site.

2.1.2. The site is located within the Impact Risk Zone (IRZ) of Ashdown Forest SSSI; however, due to the nature of development, no consultation from Natural England is required. Consultation with Natural England is restricted to developments impacting infrastructure, including airports and helipads, air pollution, including agricultural developments, combustion, including landfills and incineration projects and waste, including landfills.

Ashdown Forest SPA, SAC and SSSI

2.1.3. The closest European designated site is Ashdown Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and SSSI. The forest is designated as a site of European importance for its heathland habitats and the Annex I (birds) and Annex II species which it supports at important population levels.

2.1.4. The SPA covers 3207.08 ha and qualifies under Article 4.1 of the Birds Directive on account of its breeding populations of Nightjar *Caprimulgus europaeus* and Dartford Warbler *Sylvia undata*.

2.1.5. The SAC covers 2729 ha and is designated on account of the presence of Northern Atlantic wet heaths with *Erica tetralix* and European Dry Heaths. The site also supports a population of Great Crested Newts, although this is not a reason for its formal designation.

2.1.6. The proximity of the development site to Ashdown Forest SPA/SAC means that the EC Directive on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) and the EC Directive on Wild Birds (the Birds Directive) are relevant to the development. These two directives are transposed in UK Legislation through the Habitats Regulations (2017 – as amended).

2.1.7. The relevant Directives, UK legislation and relevant Case Law are discussed and assessed against the development proposes within the Ecological Assessment for the site (8244.EcoAss.vf1).

2.1.8. Following the relevant guidance and legislation it is not considered that any detrimental effects (direct or indirect) will arise on Ashdown Forest SPA, SAC, SSSI or other statutory designated sites as a result of the development.

2.1.9. **Non-statutory Sites.** There are no non-statutory designated sites within or immediately adjacent to the site. The closest non-statutory designated site is Birchgrove Fishponds Local Wildlife Site (LWS), located approximately 0.9km

north of the site. This area is designated for its lakes, ponds and semi-natural woodland habitat.

2.1.10. Given the distance of Birchgrove Fishponds LWS from the site and the intervening land usage (roads, arable land and residential developments), it is not considered that there will be any adverse impacts either direct or indirect on the LWS as a result of the development proposal.

2.1.11. A number of additional statutory and non-statutory designated sites are located within the wider area and illustrated on Plan ECO1. No significant effects are anticipated on these sites as a consequence of the development of the site.

2.2. Habitats

2.2.1. The site was subject to an extended Phase 1 Habitat Survey in March 2019 with subsequent walkover surveys conducted in June 2019 and September 2020, and most recently in November 2025.

2.2.2. The following main habitat types were identified within the site during the initial survey work undertaken in September 2020:

- Modified grassland;
- Ruderal / ephemeral;
- Line of trees; and
- Native hedgerow.

2.2.3. The locations of these habitats are shown on Plan ECO2 with full descriptions of the habitats included with the submitted Ecological Assessment (8244.EcoAss.vf1, December 2020).

2.2.4. The modified grassland was subject to a destructive search exercise in October and November 2024 as part of the reptile translocation and, therefore, suitable habitat was removed. Reptile and amphibian exclusion fencing was installed across the site boundaries prior to the translocation exercise commencing. A walkover survey conducted in November 2025 found much of the site had revegetated; however, the exclusion fencing remained in place and was in good condition. Thus, it is considered that reptiles and amphibians are absent from the grassland within the reptile exclusion fencing, despite this habitat having regrown since the translocation exercise.

2.2.5. Vegetation outside of the reptile exclusion fencing, including hedgerows, the treeline, grassland and ruderal habitat is to be retained and enhanced as part of the development. Reptiles and amphibians may be present within these areas.

2.3. Species

2.3.1. Full details regarding the results of the protected species surveys conducted at the site are provided in the submitted Ecological Assessment produced for the initial planning application (8244.EcoAss.vf1).

Bats

- 2.3.2. Bats are fully protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).
- 2.3.3. None of the trees associated with the site have developed any features that could support roosting bats. The on-site hedgerows and treeline are considered to offer limited habitat for foraging and commuting bats across the landscape.

Badgers

- 2.3.4. The Protection of Badgers Act 1992 provides protection to Badgers *Meles meles* and their setts.
- 2.3.5. No evidence of Badgers was recorded within or immediately adjacent to the site during the most recent survey in November 2025. A mammal path and push through were recorded within the southwest of the site. Given that no evidence of Badgers was recorded within the site and surrounding habitat, this species is deemed absent from the development site. Any Badgers within the locality of the site are unlikely to disperse through the central area of the site due to the reptile exclusion fencing, no evidence of digging under the fencing by Badgers was noted. Badgers may occasionally commute along the site boundaries; however, no evidence of their presence was noted.

Hedgehogs

- 2.3.6. Hedgehog *Erinaceus europaeus* is listed as a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. The NERC Act places responsibility upon public bodies to have regard for the conservation of biodiversity in England.
- 2.3.7. No evidence of Hedgehog or other notable mammals was recorded by Ecology Solutions. The habitats on site are thought to offer suitable opportunities for foraging and dispersal albeit with this now isolated to the boundary of the site. The hedgerows and treeline may also provide some limited hibernation potential for this species.

Birds

- 2.3.8. Section 1 of the Wildlife and Countryside Act 1981 (as amended) is concerned with the protection of wild birds. With certain exceptions, all wild birds and their eggs are protected from international killing, injuring, and taking; and their nests, whilst being built or in use, cannot be taken, damaged or destroyed. Schedule 1 lists species which are protected by special (i.e. greater) penalties. These species also enjoy additional protection whilst breeding, as it is also an offence to disturb adults or their dependant young when at the nest.
- 2.3.9. The on-site treeline and hedgerows offer suitable foraging and nesting opportunities for birds, whilst the grassland within the site may offer limited foraging opportunities. Starling *Sturnus vulgaris*, a priority and Red List species was recorded within the site, in addition to a number of other common bird

species including Robin *Erithacus rubecula*, Wren *Troglodytes troglodytes* and Goldcrest *Regulus regulus*.

- 2.3.10. There is no suggestion that the site is of any increased ornithological interest. Background records for the site indicate a nonspecific location of Barn Owl *Tyto alba* that covers the site. Due to the management of the grassland, and relatively recent destructive search undertaken, the site is considered to offer extremely limited opportunities for foraging Barn Owl. It is not considered that Barn Owls would be reliant on the site given the presence of suitable habitat within the local area.

Reptiles

- 2.3.11. Owing to their abundance in Britain, Common Lizard *Zootoca vivipara*, Slow Worm *Anguis fragilis*, Grass Snake *Natrix helvetica* and Adder *Vipera berus* are only 'partially protected' under the Wildlife and Countryside Act 1981 (as amended) and as such only receive protection from:
- Deliberate killing and injuring;
 - Being sold or other forms of trading.
- 2.3.12. The habitat of common reptiles is therefore not directly protected. However, because of their partial protection, disturbing or destroying their habitat while they are present may lead to an offence.
- 2.3.13. All reptile species are listed as Species of Principal Importance under Section 41 of the NERC Act 2006. The NERC Act places responsibility upon public bodies to have regard for the conservation of biodiversity in England.
- 2.3.14. The site provides limited habitat for reptiles given the regular management of the grassland. The margins of the field receive less management and may provide suitable habitat for reptiles between cuttings.
- 2.3.15. Reptile surveys were undertaken within the site between May and June 2019. These surveys identified a low population of Slow Worm and Common Lizard across the field margins of the site.
- 2.3.16. A reptile translocation exercise and associated destructive search was undertaken within the site in October and November 2024. As part of this, reptile exclusion fencing was installed towards the boundary of the site to ensure reptiles and amphibians did not re-enter the site from the receptor site present in the east. As the fencing has been maintained in good condition overall it is considered that reptiles and amphibians remain absent from the areas inside the reptile exclusion fencing.
- 2.3.17. Areas of vegetation outside of the reptile exclusion fencing including the boundary hedgerows, treeline, ruderal and grassland habitats will still offer suitable habitat for reptiles within the site boundary. These areas are to be retained and/or enhanced as part of the development proposal. Should any areas of suitable habitat be removed during the construction phase, a localised habitat manipulation exercise will be required under the guidance of an

ecologist to ensure that no reptiles are injured or killed, to avoid a potential offence.

Amphibians (Great Crested Newts)

- 2.3.18. Great Crested Newts are subject to the same level of legislative protection as bats (see above). Common Toads are Species of Principal Importance under Section 41 of the NERC Act (2006).
- 2.3.19. There are no waterbodies present on-site. The grassland within the site provides suboptimal habitat for Great Crested Newts within their terrestrial phase, due to it being subject to regular management. As such any potential usage would be limited to dispersal. The hedgerows and treeline provide some suitable terrestrial habitat for Great Crested Newts.
- 2.3.20. A single Pond (P1) is located within 250m of the site boundary (see Plan ECO3), although is separated from the site by a small road and grazed grassland. A further pond (P2) is located just over 250m from the site.
- 2.3.21. Habitat Suitability Index (HSI) assessments were conducted on both ponds, which concluded a score of 0.8 for Pond P1 indicating the pond is of excellent suitability for Great Crested Newts. A score of 0.62 was obtained for Pond P2 indicating the pond is of average habitat for Great Crested Newts.
- 2.3.22. Great Crested Newts were observed within Pond P1 during presence / absence surveys in 2019, including five female Great Crested Newts and two male Great Crested Newts across six surveys (a peak count of 3 adults in any one survey). As such, no eDNA survey of the pond was required. A negative eDNA survey result was returned for Pond P2 indicating the absence of Great Crested Newt from that waterbody.
- 2.3.23. Although it is accepted that Great Crested Newts can disperse up to 500m through suitable terrestrial habitats from a breeding pond, it is widely accepted that they tend to utilise suitable habitats within a closer range. Activity is usually concentrated within 100m of breeding ponds and key habitats are located within 50m (as termed by Natural England).
- 2.3.24. Pond P1 supports a low population of Great Crested Newts, given the surrounding habitat it is considered that this low population would be limited to the core suitable habitat that surrounds the pond. A road also acts as a dispersal barrier between the breeding pond and the site. Given this factor and the distance between Pond P1 and the site in addition to the grazed / managed habitat that separate them, it is considered that Great Crested Newts are absent from the site.
- 2.3.25. No Great Crested Newts were identified within the site during the reptile translocation exercise and associated destructive search in October and November 2024, with the only amphibian noted being a single Common Toad. Reptile exclusion fencing installed within the site prior to the translocation exercise will ensure no future dispersal by Great Crested Newts will occur into the majority of the site. As such, Great Crested Newts are considered to be absent from the area of the site that was subjected to the translocation exercise.

There remains a low risk of presence within any habitat outside of the installed exclusion fencing.

Invertebrates

- 2.3.26. Given the habitats present and its regular management, it is likely that an assemblage of common invertebrate species would be present within the site. There is no evidence to suggest that any rare or notable species would be present.

3. Construction Environmental Management Plan

- 3.1. Prior to the construction phase of the development the existing reptile exclusion fencing is to be moved into alignment with the identified Root Protection Areas (RPAs) of existing trees, as identified by the project arboriculturist (see Appendix 2 and Plan ECO4). This will allow for a single continuous barrier that safeguards both retained trees, in addition to reptiles and amphibians. This exercise will result in new areas of suitable habitat from outside of the existing reptile exclusion fencing, where reptiles and amphibians may be present, to within the reptile exclusion fencing, once it has been realigned. Further details regarding the precautionary methodology for these works are included within the Great Crested Newt Method Statement, provided at Appendix 3.
- 3.2. The below section details the methodologies, timings and prevention measures to be implemented as part of the construction phase (and above fence realignment works), to minimise disturbance and harm to protected species and other wildlife within and adjacent to the site (see Plan ECO5).

3.3. Risk Assessment of Potentially Damaging Construction Activities

- 3.3.1. Potentially damaging construction activities include vegetation clearance, soil compaction, impact piling, plant, machinery and vehicle operation, general construction works, lighting, noise, dust and surface run-off pollution. Such activities may result in the injury or killing of previously identified protected species on-site.
- 3.3.2. The likelihood of these impacts arising, and their potential severity is set out in Table 3.1 below, which also includes the measures to be taken to reduce or avoid the risks identified.
- 3.3.3. Following the implementation of appropriate actions, as set out in Table 3.1 and discussed further below, it is considered that the likelihood and impact severity of identified risks has been reduced to acceptable levels.

Table 3.1 Risk assessment of construction activities.

Activity	Risk	Risk Likelihood (1 highly unlikely to 5 highly likely)	Risk Impact Severity (1 minor to 5 very severe)	Action Taken	Risk Likelihood after action	Risk Impact Severity after action
Pre-construction Activities						
Realignment of the reptile exclusion fencing to RPAs	Disturbance to hibernating reptiles and amphibians / presence of reptiles and/or amphibians	3	5	The reptile exclusion fencing will be repositioned to align with the RPAs of existing trees and retained boundary vegetation, as detailed by the project arboriculturist (see Appendix 2 and Plan ECO4). Realignment works will be undertaken under the supervision of an Ecological Clerk of Works (ECoW). The ECoW will begin by carrying out a fingertip search of the grassland areas to be brought within the reptile exclusion fencing (reptile and amphibian exclusion zone). If any hibernating reptile or amphibian is found, all works will stop immediately and Ecology Solutions contacted, with works only resuming during the active reptile season (which is April to September inclusive). Should no reptiles or amphibians be found during the fingertip search, the areas of grassland to be brought within the realigned reptile fenceline, will then be subject to a habitat manipulation exercise, using hand tools, such as a strimmer, thereby making the areas unsuitable for reptiles and amphibians (the grass will be cut to 100mm). Following this, the reptile exclusion fencing shall be affixed to the outer side of the Heras fencing which is proposed to delineate the RPAs. The sandbags present on-site will then be moved around the feet of the Heras fencing to ensure that it is an effective exclusion barrier. The ECoW will sign-off on the works once completed.	1	5

				In areas where boundary vegetation is absent, such as along the northern site boundary, the reptile exclusion fencing will be kept in place to prevent reptiles and amphibians from re-entering the central exclusion area and to maintain an effective exclusion barrier around the site.		
Construction Works						
Vegetation clearance	Disturbance to habitats (namely retained grassland beyond realigned reptile exclusion fencing / hedgerows and line of trees)	3	3	Biodiversity protection zones will be established around the perimeter of the site, in line with the RPAs of retained boundary vegetation (see Appendix 2 and Plans ECO4 and ECO5). Protective Heras (or similar) fencing will delineate these zones and safeguard the line of trees, hedgerows and underlying grassland from any direct, indirect or in-combination adverse impacts of the site's development during the construction phase. The fencing will be outfitted with textile dust barriers with accompanying signage installed to prevent its movement and ensure awareness of the protection zones for site personnel. Ground protection areas are to be established where the development encroaches into RPAs. These should be installed under supervision of an appropriately qualified person(s). Any proposed works in the biodiversity protection zones must await approval from the project ecologist or arboriculturist or be agreed in advance.	1	1

	Disturbance / harm to nesting birds, Hedgehogs, reptiles, amphibians, Badgers and bats	4	4	Birds: Removal of nesting bird habitat should be completed outside of the nesting bird season (which is March to August inclusive). Should this not be possible, a nesting bird check will be completed beforehand with subsequent clearance works commencing within 48 hours of this survey. Should clearance works pause for a period of time greater than 48 hours, a further nesting check will be undertaken to ensure that no new nests have been constructed in the interim. If no nesting birds are identified, contractors will proceed to clear vegetation with caution, under ECoW supervision. Hand tools will be used to methodically clear dense areas of vegetation. If evidence is seen, a buffer zone of at least a five-metre radius will be established around the nest(s) and the nest(s) left in situ until the young have fledged. Hedgehogs: An updated walkover survey by the ECoW will be undertaken in areas suitable for Hedgehogs prior to vegetation clearance, to check all areas and site boundaries for potential shelter features, including log piles and other debris. These features provide limited but suitable opportunities for foraging and hibernation within the site, particularly along the hedgerows and treeline. Any suitable hibernacula will be carefully dismantled by hand under the direct supervision of the ECoW and during suitable weather conditions and should be undertaken outside of the winter hibernation period (which is October to April inclusive). If a Hedgehog is encountered, it will be carefully placed in a secure, ventilated container by a suitably qualified ecologist and relocated immediately to suitable retained habitat at the site margins, away from active working	1	1
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				areas and roads. Vegetation clearance will be undertaken gradually and systematically to allow Hedgehogs to disperse safely. Reptiles: Following the translocation exercise in October and November 2024, reptile exclusion fencing has been established around the site boundaries, As such reptiles are deemed absent from the areas within the existing reptile exclusion fencing. Areas outside of the realigned exclusion fencing will be retained and enhanced as part of the development proposals. Should any areas of vegetation outside of the realigned exclusion fencing be removed this will be subject to a localised habitat manipulation exercise under supervision of an ecologist during suitable weather between April and September, with any reptiles encouraged to move into adjacent retained habitat. The on-site reptile exclusion fencing will be subject to weekly fencing checks, undertaken by the principal contractor. These checks will ensure the fencing remains an effective dispersal barrier. Should the reptile fencing be compromised, including falling down, or holes being present, all damage will be repaired immediately. Where relevant, removal of hedgerow or tree root systems will take place between April and September to avoid impacts during reptile hibernation. These works will be overseen by a suitably qualified ecologist, who will hand-search root systems prior to removal. A small excavator with a toothed bucket will then slowly remove the top 150 mm of soil, with each bucket load inspected		
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				for reptiles before disposal. Any reptiles found will be translocated to the receptor site (see Plan ECO5). All reptile mitigation works will be supervised by an appropriately experienced ecologist. Amphibians: Specific mitigation measures for Great Crested Newts are detailed in the Great Crested Newt Non-licenced Method Statement at Appendix 3. Contractors will additionally be briefed on how to minimise disturbance to Great Crested Newts and the necessary response if any were found. If Great Crested Newts are found, works will stop immediately, and an ecologist contacted for advice. A licence would then be required to continue works. Retained perimeter habitats (the biodiversity protection zones) will be safeguarded throughout the development with suitable fencing and appropriate signage. No vehicles and heavy plant machinery will be permitted in the biodiversity protection zones unless otherwise agreed by the ecologist and where trees are regarded, the arboriculturist as well. An ECoW will conduct regular visits to ensure retained habitats and exclusion fencing are in favourable condition. Badgers: All contractors will be briefed on the potential presence of Badgers and the protection measures required during construction.		
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				Any trenches or deep pits left open overnight will either be covered or fitted with a means of escape (e.g. a roughened wooden plank positioned as a ramp). These will be inspected each morning to ensure no Badgers have become trapped. If a Badger is found, Ecology Solutions will be contacted immediately for further advice. Topsoil or other soft material stockpiles will be carefully managed and regularly inspected, as Badgers may attempt to establish setts within such mounds, which would then receive legal protection. If any suspected Badger setts are discovered within the site that would be affected by the development, the assigned ecological consultancy shall be contacted immediately. Where necessary, an appropriate mitigation strategy will be prepared and, where necessary, a licence obtained from Natural England for disturbance or sett closure. If the impacted sett is a main sett, a new artificial sett will be created in a suitable area. Any licensed sett closures will be undertaken between 1st July and 30th November. Bats: Normal construction activities between April and October will be restricted to daytime hours to minimise light pollution and reduce disturbance to foraging bats. This restriction does not apply between November and March, when bats are hibernating and daylight hours are shorter. As construction will generally occur during daylight, artificial lighting is not expected to be required. If lighting		
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				is necessary, light spillage will be minimised by directing beams below the horizontal plane, ideally at an angle of less than 70°, and away from features that provide bat foraging habitat such as hedgerows and trees.		
Vegetation / soil compaction	Compaction of retained habitat of identified value (on and off-site)	3	3	Retained habitats near to those scheduled for removal will be safeguarded throughout the construction phase. They will be delineated with fencing as mentioned above with construction staff made aware of habitats to be retained and/or enhanced.	1	1
Impact Piling	Noise and vibration disturbance to nesting birds and other wildlife within or adjacent to the site.	5	3	If required, any piling activities will be limited to outside March to August, to avoid the nesting bird season. If piling activities cannot be avoided within this timeframe, Continuous Flight Auger (CFA) piling will be used and limited to daylight hours.	1	2
Plant, machinery and vehicle operation	Noise disturbance to wildlife within and adjacent to the site.	4	3	Noisy plant equipment will be situated as far away as possible from the site boundaries, avoiding increased noise levels around the existing hedgerow habitats. All plant machinery and vehicles are to be fitted with effective exhaust silencers, be maintained in good condition and operated in such a way as to minimise noise emissions. Plant noise emissions shall not exceed that set out in legislation; if any item is suspected of breach, it shall be tested and replaced as necessary. The plant will be maintained so that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.	1	2

				Ancillary pneumatic percussive tools are to be fitted with mufflers or silencers of the type recommended by the manufacturers. Machines in intermittent use are to be switched off or throttled down to minimum in intermittent periods. Any machinery / plant will be shut down when not in use. Plant engine covers will be kept in place at all times. All compressors and generators are to be of a super silenced type. Compressors will be fitted with properly lined and sealed acoustic covers and kept closed whenever in use.		
General construction works activities	Noise and visual disturbance to wildlife within or adjacent to the site.	2	1	All reasonable practical means shall be employed to keep noise to a minimum. Care shall be taken when loading or unloading vehicles, dismantling scaffolding or moving materials to keep noise to a minimum. No part of the works or maintenance of the plant will be carried out in such a way as to cause unnecessary noise or vibration.	1	1

	Pollution of habitats within or adjacent to the site.	2	2	A Pollution Prevention Plan shall be produced and adhered to by the principal contractor and will include the following measures: When waste is removed from the site, full skips are to be covered by protective mesh to prevent spillage. Regular road sweepers will be employed to clean the roads and reduce the contamination and dust at a minimum frequency of once per month and at an increased frequency where required to maintain clean and debris-free highways. Wheel washes will be located where required for vehicles accessing any highway from an unmade surface. Any contaminated waste, including hazardous waste, will be dealt with in accordance with the current regulations, and a specialist contractor with the required waste licences will be used for removal. Fuel and lubricants will be stored in a lockable building / area to prevent unauthorised access and spillage.	1	1
	Entrapment of Badgers, Hedgehogs and other small animals in trenches, ditches and pipework etc.	2	4	Any trenches or deep pits associated with construction that are to be left open overnight will be provided with a means of escape in case a Hedgehog, Badger or other small animal enters. This will take the form of a roughened plank of wood placed in the trench as a ramp to the surface. Any open trenches will be checked at the beginning of each day (to ensure that animals are not present) and at the end of each day (to ensure that the means of escape remain in place).	1	1

				All pipework with an outside diameter greater than 150mm will be blocked off at the end of each working day to prevent animals from entering the pipework.		
	Establishment of new Badger setts in inclines and mounds of loose soil.	2	4	All dug ground and loose soil will be levelled and compacted wherever possible. This will prevent Badgers from attempting to excavate setts prior to completion of the works.	1	1
Construction lighting installation	Disturbance to wildlife adjacent to the development site.	4	3	As construction will generally occur during daylight, artificial lighting is not expected to be required. If lighting is necessary, light spillage will be minimised by directing beams below the horizontal plane, ideally at an angle of less than 70°, and away from features that provide bat foraging habitat such as hedgerows and trees. Personnel will ensure all unnecessary lights are switched off each night and there will be no construction lighting outside of working hours. In accordance with the detailed lighting strategy, construction lights will be orientated away from the boundaries of the site, This will reduce disturbance on foraging and commuting bats. There will be no ultraviolet lighting. In addition, there will be no building uplighters. Finally, lighting across the development site will utilise warm white LEDs, low pressure or sodium spectrum lights, in conjunction with directional downlights, to minimise light pollution.	1	1
Dust	Pollution deposits on vegetation within and adjacent to the site.	3	3	Best standard practice guidelines in respect to pollution will be followed and included within a Pollution Prevention Plan, including dampening the ground before clearing on dry days and dampening methods for suppressing dust producing activities.	1	1

				Vehicles will keep to a suitable site speed limit to prevent dust becoming airborne (between 5 to 10mph). Wheel washing will be used by all construction vehicles entering and leaving the site. Textile dust barriers will be fitted to all site fencing that protects a biodiversity protection zone. This will absorb the majority of dust from adjacent construction work as well as providing visual screening of retained habitats. These barriers will remain in place throughout the construction period except by agreement of an ecologist.		
Surface run-off	Pollution of habitats nearby or connecting with the site	2	5	A Pollution Prevention Plan shall be produced and adhered to by the principal contractor and will include the following measures: Designated areas for refuelling and fuel storage will be established, along with a defined perimeter within which such activities will be prohibited. Standard spill prevention measures will be used throughout the pre-construction and construction phases, including safe storage of all chemicals in a designated area well away from retained habitats. Spill kits on-site are to be used as required with substrate (sand). Once used, they are to be disposed of in accordance with best practice guidelines. Silt traps will be placed across the site to address potential surface run-off and laden silt within these checked and replaced regularly. Any contaminated waste, including hazardous waste, will be dealt with in accordance with the current regulations,	1	2

				and a specialist contractor with the required waste licences will be used for removal.		
--	--	--	--	--	--	--

3.4. Identification of Biodiversity Protection Zones and Root Protection Areas

- 3.4.1. Biodiversity protection zones will be established during the pre-construction phase, in line with the RPAs of boundary vegetation (see Appendix 2 and Plans ECO4 and ECO5). These areas are designed to safeguard ecological interest within and adjacent to the site.
- 3.4.2. No vehicle movements or storage of materials will be permitted in these areas without further discussion and agreement with the project ecologist. Only hand tools will be permitted, with light machinery to be used only when absolutely necessary (low-impact harvester with minimum ground disturbance). The use of such machinery must be confirmed by an ecologist prior to works commencing and follow the precautionary measures set out within this report and relevant appendices. The biodiversity protection zones will remain in place for the duration of the construction works and protected via fencing with textile dust barriers.
- 3.4.3. Construction activities within the biodiversity protection zones will be permitted only after approval from, and under the supervision of the ecologist / ECoW.

3.5. Measures to Avoid / Reduce Impacts during Construction

- 3.5.1. These measures may be both physical measures and sensitive working practices.

Badgers / Hedgehogs

- 3.5.2. The potential exists for Badgers and Hedgehogs to roam into areas where construction is underway and become trapped in trenches and / or excavate new setts in piles of soil or disturb chemicals that may be being used for development. The following measures will be followed throughout the construction phase of the development.
- All site personnel will be made aware of the appropriate steps required to ensure the safety of Badgers while on-site;
 - Pre-construction monitoring of the site will be undertaken to check for any new signs of sett building;
 - Inclines and mounds of loose soil present ideal habitats for Badgers seeking to establish new setts; therefore, during the construction process, all dug ground and loose soil will be levelled and compacted wherever possible. This will prevent Badgers from attempting to excavate setts prior to completion of the works and causing potential disruption;
 - Any mounds of material will be regularly checked for signs of Badgers, especially before disturbance or movement;

- Planks will be left as ramps in any uncovered trenches to provide any Badger or Hedgehog (or any other animal) that may stray onto the site with an escape route;
 - Any open trenches or holes will be checked at the beginning of each day, to ensure that Badgers or Hedgehogs are not present, and at the end of each day, to ensure that the means of escape remain in place;
 - Tools and loose materials will be stored in an appropriate container to reduce the risk of Badgers injuring themselves;
 - No fires or chemicals will be left unsupervised anywhere on the site;
 - Any open pipework greater than 150mm outside diameter will be blanked off at the end of each working day to prevent Badgers from entering; and
 - Driven piling work will be undertaken only following consultation with the project ecologist.
- 3.5.3. In the event that any suspected Badger activity is observed during construction, work in the area will cease and Ecology Solutions will be contacted for advice.
- 3.5.4. The measures set out above will also avoid potential adverse effects on Hedgehogs should they happen to be present.
- 3.5.5. Removal of suitable Hedgehog hibernation habitat, including log and debris piles, will occur outside of the Hedgehog hibernation period (which is October to April inclusive).

Great Crested Newt

- 3.5.6. Great Crested Newts and other amphibians are deemed to be absent from the grassland habitat within the reptile exclusion fencing, given that the fencing is still in good condition, following the translocation exercise undertaken in 2024.
- 3.5.7. Great Crested Newts may be present within the habitats located outside of the reptile exclusion fencing. Following the realignment of reptile fencing, these areas will be designated as biodiversity protection zones, with the areas retained and enhanced as part of the on-site landscaping strategy. Should any vegetation within these areas be removed, this will be done via a localised habitat manipulation exercise and passive destructive search under the supervision of an ECOW.
- 3.5.8. Measures to be adopted are detailed in full within the Great Crested Newt Non-licenced Method Statement at Appendix 3.

Reptiles

- 3.5.9. Reptiles are also deemed absent from the areas within the reptile exclusion fencing following the translocation exercise conducted in October and

November 2024. Weekly checks of the reptile fencing should be undertaken by the principal contractor to ensure it remains an effective dispersal barrier. Should the reptile exclusion fencing be compromised all damage will be repaired immediately.

- 3.5.10. Suitable habitat for reptiles is present within the grassland outside of the existing reptile exclusion fencing. The habitat brought within the reptile fencing, following its realignment to reflect the RPA of the boundary vegetation, will undergo a fingertip search and habitat-manipulation exercise. Any habitat remaining outside the realigned reptile fencing will be retained and/or enhanced as part of the development proposal. These areas will be designated as biodiversity protection zones. Should any vegetation within these areas be removed, this will also be completed via a habitat manipulation exercise and passive destructive search during the reptile active season (April to September inclusive) under the supervision of an ECOW.
- 3.5.11. Should a reptile be encountered during the construction phase of the development where an ECOW is not present, works will cease immediately on-site and a suitably qualified ecologist will be consulted.
- 3.5.12. Measures to be adopted are detailed in full within the Great Crested Newt Non-licenced Method Statement at Appendix 3.

Birds

- 3.5.13. If necessary, any nesting bird habitat such as the line of trees and hedgerows, will be cleared outside of the nesting bird season (which is March to August inclusive) or within this time only following a nesting bird check undertaken by an ECoW to confirm no active nest are present. The nesting bird check will be undertaken no longer than 48 hours prior to the removal of the habitats to ensure no new nesting constraint materialises in the intervening time. Any active nests will be safeguarded by at least a five-metre protective buffer zone.

Bats

- 3.5.14. Normal construction activities between April and October will be restricted to daytime hours to minimise light pollution and reduce disturbance to foraging bats. This restriction does not apply between November and March, when bats are hibernating and daylight hours are shorter.
- 3.5.15. As construction will generally occur during daylight, artificial lighting is not expected to be required. If lighting is necessary, light spillage will be minimised by directing beams below the horizontal plane, ideally at an angle of less than 70°, and away from features that provide bat foraging habitat such as hedgerows and trees.
- 3.5.16. There will be no ultraviolet lighting. In addition, there will be no building uplighters. Finally, lighting across the development site will utilise warm white LEDs, low pressure or sodium spectrum lights, in conjunction with directional downlights, to minimise light pollution.

Additional Measures

- 3.5.17. A toolbox talk will be undertaken at the start of the construction phase of the development to highlight the ecological constraints of the site and ensure all contractors are aware of the potential presence of protected species within the site. Contractors will also be made aware of the precautionary measures to be implemented, and courses of action should protected species be encountered during the construction works.
- 3.5.18. The biodiversity protection zones will be delineated by Heras or similar fencing and warning signs placed along the edge of the zones. Further notices will be posted to reiterate precautions that will be taken to limit noise and light spill, which are applicable within the whole site and laid out in the above risk assessment table. Additional precautions to be taken in respect of dust and surface runoff, to avoid any impact on sensitive features will also be posted on the notices.
- 3.5.19. On-site lighting will be subject to a detailed lighting strategy, with the timing of the lighting within the biodiversity protection zones limited to the time of day within which the construction works take place, after which the lights in this area will be turned off. The lighting strategy will ensure that construction lights are orientated away from the site boundaries.
- 3.5.20. The lighting design will incorporate lighting types and designs to limit any light spillage allowing habitats to remain dark. There will be no ultraviolet lighting. In addition, there will be no building uplighters. Finally, lighting across the development site will utilise warm white LEDs, low pressure or sodium spectrum lights, in conjunction with directional downlights, to minimise light pollution. The lighting strategy is to have full regard to the latest guidance from the Bat Conservation Trust and the Institute of Lighting Professionals.
- 3.5.21. Noise levels will be kept to a strict minimum using the precautions set out in the risk assessment above and any activities producing sudden loud vibration or noise bursts, such as impact piling, will be subject to discussion with the ECoW to ensure that potential effects on wildlife are taken into consideration.
- 3.5.22. Standard best practice measures in regard to pollution, particularly dust and surface runoff and current government guidance for England, will be adhered to at all times across the site.
- 3.5.23. Waste arising from the proposed works will be disposed of as per standard construction practice. The amount of waste material on-site should be reduced as far as reasonably practical through waste minimisation, reuse and recycling. No waste will be burned on-site. Special or hazardous wastes will not be mixed with general site waste and will be kept in a secure location away from sensitive environmental receptors. Care should be taken to ensure that stored liquid waste does not permeate into the ground. Refuelling shall be carried out in a designated area with a spill kit nearby. The local Environmental Agency regulator shall be notified of pollution incidents on or around the site.
- 3.5.24. Full skips are to be covered with a protective mesh to prevent spillage. Regular road sweepers will be employed, in combination with wheel washers for

vehicles accessing any highways from an unmade surface, to prevent contamination of public and private highways and to reduce dust.

- 3.5.25. All staff working on-site will be briefed on the ecological issues associated with the site and appropriate noise and lighting levels as part of their induction process and will be instructed on the best use of plant machinery as appropriate to produce minimum noise levels, whether through vibration, squeaking or creaking. A reminder will also be given during the induction to promptly switch off any machinery and lights when not in use.
- 3.5.26. Signs will be installed in appropriate locations with a reminder to switch off all machinery and lights when not in use, and to ensure noise is overall kept to a minimum.
- 3.5.27. Should works be necessary within the biodiversity protection zones then discussions with the appointed ecologists and project manager shall be completed to ensure any permitted works are sensitive to the adjacent habitats and species. Only following an agreed strategy for the work to be done shall they be completed.

3.6. Location and Timing of Sensitive Works to Avoid Harm to Biodiversity Features

- 3.6.1. Any clearance of log piles or other Hedgehog shelter features will be subject to inspection by the ECoW to ensure that Hedgehogs are absent. In the event that an individual is encountered, it will be carefully placed in an appropriate lidded box and immediately removed to an area of suitable habitat at the margins of the site away from working areas and roads. Habitat removal should occur outside of the winter hibernation period (which is March to August inclusive).
- 3.6.2. Should any works be required in areas outside of the realigned reptile exclusion fencing, these will be scheduled to avoid the sensitive periods of Great Crested Newts and reptiles. These areas will be subject a localised passive displacement exercise during April to September in favourable weather conditions. This exercise would involve a two-stage habitat manipulation with grass cuts undertaken using a hand strimmer with an initial cut of 200mm followed by a cut of 100mm 24 hours later. All cuttings and other debris will be removed from the area to be impacted to avoid inadvertently creating places of refuge. All works will be undertaken under the supervision of an ECoW with each cut preceded with a fingertip search.
- 3.6.3. In order to avoid a possible offence, any bird nesting habitat to be removed, such as the line of trees and hedgerows, will be cleared outside the nesting bird season (which is March to August inclusive) or within this time only following a nesting bird check undertaken by an ECoW.
- 3.6.4. If, during the construction works, any further evidence of protected species (including, but not limited to, bats, Badgers, Hedgehogs, reptiles, Great Crested Newts and nesting birds) are found on-site, work must stop immediately, and ecologist contacted immediately for advice.

3.7. Working Hours

- 3.7.1. During the period of demolition and construction, reasonable endeavours will be taken to ensure that no power operated machinery shall be operated on, or deliveries made to or from the site before 07:30 hours and after 18:00 hours on weekdays and before 08:30 hours and after 13:00 hours on Saturdays, nor at any time on Sundays and Bank Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

3.8. Requirements for Ecologists During Construction

- 3.8.1. An ecologist will be present on-site during any habitat clearance exercise where protected species may be present. An ecologist would also be required during any necessary removal of bird nesting habitat during the nesting season. Supervision of Hedgehog habitat removal would also require ecologist supervision. There is no requirement for a daily presence on-site, however, though Ecology Solutions or the appointed ecologist will be available to the site manager for advice as and when necessary.

3.9. Responsible Persons and Lines of Communication

- 3.9.1. The individual with overall responsibility for implementation of this CEMP will be the principal contractor's Site Manager appointed by Macar prior to construction works commencing.
- 3.9.2. Ecology solutions, or another appointed professional ecologist, will have responsibility for the delivery of mitigation measures as set out in this document, under the instruction of Macar.
- 3.9.3. The Macar Project Manager will be able to contact Ecology Solutions / appointed ecologist for advice at any time. If instructed, Ecology Solutions' staff will attend the site to discuss matters as and when required to do so. A copy of this document will be kept on-site and form part of the site induction.

3.10. Role and responsibilities of Ecological Clerk of Works

- 3.10.1. As noted above, there will not be a requirement for an ECoW to be present on a daily basis.
- 3.10.2. An ECoW will be present to oversee:
- Checks and removal of habitat suitable for sheltering Hedgehogs, reptiles and Great Crested Newts (log piles etc);
 - Habitat manipulation and destructive search of grassland outside of the existing and realigned reptile exclusion fencing;
 - Removal of bird nesting habitat (when within the bird nesting period); and
 - Other matters as discussed and agreed between the Site Manager and the appointed ecologist.

3.11. Protective Fences, Exclusion Barriers and Warning Signs

- 3.11.1. Protective fencing will align with the biodiversity protection zones (see Plans ECO4 and ECO5). Warning signs and notices will be posted on the fencing to reiterate precautions that will be taken to limit noise and light spill, which are applicable within the whole site and laid out in the above risk assessment table.
- 3.11.2. Tree root protection areas will be safeguarded through fencing complying with the British Standard. The line of trees and hedgerows will be fenced off and safeguarded from further works.
- 3.11.3. Signs will be installed in appropriate locations with a reminder to switch off all machinery and lights when not in use and to ensure noise is overall kept to a minimum.
- 3.11.4. The above procedures will be followed according to the guidance set out and an ecologist consulted on any issues.

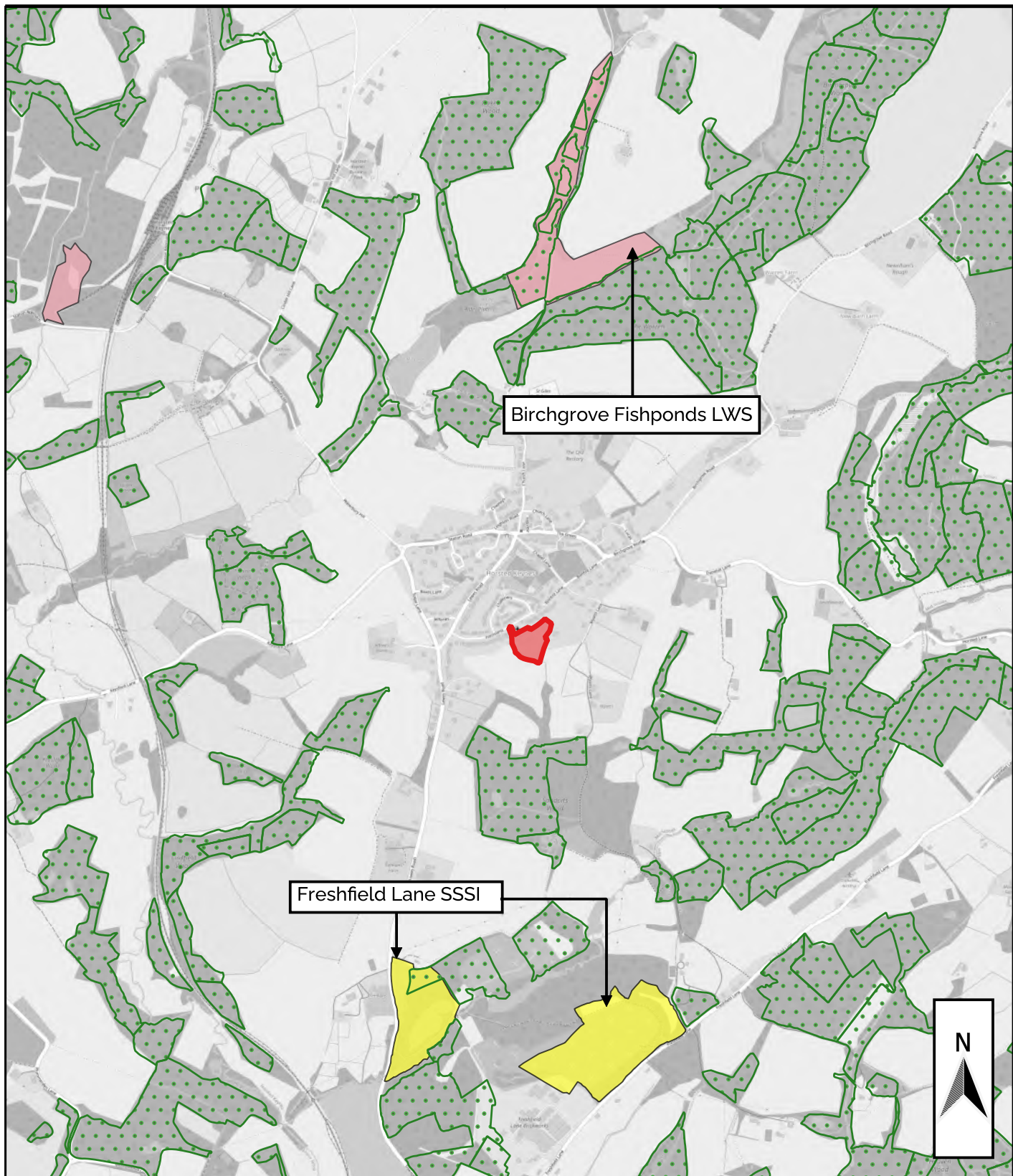
4. Summary and Conclusions

- 4.1.1. Ecology Solutions was commissioned in October 2025 by Macar to complete a Construction Environmental Management Plan (CEMP) for the land south of St. Stephens Church, Hamsland, Horsted Keynes, West Sussex (ref no: DM/24/1253).
- 4.1.2. This CEMP addresses Condition 11. The measures detailed in this report specify the means by which significant disturbance on the ecological interest of the site and its environs would be avoided or reduced to acceptable levels.
- 4.1.3. As such, it is considered that Condition 11 can be discharged.

Plans

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL WILDLIFE SITE (LWS)
- ANCIENT WOODLAND



Cokenach Estate
Barkway | Royston
Hertfordshire | SG8 8DL

info@ecologysolutions.co.uk

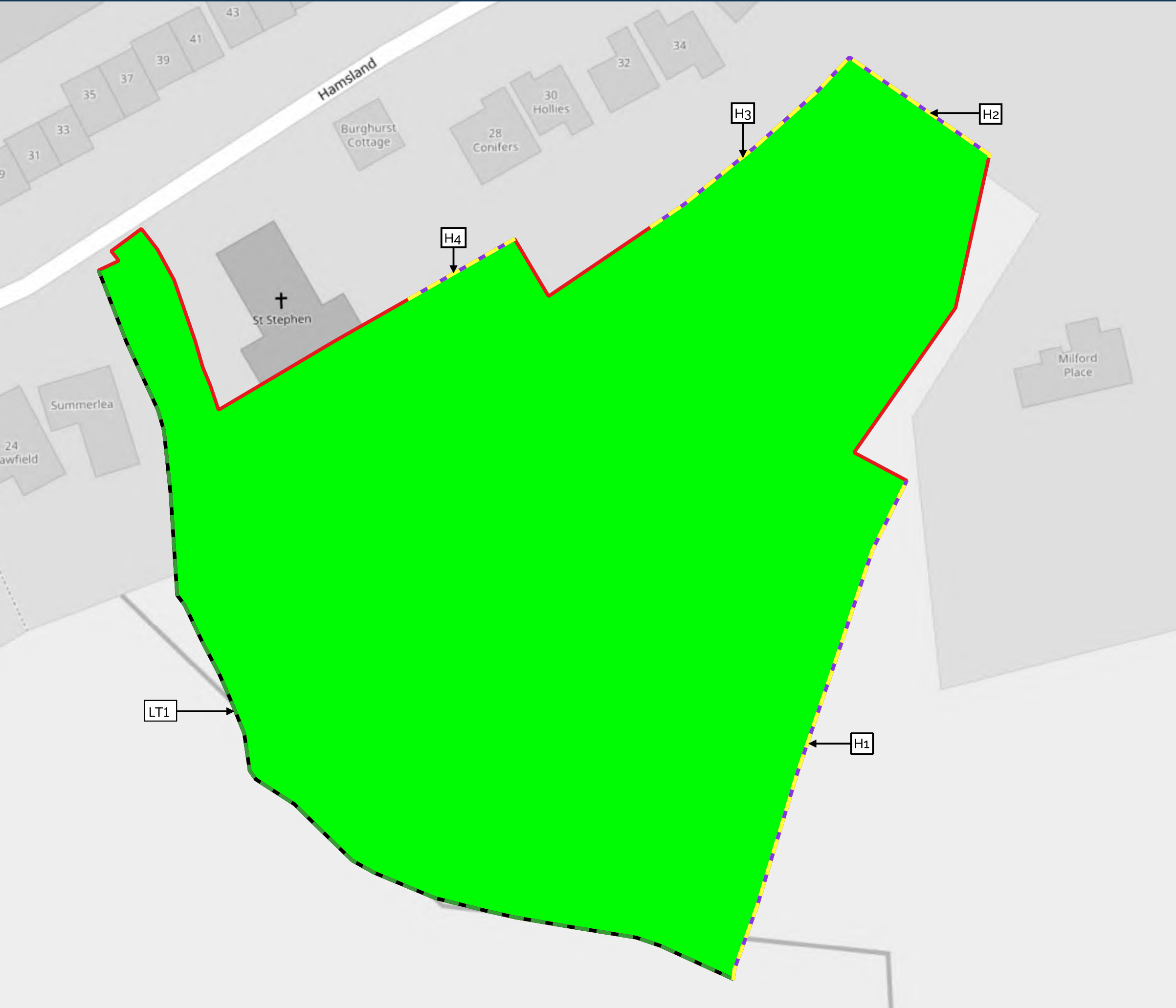
**14252: LAND SOUTH OF ST STEPHENS
CHURCH, HAMSLAND, HORSTED
KEYNES, WEST SUSSEX**

**PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS**

Rev: A
Nov 2025

PLAN ECO₂

Ecological Features



KEY:

 SITE BOUNDARY

HABITATS

 MODIFIED GRASSLAND

HEDGEROWS

 LINE OF TREES

 NATIVE HEDGEROW

Habitats remain consistent with those identified during the initial site visit in March and April 2019.



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

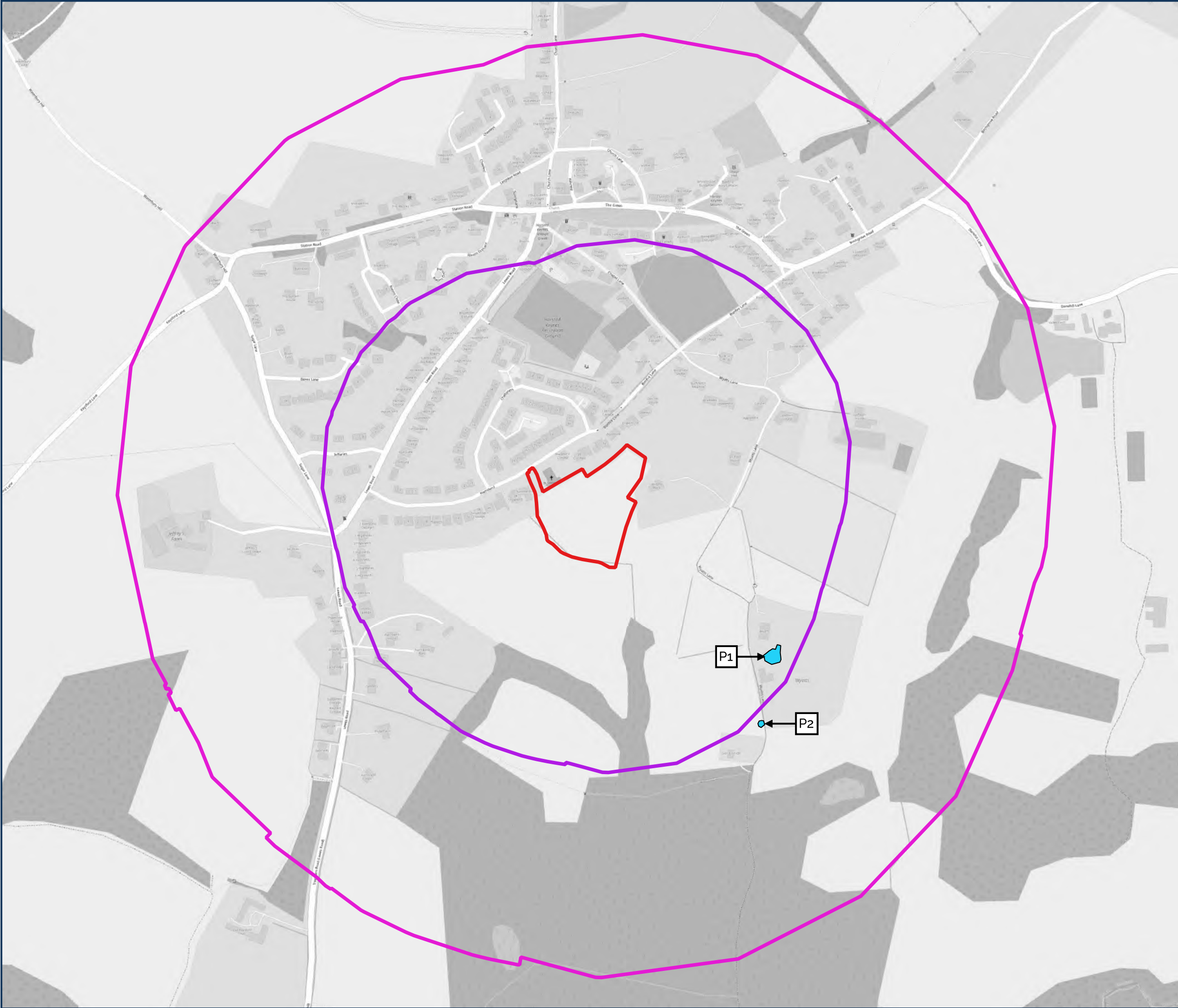
14252: LAND SOUTH OF ST STEPHENS
CHURCH, HAMSLAND, HORSTED
KEYNES, WEST SUSSEX

PLAN ECO2:
ECOLOGICAL FEATURES

Rev: A
Nov 2025

PLAN ECO₃

Pond Locations



- KEY:**
- SITE BOUNDARY
 - 250M BUFFER ZONE
 - 500M BUFFER ZONE
 - PONDS



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

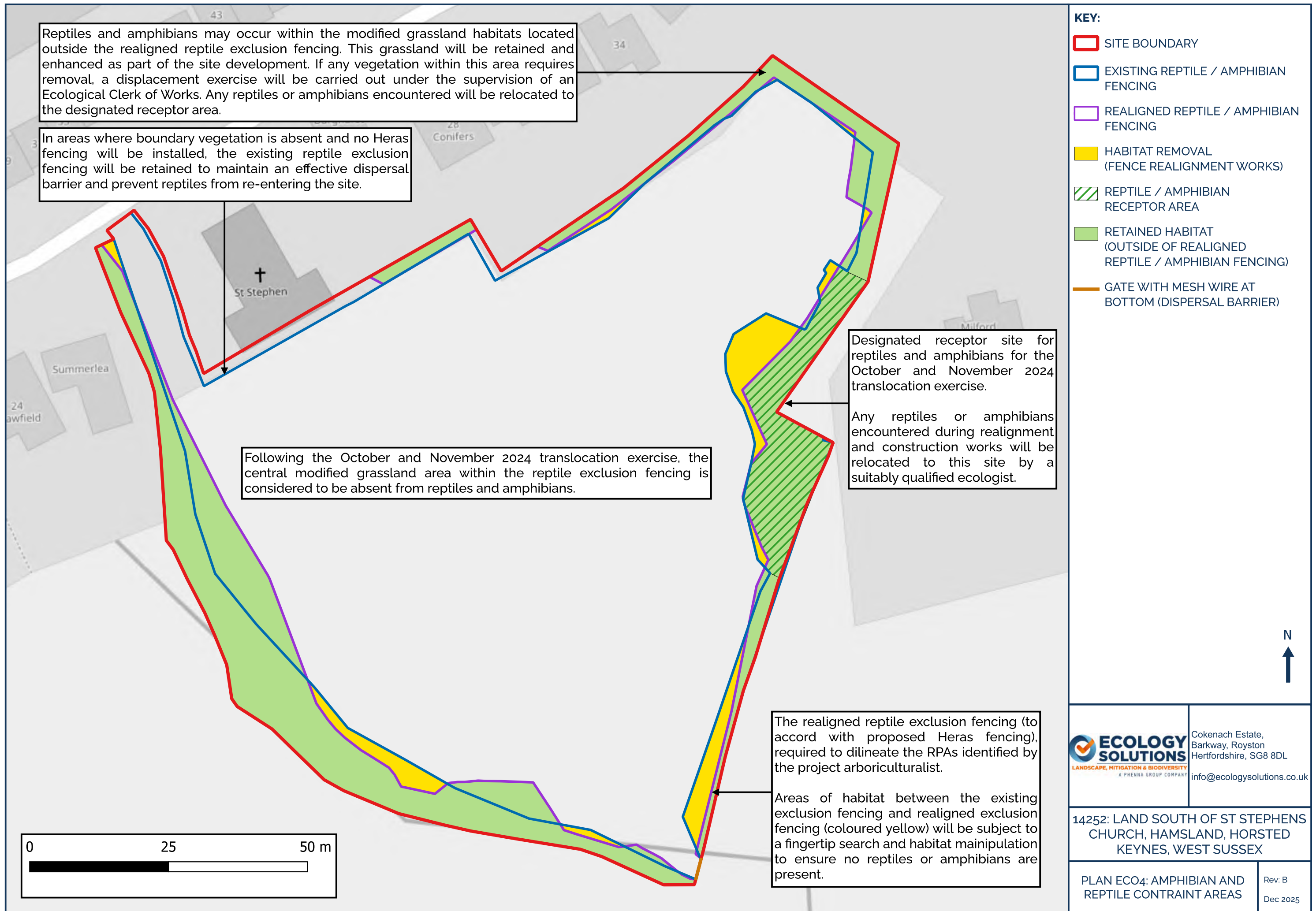
14252: LAND SOUTH OF ST STEPHENS
CHURCH, HAMSLAND, HORSTED
KEYNES, WEST SUSSEX

PLAN ECO3:
POND LOCATIONS

Rev: A
Nov 2025

PLAN ECO4

Amphibian and Reptile Constraint Areas



PLAN ECO5

Biodiversity Protection Zones and Mitigation
Measures



- KEY:**
- SITE BOUNDARY
 - EXISTING REPTILE / AMPHIBIAN EXCLUSION FENCING
 - REALIGNED REPTILE / AMPHIBIAN EXCLUSION FENCING
 - REPTILE / AMPHIBIAN RECEPTOR AREA
 - BIODIVERSITY PROTECTION ZONE



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

14252: LAND SOUTH OF ST STEPHENS
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KEYNES, WEST SUSSEX

PLAN ECO5: BIODIVERSITY
PROTECTION ZONES AND
MITIGATION MEASURES

Rev: B
Dec 2025

Appendices

APPENDIX 1

Site Layout, DWG No.1044-FA-02, Rev B, April 2021,
(Rydon Homes)



0 10 20 30 40 50m

Rev.	Description	Date	By
A	General amendments.	Mar21	MD
B	General amendments.	Apr21	SM



Rydon Homes

Rydon Homes Ltd
Rydon House
Station Road
Forest Row
East Sussex
RH18 5DW
T 01342 825151
E-mail: design@rydon.co.uk

Land South of St. Stephens Church
Hamsland
Horsted Keynes
Site Layout

Drawing No: 1044-FA-02

Date:	April 2021
Drawn by:	MAH
Scale:	1:500 @ A1
Rev:	B

APPENDIX 2

Tree Protection Plan, Drawing Number: J55.79/03,
REV C, 05/11/2025, (Broad Oak Tree Consultants
Limited - Extracted from Arboricultural Method
Statement, Ref: J55.97



Broad Oak Tree Consultants Ltd
Laurel House
Burwash Road
Broad Oak
Hastfield
East Sussex
TN21 8SS
Tel: 01435 862444
Email: office@broadoaktrees.co.uk

LAND SOUTH OF
ST PETER'S CHURCH
HAMSLAND
HORSTED KEYNES
EAST SUSSEX

TREE PROTECTION PLAN

G1 - T42 Tree numbers

BS Category of Condition

T2	BS Condition A
T4	BS Condition B
T5	BS Condition C
T17	BS Condition U

Crown spread

BS Calculated root protection areas

Tree to be removed for safety/short lifespan

Tree to be removed for development

Protective fencing location

Ground protection

TREE PROTECTION INFORMATION

Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any site works.

Protective fencing to comprise scaffold uprights driven into the ground to 60cm, depth at no more than 3m spacing. Upright to be braced within high usage/construction/demolition areas. Windbreak panels to be securely fixed to uprights to produce a continuous barrier. Waterproof signs to be attached to every 5th panel declaring 'TREE ROOT PROTECTION ZONE - KEEP OUT' or similar wording. Fencing to be constructed in accordance with fig. 2 and section 6 Specifications of BS5837:2012. Ground protection measures to comprise a single thickness of side butting scaffold boards over a 100mm, compressible layer laid onto a geotextile. For machinery access, interlocking road plates will need to be utilised.

The fenced protection zones around retained trees, hedges and shrubbery are to be regarded as sacrosanct and none of the following are to occur within these areas:

- Storage or disposal of any soil, building materials, machinery, fuel or waste residues of any description.
- Siting of any temporary structures of any description including site offices/sales buildings, temporary car parking facilities, porta-loos, storage compounds or temporary hard standing areas.
- Excavations, soil/turf stripping, raising/lowering of existing levels or alterations to the existing natural surfaces/ground conditions of any other description.
- Location of temporary drainage, water supplies or any other temporary underground services.
- No use, movement or parking of any machinery or vehicles of any description.
- Additionally, no fires shall be lit within 20m, of the trunks of any trees or the centre line of any hedgerow to be retained.

All services to be installed to the requirements of NJUG Volume 4 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'. Any runs within retained tree root protection areas to either be bored/moled or any hand excavation to be supervised by the Arboricultural Consultant.

DRAWING NO. J55.79/03 Rev C

Scale: 1:300 at A1

Added to by: NL

05/11/2025

APPENDIX 3

Great Crested Newt Non-Licensed Method Statement

Land South of St Stephens Church, Hamsland, Horsted Keynes, West Sussex

Macar

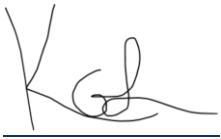
Great Crested Newt Non-Licensed Method Statement

Pursuant to Condition 10 of Planning Permission DM/24/1253

Report Ref: 14252.GCNMethodStatement.vf1

Version	Created By	Reviewed By	Approved By	Date
VF	Kirsty Lockwood	Adam Dixon	Rob Whitlock	21/11/2025
VF1	Alice Desborough	Adam Dixon	Rob Whitlock	12/12/2025

This report has been prepared by the following:



Kirsty Lockwood BSc (Hons)
Assistant Ecologist



Alice Desborough BSc (Hons)
Ecologist

This report has been reviewed by the following:



Adam Dixon BSc (Hons), MSc, ACIEEM
Senior Ecologist

This report has been approved by the following:



Rob Whitlock BSc (Hons), MRes, ACIEEM
Associate Director

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4. Impact Assessment	6
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Plans

PLAN ECO1	Site Location and Ecological Designations
PLAN ECO2	Ecological Features
PLAN ECO3	Pond Locations
PLAN ECO4	Amphibian and Reptile Constraint Areas

Appendices

APPENDIX 1	Tree Protection Plan, Drawing Number: J55.79/03, REV C, 05/11/2025, (Broad Oak Tree Consultants Limited - Extracted from Arboricultural Method Statement, Ref: J55.97)
APPENDIX 2	Amphibian Species Identification - Amphibian and Reptile Conservation (ARC) and ARG UK (2019)

1. Introduction

1.1. Background

- 1.1.1. Ecology Solutions was commissioned in October 2025 by Macar to produce a non-licensed method statement with regard to Great Crested Newt *Triturus cristatus*. This document supports the discharge of Condition 10 of the planning approval (Planning ref: DM/24/1253) for the development south of St. Stephen's Church, Hamsland, Horsted Keynes, hereafter referred to as the site (see Plan ECO1).
- 1.1.2. Ecology Solutions have produced various documents to support the original application by Rydon Homes (ref no: DM/20/4692) including an Ecological Assessment (8244.EcoAss.vf1, December 2020), Biodiversity Net Gain Assessment and Reptile Mitigation Strategy (8244.BNG and Reptile Mitigation.vf2, July 2022), Onsite Habitat Management Measures (8244.OnsiteHabitatManagement, May 2023) and Offsite Habitat Management Measures (8244.OffsiteHabitatManagement, May 2023). The planning application was subsequently granted in August 2023. A Reptile Mitigation Strategy was also completed in April 2024 (8244.Reptile Mitigation Strategy.vf) as part of the Reserved Matters stage.
- 1.1.3. The site has since been acquired by Macar, with the need for ecology related planning conditions to be discharged, in addition to discharging conditions relating to the Section 106 agreement of the Town and Country Planning Act 1990 relating to ecology.
- 1.1.4. The development proposal for the site includes the construction of 30 dwellings, with 30% designated as affordable housing. The development will feature a mix of unit types, including one-bedroom apartments and two-, three- and four-bedroom houses.
- 1.1.5. This method statement must be read alongside the Construction Environmental Management Plan (CEMP) provided separately. It details the mitigation measures to be adopted during the construction phase of the development. Their implementation will minimise the risk of adverse impacts occurring on Great Crested Newts that may be present locally and avoid any offence occurring in relation to this species.
- 1.1.6. Condition 10 is as follows:

Prior to the commencement of the development a Non-Licensed Great Crested Newt Precautionary Method Statement shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newt during the construction phase. The measures and/or works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC

Act 2006 (Priority habitats & species) and to accord with Policy DP38 of the District Plan and HK10 of the Neighbourhood Plan.

1.2. Site Characteristics

- 1.2.1. The site comprises a single grassland field with boundary hedgerows and treeline (see Plan ECO2). It is located to the south of Horsted Keynes, West Sussex and is bordered to the north and east by existing housing and a church, with further grassland fields to the south and west.

2. Ecological Evaluation

2.1. Habitat Suitability

- 2.1.1. The site lies within an amber Great Crested Newt Impact Risk Zone, which encompasses areas of potentially suitable habitat for the species.
- 2.1.2. There are no ponds located within the site. The closest pond lies within 250m of the site boundary (Pond P1). This pond is located approximately 215m southeast of the site and is separated by a small road and grazed grassland. A second pond (P2) is located just over 250m from the site and is located approximately 70m from Pond P1. The locations of these ponds are shown on Plan ECO3.
- 2.1.3. A reptile translocation exercise was conducted within the site in October and November 2024. Results of the translocation exercise are summarised below.
- 2.1.4. During this exercise, a total of 18 Slow Worm *Anguis fragilis* and one Common Toad *Bufo bufo* were relocated to the receptor site, present along the eastern site boundary. Subsequently, a destructive search of the majority of the site was undertaken, systematically removing the habitat previously present. Amphibian and reptile exclusion fencing (hereafter referred to as 'reptile fencing') was established around the site boundaries prior to the translocation exercise, to prevent any reptiles and/or amphibians from re-entering the site. A walkover survey conducted in November 2025 found the reptile exclusion fencing intact and in good condition. It still represents an effective dispersal barrier to both reptiles and Great Crested Newts.
- 2.1.5. As such, much of the grassland within the site, that was previously considered to be suboptimal for Great Crested Newts due to regular management, has been removed as part of the translocation exercise. The areas outside of the existing exclusion fencing and the established receptor area still provide suitable habitat for Great Crested Newts. The hedgerows and tree belt provide some suitable terrestrial habitat, offering limited shelter and resting opportunities for newts, but these are situated beyond the reptile / amphibian fenceline.

2.2. Survey Results

- 2.2.1. Habitat Suitability Index (HSI) assessments were conducted on both ponds in 2019, which concluded a score of 0.8 for Pond P1 indicating the pond is of excellent suitability for Great Crested Newt. A score of 0.62 was obtained for Pond P2 indicating the pond is of average suitability for Great Crested Newt.
- 2.2.2. Pond P2 was subject to an environmental DNA (eDNA) assessment in May 2019 which was returned as negative for the presence of Great Crested Newt. Population size class surveys were undertaken of Pond P1 in May and June 2019 and a small population of Great Crested Newt was recorded (a peak count of 3 adults in any one survey). Updated surveys were attempted in 2023, however, access was not granted from the landowner and therefore such surveys could not be undertaken. It is considered likely that a small population

of Great Crested Newts is still present within Pond P1 and the species absent from Pond P2.

- 2.2.3. Given the off-site location of these ponds, the largely suboptimal terrestrial habitat within the site, completion of a translocation exercise and the presence of exclusion fencing on the western, southern and eastern site boundaries it is considered unlikely that Great Crested Newts would be present within the site.
- 2.2.4. Nonetheless, the development proposal has the utmost regard for Great Crested Newts. A series of mitigation measures are detailed within this method statement that will be adopted during the construction phase of the development. Their implementation will minimise the risk of adverse impacts occurring on any locally present Great Crested Newts and ensure compliance with the legal protections afforded to this species, even in the unlikely event of their presence.
- 2.2.5. This Non-licenced Method Statement approach is considered suitable in the context of the site, and it is considered that entry into the local District Level Licensing (DLL) Scheme is not required to provide relevant compensation. If the species were to be found on-site ahead of or during construction works, works would stop immediately and a site-based mitigation licence sought from Natural England. Alternatively, the scheme would opt into the NatureSpace DLL scheme.

2.3. **Background Records**

- 2.3.1. To compile information on amphibians within the site's locality, Ecology Solutions contacted Sussex Biodiversity Record Centre (SBRC). The data search returned no records of Great Crested Newt from within the site itself. The closest record returned was located approximately 1.2km south of the site in 2014.
- 2.3.2. The presence of Great Crested Newt records in the surrounding landscape is unsurprising, given that the site lies within an amber Great Crested Newt Impact Risk Zone and is bordered by suitable habitat to the south.

3. Legislation

- 3.1. Great Crested Newts are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 ("the Habitats Regulations"). These include provisions making it an offence to:
- Deliberately kill, injure or take (capture) Great Crested Newts;
 - Deliberately disturb Great Crested Newts in such a way as to: -
 - (i) be likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate or migrate; or
 - (ii) affect significantly the local distribution or abundance of the species to which they belong;
 - Damage or destroy any breeding or resting place used by Great Crested Newts; and
 - Intentionally or recklessly obstruct access to any place used by Great Crested Newts for shelter or protection.
- 3.2. European Protected Species (EPS) licenses are available from Natural England in certain circumstances, and permit activities that would otherwise be considered an offence.
- 3.3. Based on the results of previous surveys and professional judgement, it is considered unlikely that Great Crested Newts are present within the site and therefore a licence is not considered necessary to facilitate the proposed development. As detailed above, if the species were to be found on-site ahead of or during construction works, works would stop immediately and a site-based mitigation licence sought from Natural England or the scheme would opt into the local DLL scheme.

4. Impact Assessment

- 4.1. Great Crested Newts are known to travel up to 1 km in search of suitable breeding ponds; however, typical dispersal distances are generally within 500 m, depending on the availability of suitable terrestrial habitat and the absence of significant dispersal barriers. Given the limited suitability of habitats within the site, combined with the absence of on-site records, the presence of Great Crested Newt only in off-site locations, and the presence of on-site exclusion fencing, it is considered unlikely that Great Crested Newts disperse onto or rely on the site for any critical aspect of their life cycle.
- 4.2. Given that the nearest pond (P1) with known Great Crested Newt presence is located approximately 215m southeast of the site, it is considered unlikely that Great Crested Newts would be present within the area subject to construction works. Nonetheless, Natural England's Rapid Risk Assessment Tool indicates that an offence is 'highly unlikely' as a result of the proposed construction works, due to the distance from the known breeding pond.
- 4.3. A translocation exercise was conducted in October and November 2024 alongside a destructive search of the site. Regarding amphibians, a single Common Toad was translocated as part of the exercise. Reptile exclusion fencing was installed across the site prior to the translocation exercise to stop amphibians and / or reptiles from re-entering the site. The reptile exclusion fencing is to be moved into alignment with the identified Root Protection Areas (RPAs) of existing trees, as identified by the project arboriculturist (see Plan ECO4). These works will adopt a precautionary working method as detailed below.
- 4.4. The proposed development will involve the loss of species-poor modified grassland, which provides only low-quality terrestrial habitat and is considered suboptimal for amphibians. The retention of boundary hedgerows, however, will maintain potential dispersal corridors across the wider landscape (once the development is complete and reptile exclusion fencing removed). In addition, proposed landscaping will provide areas of modified and neutral grassland habitat, improving structural diversity and foraging opportunities, in addition to enhancing the northern retained hedgerow through bolster planting and gap filling, thus increasing its overall suitability for amphibians. These measures will ensure continued habitat connectivity and are unlikely to adversely affect the local Great Crested Newt population or its conservation status.

4.5. Location and Layout of Proposed Works

- 4.5.1. The development proposal includes the removal of vegetation within the site that lies within 250m of Pond P1, with further areas of vegetation to be removed being further than 250m from the waterbody. Due to the presence of reptile exclusion fencing across the site it is considered highly unlikely that any amphibians will be present within the site.
- 4.5.2. The proposed works will retain the majority of on-site boundary vegetation and manage areas of enhanced grassland as rough tussocky grassland to provide opportunities for reptiles post-development.

- 4.5.3. Prior to the construction phase of the development, the reptile exclusion fencing will be moved and aligned with the RPAs of existing trees. This will allow for a single continuous barrier that safeguards both retained trees, in addition to reptiles and amphibians. This exercise will result in new areas of suitable habitat from outside of the existing reptile exclusion fencing, where reptiles and amphibians may be present, to within the reptile exclusion fencing, once it has been realigned. As such, this exercise will adopt a precautionary working method as detailed below.

4.6. **Timing and During of Works**

- 4.6.1. The proposed works will be undertaken during daylight hours to reduce any potential for encountering Great Crested Newts which may be present within any terrestrial habitat.

4.7. **Precautionary Working Methods**

Movement of Reptile Exclusion Fencing

- 4.7.1. The reptile exclusion fencing will be repositioned to align with the RPAs of existing trees and retained boundary vegetation, as detailed by the project arboriculturist (see Appendix 1 and Plan ECO4). Although the location of existing reptile fencing is already broadly consistent with the identified RPAs, there remains a small risk of encountering reptiles or amphibians when the reptile fencing is realigned. Therefore, all works will follow a precautionary working method.
- 4.7.2. Realignment works will be undertaken under the supervision of an Ecological Clerk of Works (ECoW). The ECoW will begin by carrying out a fingertip search of the grassland areas to be brought within the reptile exclusion fencing (reptile and amphibian exclusion zone). If any hibernating reptile or amphibian is found, all works will stop immediately and will only resume during the active reptile season (which is April to September inclusive).
- 4.7.3. Should no reptiles or amphibians be found during the fingertip search, the areas of grassland to be brought within the realigned reptile fenceline, will then be subject to a habitat manipulation exercise, using hand tools, such as a strimmer, thereby making the areas unsuitable for reptiles and amphibians (the grass will be cut to 100mm).
- 4.7.4. Following this, the reptile exclusion fencing shall be affixed to the outer side of the Heras fencing which is proposed to delineate the RPAs. The sandbags present on-site will then be moved around the feet of the Heras fencing to ensure that it is an effective exclusion barrier. The ECoW will sign-off on the works once completed.
- 4.7.5. In areas where boundary vegetation is absent, such as along the northern site boundary, the reptile exclusion fencing will be kept in place to prevent reptiles and amphibians from re-entering the central exclusion area and to maintain an effective exclusion barrier around the site.

Construction Phase Works

- 4.7.6. Potentially damaging construction activities include vegetation clearance, soil compaction, impact piling, plant, machinery and vehicle operation, general construction works, lighting, noise, dust and surface run-off pollution.
- 4.7.7. To mitigate against any potential offences that may occur during the construction phase of the development a number of precautionary measures are detailed below.
- Construction materials to be stored at slight elevation to ensure newts do not use these areas for refuge during construction;
 - Reptile exclusion fencing to remain in place during construction works to prevent newts from venturing back onto the site;
 - Contractors briefed on the potential presence of Great Crested Newt, provided with identification sheets for Great Crested, how to minimise disturbance and the necessary response if any Great Crested Newt were found; and
 - If Great Crested Newts were found, works will stop immediately, and an ecologist contacted for advice. A licence would then be required to continue works. No contractor is to handle the animal as this would constitute an offence.
- 4.7.8. The majority of grassland outside of the reptile exclusion fencing is to be retained and enhanced as part of the development proposal. These areas will be designated a Biodiversity Protection Zone (BPZ) (see Plan ECO4). Should any areas of suitable grassland, outside of the realigned reptile/amphibian exclusion fencing be removed, they will be subject to a localised passive displacement exercise during April to September in favourable weather conditions. This exercise would involve a two-stage habitat manipulation with grass cuts undertaken using a hand strimmer with an initial cut of 200mm followed by a cut of 100mm 24 hours later. All cuttings and other debris will be removed from the area to be impacted to avoid inadvertently creating places of refuge. All works will be undertaken under the supervision of an ECoW.
- 4.7.9. Once the final cut has been undertaken a destructive search will commence. As part of the destructive search, topsoil will be stripped in a systematic manner using a small excavator with a flat edged bucket to a depth of approximately 50mm to 100mm.
- 4.7.10. Any spoil created as a result of the works will be removed from the construction area and stored in an elevated position off the ground or removed from the surrounding area into areas of unsuitable habitat, such as hardstanding, to minimise the risk of offering new refugia opportunities for Great Crested Newts.
- 4.7.11. Following the completion of a destructive search, works would only proceed once the ECoW considers that no further opportunities remain within the construction area.

- 4.7.12. If any reptiles or amphibians (other than Great Crested Newts) are encountered within the construction area, they will be carefully removed to suitable habitat outside of the construction area by the ECoW. In this instance, the receptor area will be the adjacent tussocky grassland in the east of the site.
- 4.7.13. The measures proposed align with the Reptile Mitigation Strategy prepared for the initial planning application for the site, which has been reviewed and approved by the Local Planning Authority.
- 4.7.14. In addition, all proposed works will be in accordance with all relevant Pollution Prevention Guidelines (PPG) published by the Environmental Agency (EA) to ensure there are no impacts to the known breeding pond as a result of the construction of the site.

Site Vigilance During Unsupervised Works

- 4.7.15. All site staff will be made aware of their responsibilities if a Great Crested Newt is recorded during site works, to avoid committing an offence under the Wildlife and Countryside Act 1981 (as amended) and under the Habitats Regulations 2017.
- 4.7.16. If a Great Crested Newt is recorded within the reptile exclusion fencing zone, all works must cease immediately, and a suitably qualified and licenced ecologist contacted for advice. A Natural England EPS licence may be required to allow work to continue, which would cause delays to proposed works.
- 4.7.17. An identification sheet for Great Crested Newts is provided at Appendix 2, to ensure that all contractors are aware of the key physical characteristics of this species (see Appendix 2).

Reptiles and Other Amphibian Species

- 4.7.18. If any reptiles or other amphibian species are encountered within the construction area during the site works, they will be carefully removed, following guidance from the appointed ecologist to the receptor area along the eastern site boundary.
- 4.7.19. No additional habitat removal other than that stated within this method statement will occur without the prior approval from the assigned ecologist and a further method statement being provided.

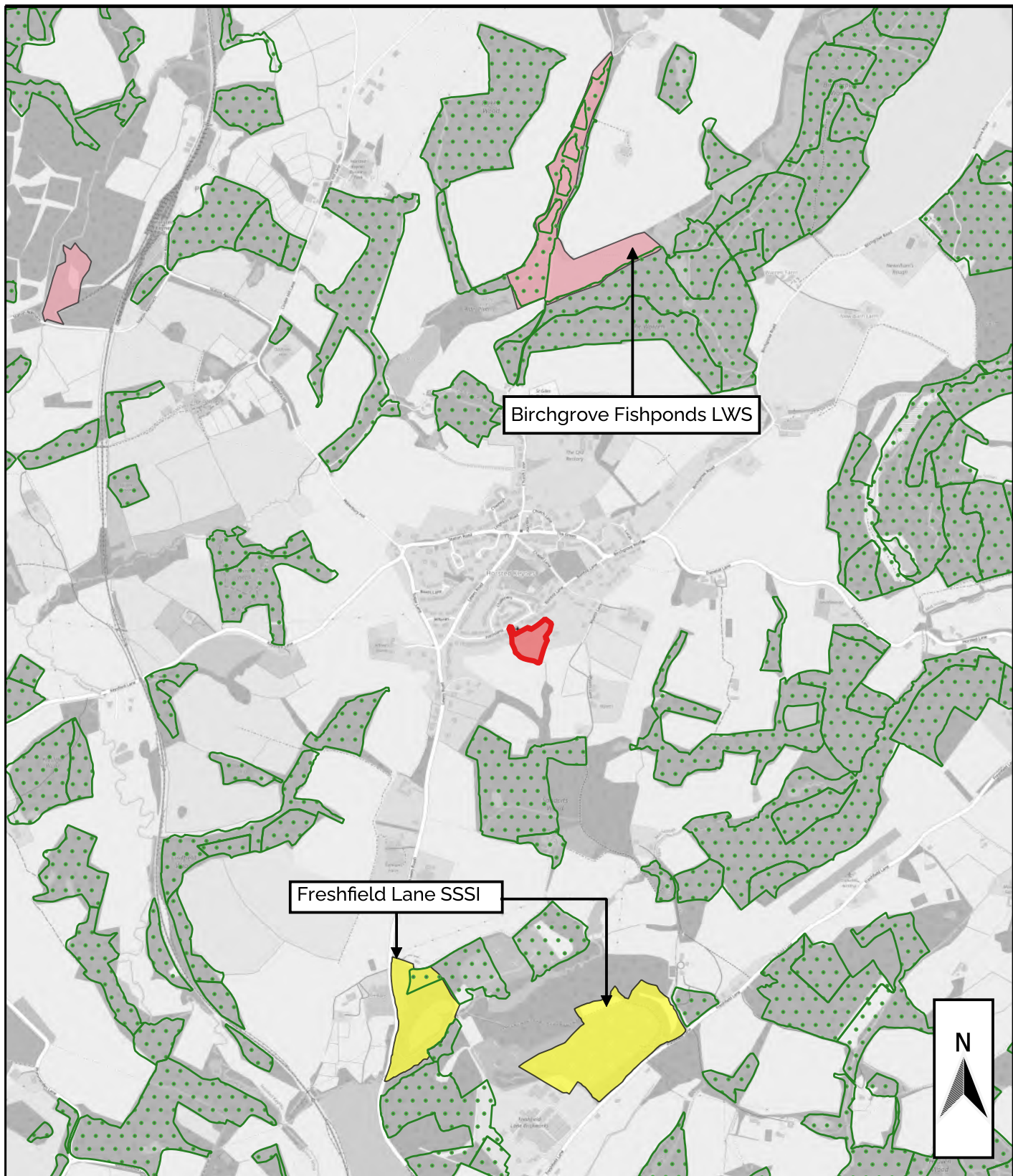
5. Summary and Conclusions

- 5.1. Ecology Solutions has completed a Great Crested Newt Non-Licensed Method Statement to be read alongside the CEMP for the land south of St. Stephens Church, Hamsland, Horsted Keynes, West Sussex. This is pursuant to Condition 10 of 'DM/20/4692'.
- 5.2. The method statement details the precautionary and mitigation measures to be adopted during the realignment of the on-site reptile exclusion fencing and the construction phase of the development. Their implementation will minimise the risk of adverse impacts on any Great Crested Newts that may be present locally, despite the site being largely suboptimal for the species and no records of Great Crested Newts being present on-site. Any off-site populations are unlikely to disperse regularly onto the site due to habitat limitations and dispersal barriers.
- 5.3. A translocation exercise previously undertaken at the site found no Great Crested Newts within the site boundary. Reptile / amphibian exclusion fencing was subsequently installed across the site, to prevent any reptiles and / or amphibians re-entering the site. As such, amphibian and reptiles are considered absent from the areas within the exclusion fencing. The realignment of the reptile exclusion fencing will follow a fingertip search and subsequent habitat manipulation prior to the fencing being moved, to ensure any reptiles and amphibians remain absent from within the fenced works area.
- 5.4. Should any further suitable vegetation outside of the realigned exclusion fencing be removed, this will be subject to a passive displacement exercise (April to September inclusive) and only permitted under the supervision of an ECoW who will re-locate any identified amphibians or reptiles as part of these works. This will include a cutting regime of the grassland, followed by a destructive search.
- 5.5. Overall, this non-licensed approach is considered appropriate for the context of the site. Retention of hedgerows, progressive habitat clearance, and landscaping enhancements will maintain connectivity and reduce the risk of disturbance. Entry into the local NatureSpace District Level Licensing (DLL) Scheme is not required to provide relevant compensation. Condition 10 of '24/01959/RESMAJ' can therefore be discharged.

Plans

PLAN ECO1

Site Location and Ecological Designations



KEY:

- SITE BOUNDARY
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- LOCAL WILDLIFE SITE (LWS)
- ANCIENT WOODLAND



Cokenach Estate
Barkway | Royston
Hertfordshire | SG8 8DL

info@ecologysolutions.co.uk

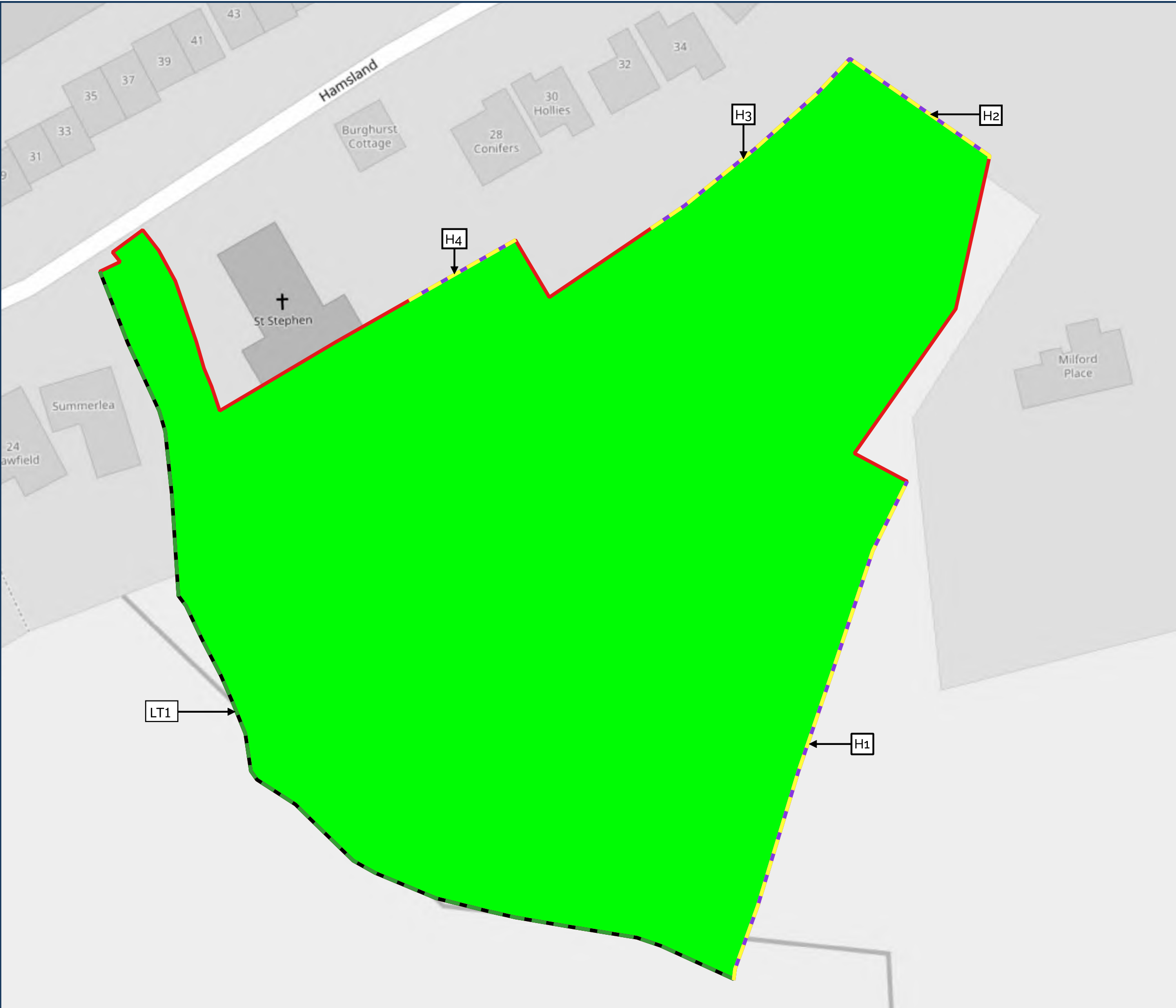
**14252: LAND SOUTH OF ST STEPHENS
CHURCH, HAMSLAND, HORSTED
KEYNES, WEST SUSSEX**

**PLAN ECO1: SITE LOCATION AND
ECOLOGICAL DESIGNATIONS**

Rev: A
Nov 2025

PLAN ECO₂

Ecological Features



KEY:

 SITE BOUNDARY

HABITATS

 MODIFIED GRASSLAND

HEDGEROWS

 LINE OF TREES

 NATIVE HEDGEROW

Habitats remain consistent with those identified during the initial site visit in March and April 2019.



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

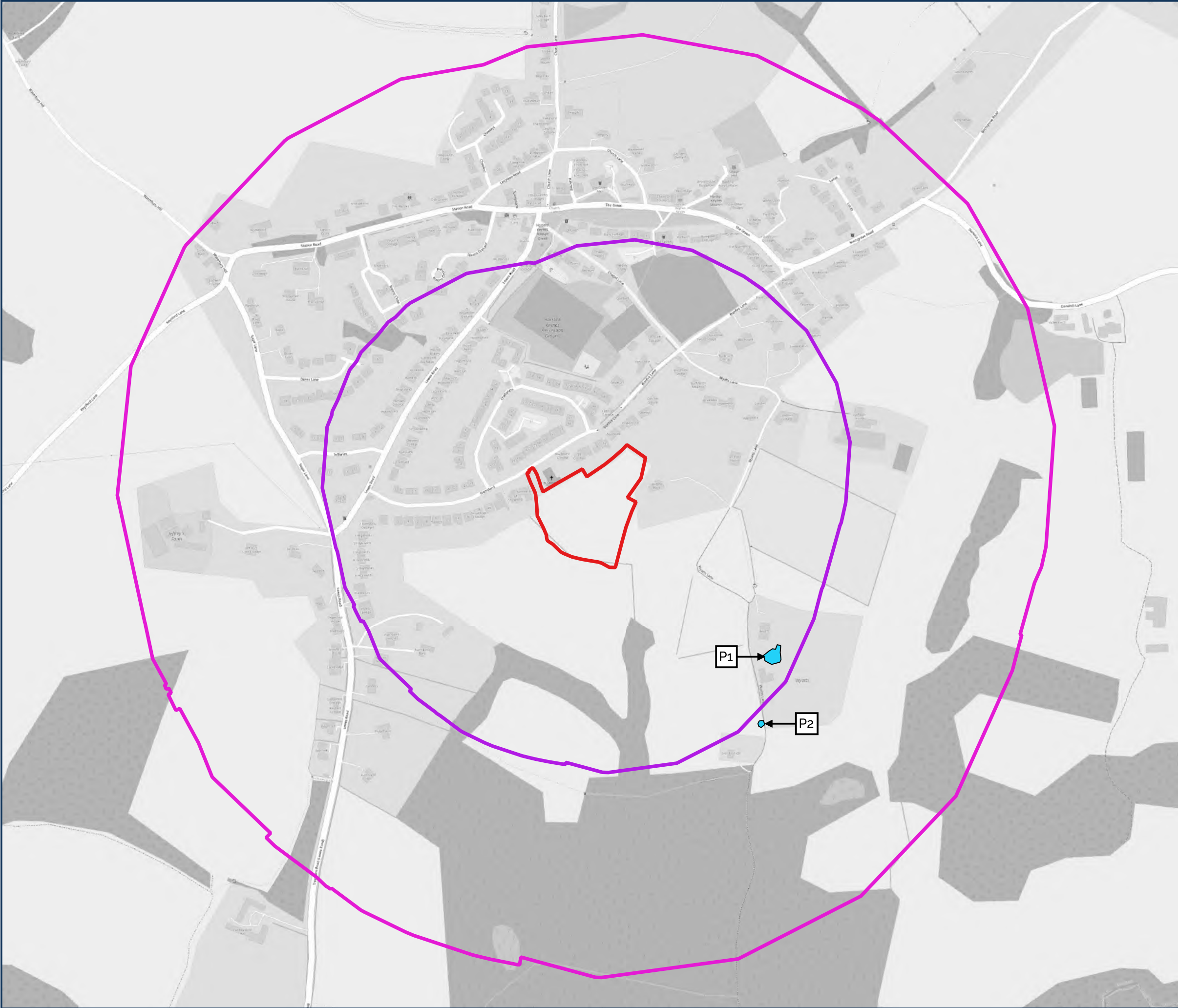
14252: LAND SOUTH OF ST STEPHENS
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PLAN ECO2:
ECOLOGICAL FEATURES

Rev: A
Nov 2025

PLAN ECO₃

Pond Locations



- KEY:**
- SITE BOUNDARY
 - 250M BUFFER ZONE
 - 500M BUFFER ZONE
 - PONDS



Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

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PLAN ECO3:
POND LOCATIONS

Rev: A
Nov 2025

PLAN ECO4

Amphibian and Reptile Constraint Areas

Based upon the Ordnance Survey map with permission of the Controller of His Majesty's Stationery Office, © Crown Copyright. Ecology Solutions Ltd, Cokenach Estate, Barkway, Royston, Hertfordshire, SG8 8DL. 100044628

Reptiles and amphibians may occur within the modified grassland habitats located outside the realigned reptile exclusion fencing. This grassland will be retained and enhanced as part of the site development. If any vegetation within this area requires removal, a displacement exercise will be carried out under the supervision of an Ecological Clerk of Works. Any reptiles or amphibians encountered will be relocated to the designated receptor area.

In areas where boundary vegetation is absent and no Heras fencing will be installed, the existing reptile exclusion fencing will be retained to maintain an effective dispersal barrier and prevent reptiles from re-entering the site.

Following the October and November 2024 translocation exercise, the central modified grassland area within the reptile exclusion fencing is considered to be absent from reptiles and amphibians.

Designated receptor site for reptiles and amphibians for the October and November 2024 translocation exercise.

Any reptiles or amphibians encountered during realignment and construction works will be relocated to this site by a suitably qualified ecologist.

The realigned reptile exclusion fencing (to accord with proposed Heras fencing), required to delineate the RPAs identified by the project arboriculturalist.

Areas of habitat between the existing exclusion fencing and realigned exclusion fencing (coloured yellow) will be subject to a fingertip search and habitat manipulation to ensure no reptiles or amphibians are present.

KEY:

-  SITE BOUNDARY
-  EXISTING REPTILE / AMPHIBIAN FENCING
-  REALIGNED REPTILE / AMPHIBIAN FENCING
-  HABITAT REMOVAL (FENCE REALIGNMENT WORKS)
-  REPTILE / AMPHIBIAN RECEPTOR AREA
-  RETAINED HABITAT (OUTSIDE OF REALIGNED REPTILE / AMPHIBIAN FENCING)
-  GATE WITH MESH WIRE AT BOTTOM (DISPERSAL BARRIER)



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Cokenach Estate,
Barkway, Royston
Hertfordshire, SG8 8DL
info@ecologysolutions.co.uk

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PLAN ECO4: AMPHIBIAN AND
REPTILE CONTRAINT AREAS

Rev: B
Dec 2025

Appendices

Appendix 1

Tree Protection Plan, (Drawing Number:
J55.79/03, REV C, 05/11/2025),
(Broad Oak Tree Consultants Limited -
Extracted from Arboricultural Method
Statement, Ref: J55.97)



Broad Oak Tree Consultants Ltd
Laurel House
Burwash Road
Broad Oak
Hastfield
East Sussex
TN21 8SS
Tel: 01435 862444
Email: office@broadoaktrees.co.uk

LAND SOUTH OF
ST PETER'S CHURCH
HAMSLAND
HORSTED KEYNES
EAST SUSSEX

TREE PROTECTION PLAN

G1 - T42 Tree numbers

BS Category of Condition

T2	BS Condition A
T4	BS Condition B
T5	BS Condition C
T17	BS Condition U

Crown spread

BS Calculated root protection areas

Tree to be removed for safety/short lifespan

Tree to be removed for development

Protective fencing location

Ground protection

TREE PROTECTION INFORMATION

Protective fencing and ground protection measures to be installed at locations specified prior to commencement of any site works.

Protective fencing to comprise scaffold uprights driven into the ground to 60cm, depth at no more than 3m spacing. Upright to be braced within high usage/construction/demolition areas. Windbreak panels to be securely fixed to uprights to produce a continuous barrier. Waterproof signs to be attached to every 5th panel declaring 'TREE ROOT PROTECTION ZONE - KEEP OUT' or similar wording. Fencing to be constructed in accordance with fig. 2 and section 6 Specifications of BS5837:2012. Ground protection measures to comprise a single thickness of side butting scaffold boards over a 100mm, compressible layer laid onto a geotextile. For machinery access, interlocking road plates will need to be utilised.

The fenced protection zones around retained trees, hedges and shrubbery are to be regarded as sacrosanct and none of the following are to occur within these areas:

- Storage or disposal of any soil, building materials, machinery, fuel or waste residues of any description.
- Siting of any temporary structures of any description including site offices/sales buildings, temporary car parking facilities, porta-loos, storage compounds or temporary hard standing areas.
- Excavations, soil/turf stripping, raising/lowering of existing levels or alterations to the existing natural surfaces/ground conditions of any other description.
- Location of temporary drainage, water supplies or any other temporary underground services.
- No use, movement or parking of any machinery or vehicles of any description.
- Additionally, no fires shall be lit within 20m, of the trunks of any trees or the centre line of any hedgerow to be retained.

All services to be installed to the requirements of NJUG Volume 4 'Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees'. Any runs within retained tree root protection areas to either be bored/moled or any hand excavation to be supervised by the Arboricultural Consultant.

DRAWING NO. J55.79/03 Rev C

Scale: 1:300 at A1

Added to by: NL

05/11/2025

Appendix 2

Amphibian Species Identification - Amphibian
and Reptile Conservation (ARC) and ARG UK
(2019)

Amphibian Identification

Common frog

Adults 6-7 cm.
Smooth skin, which appears moist.

Coloration variable, includes brown, yellow and orange. Some females have red markings on lower body.

Usually has a dark 'mask' marking behind the eye.

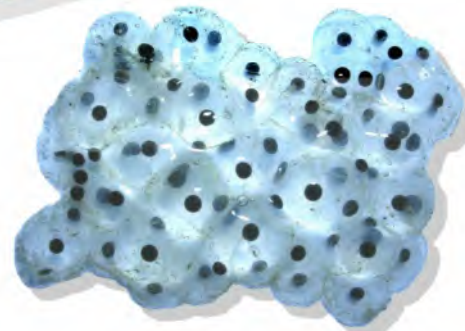
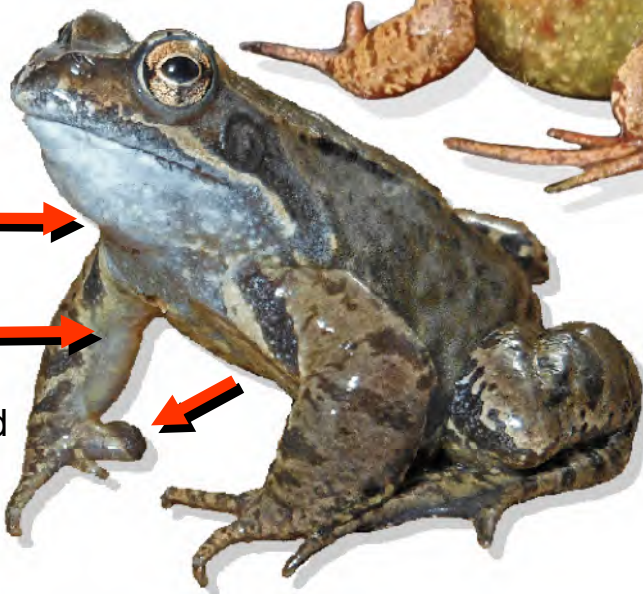


Breeding male

Grey/pale blue throat.

Thick front legs.

Dark (nuptial) pad on inner toes of the front feet.



Spawn is laid in gelatinous clumps.

Markings also variable, including varying amounts of black spots and stripes.



Young froglets look like smaller versions of the adults.

Common toad

Adults 5-9 cm. Rough skin. Brown with darker markings. Less commonly, some individuals are very dark, almost black, others are brick-red.

Breeding pair



Makes small hops rather than jumps of common frog.

Toadlets transforming from the tadpole stage are often very dark in colour.



Males smaller than females. Breeding males can also be distinguished by dark (nuptial) pads on innermost two toes of the front feet.



Toad spawn is laid in gelatinous strings, wrapped around vegetation. Less conspicuous than common frog spawn.



Juveniles are similar colours to adults, including brick-red.



Natterjack toad

Similar in size and appearance to common toad, but with a pale stripe running along the back.



Strictly protected species, requiring a licence to handle or disturb.



This is a rare species, unlikely to be found outside specific dune and heathland habitats.

Tadpoles

On hatching common frog and toad tadpoles are black. As they develop, common frog tadpoles become mottled with bronze, whereas toad tadpoles remain uniformly dark until the last stages of development.

Common frog and toad tadpoles generally complete development in the summer, but development rates are variable; some tadpoles may not transform until later in the year, or they may even remain as tadpoles over winter, becoming much larger than normal.

Tadpoles of water/green frogs grow larger than native frog and toad tadpoles. There are usually mottled markings on the base of the tail and the belly is usually white.

Frog



Toad



Water frog

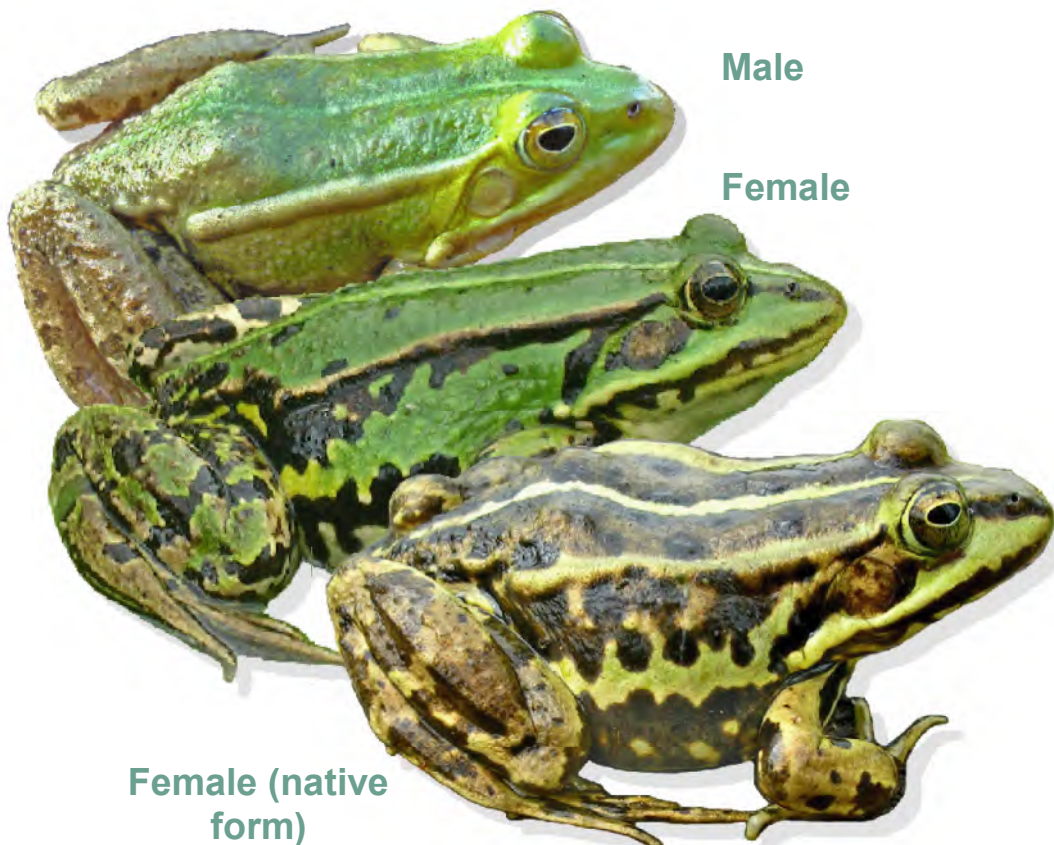


Water/green frogs

This is a group of non-native frogs, including pool, edible and marsh frogs (although there is one population of pool frogs which is native). There is considerable variation in colour and markings within each species, so identification by eye can be difficult. Water frogs breed in late spring/early summer. Males call loudly at this time and sporadically later in the summer. The calls are a useful way of distinguishing the species and can be heard on the *Alien Encounters* website (www.alienencounters.org.uk).

Pool frog

Pool frogs are similar in size to the common frog.



Male

Female

Female (native form)



Calling marsh frog

Calling pool frog

Calling male water frogs inflate a pair of balloon-like vocal sacs, one either side of the head. These sacs are dark grey in marsh frogs, white in pool frogs and pale grey in edible frogs.

Edible frog

Grows to a little larger than the common frog.



Marsh frog

A large frog growing to 13 cm (much larger than the common frog). Variable coloration and markings. May, or may not, have pale dorsal stripe. Marsh frogs usually have some vivid green coloration, but some can be predominantly brown.



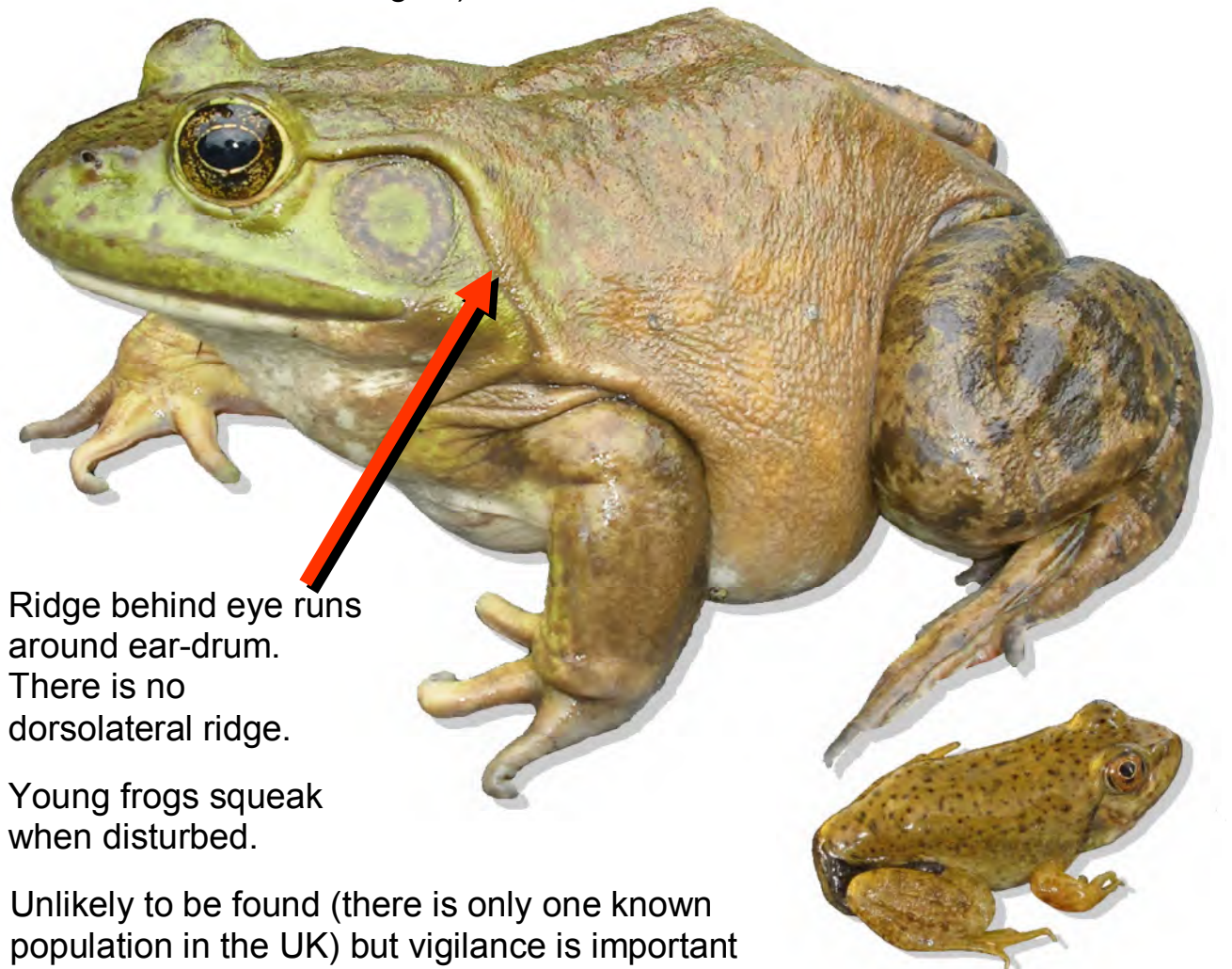
Sometimes mistaken for North American bullfrog, but marsh frogs have dorsolateral ridges and calling males have paired vocal sacs, either side of the head (both features absent in bullfrogs).

North American bullfrog

A very large, non-native frog growing to 15 cm. Calls loudly and breeds during the summer (call can be heard on the *Alien Encounters* website www.alienencounters.org.uk).



Black spots on body of tadpole. The tadpole stage can last several years and tadpoles grow to a large size, exceeding 10 cm.



Ridge behind eye runs around ear-drum. There is no dorsolateral ridge.

Young frogs squeak when disturbed.

Unlikely to be found (there is only one known population in the UK) but vigilance is important to identify any additional released animals.

Froglet with remains of tail

Midwife toad



A small non-native species, growing up to 5 cm. Rough skin, so potentially mistaken for a juvenile common toad. Midwife toads, however, have vertical pupils (horizontal in common toad) and males carry the eggs.

Few established populations, which are usually associated with gardens.

Secretive, but has a distinctive call, a single, repeated tone, like an electronic bleep, given on warm summer evenings (can be heard on www.alienencounters.org.uk).



Male carrying eggs

Smooth newt

A widespread species which breeds in a variety of water bodies. Often found in garden ponds.



Male

Female

Both sexes have an orange or yellow belly stripe and rounded spots, which are larger in the male.



Male

Female

Grows to about 10 cm. Breeding male has an undulating crest running from head to tail tip.



Non-breeding male

Non-breeding adults live mostly on land. Juveniles live entirely on land.



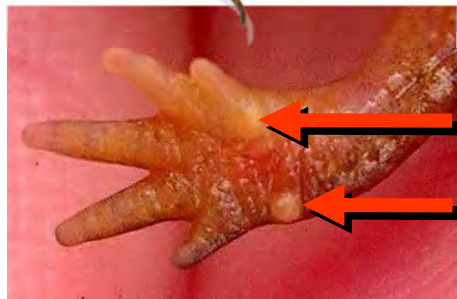
Juvenile (left)

Palmate newt

Grows to 9 cm. Breeding male has a ridge running along the back, rather than a crest. Dark, webbed hind feet, and tail ends in filament.

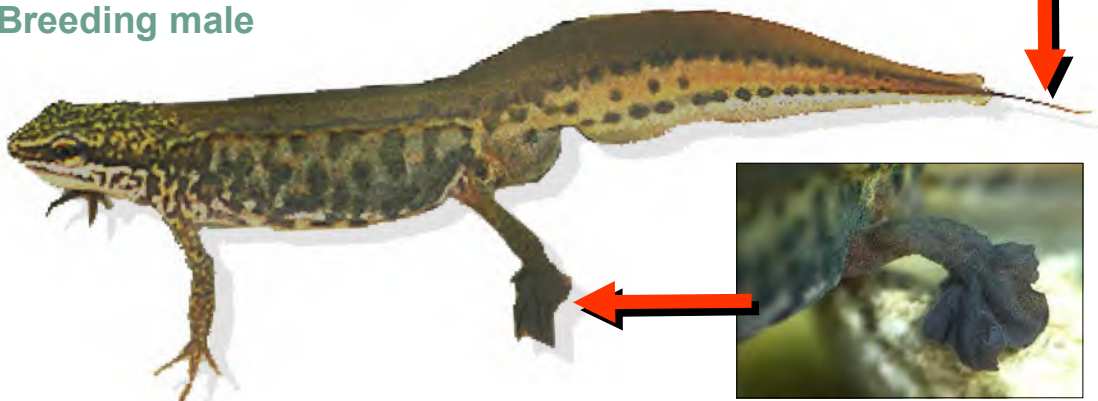


Non-breeding male



There are two pale coloured nodules on the underside of the hind feet of the female.

Breeding male



Female



Female looks similar to smooth newt.



Underside (male)



Juvenile (left)

Juveniles live on land.



Palmate



Smooth

Throat of palmate newt has no pigment (looks pink). Throat of smooth newt is off-white and usually spotted.

Great crested newt

Grows to 16 cm, but usually smaller. Crest in male has break at base of tail. Silvery-white stripe towards rear of tail conspicuous.

Both sexes have rough, granular skins and yellow/orange bellies with irregular black spots.

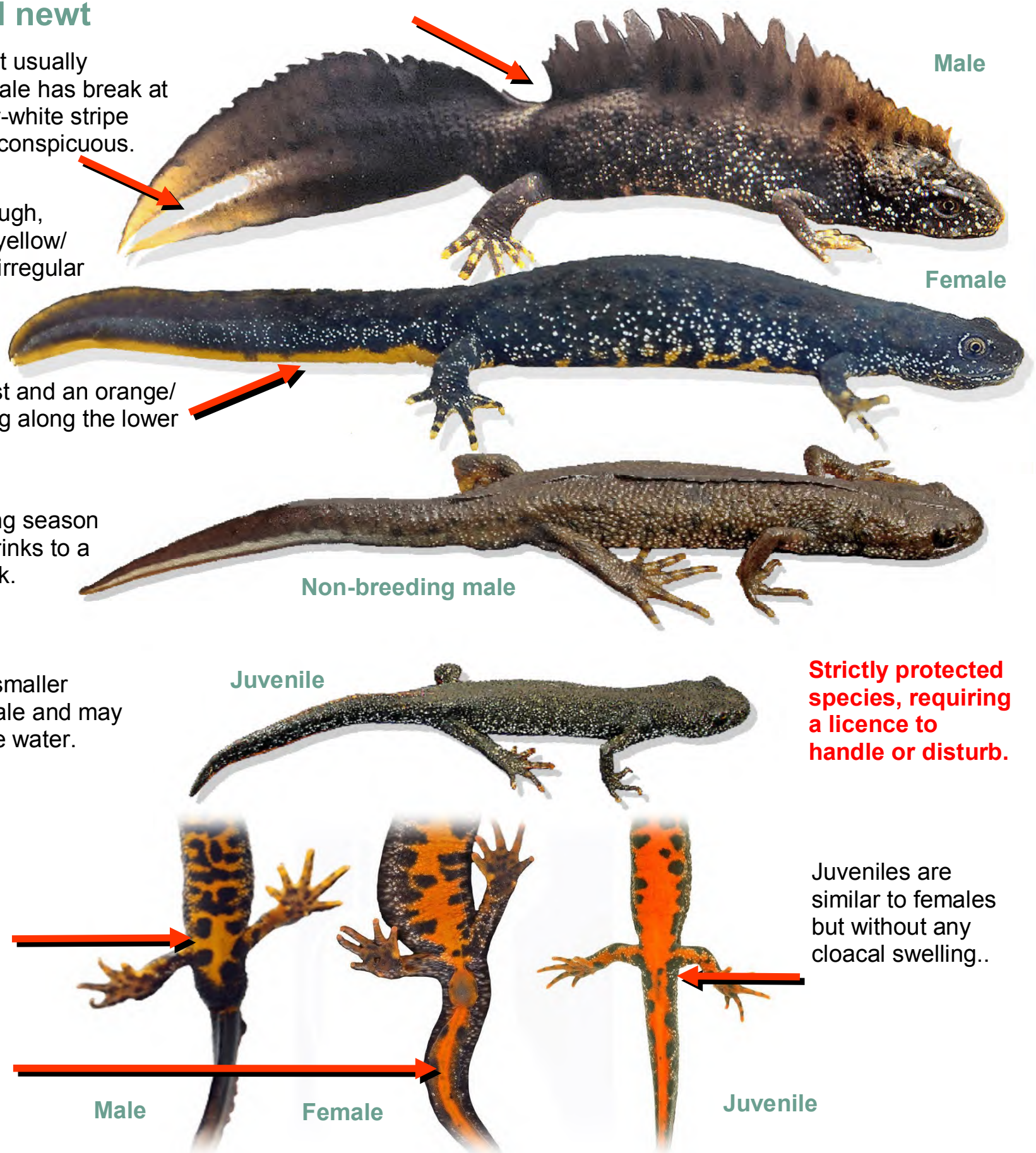
Female has no crest and an orange/yellow stripe running along the lower edge of the tail.

Outside the breeding season the male's crest shrinks to a ridge along the back.

Juveniles look like smaller versions of the female and may live on land or in the water.

Orange/yellow coloration on underside extends to flanks (not confined to central stripe). This continues along lower edge of tail in females.

Strictly protected species, requiring a licence to handle or disturb.

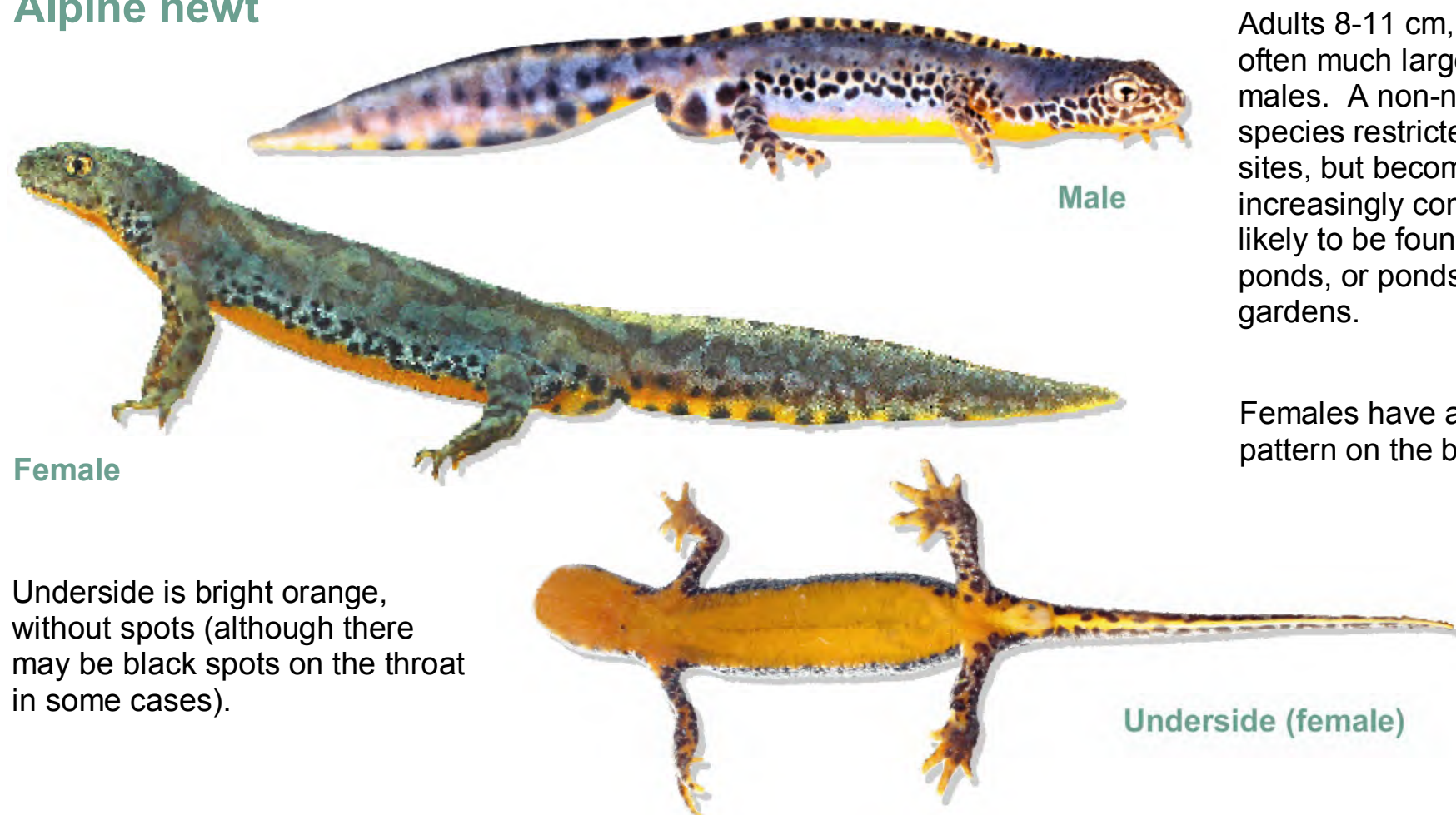


Alpine newt

Adults 8-11 cm, females often much larger than males. A non-native species restricted to few sites, but becoming increasingly common. Most likely to be found in garden ponds, or ponds near to gardens.

Females have a marbled pattern on the back.

Underside is bright orange, without spots (although there may be black spots on the throat in some cases).

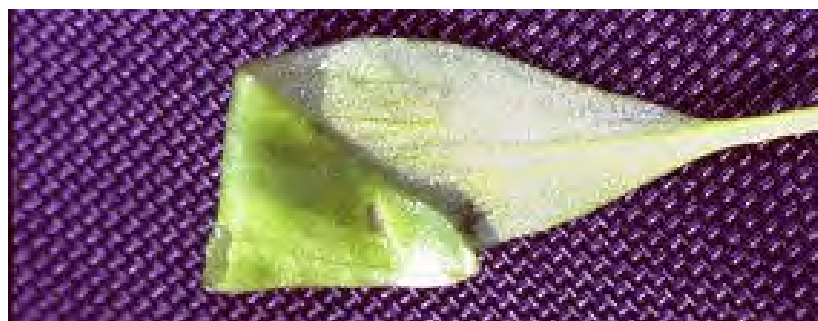


Newt eggs

Newt eggs are usually wrapped, singly, in vegetation. Leaves folded around great crested newt eggs are particularly conspicuous. To identify, unfold the leaf. Identification of undeveloped eggs is easiest.



Great crested newt eggs are white, sometimes with a tint of green or orange (jelly capsule 5 mm).



Eggs of smooth and palmate newts cannot be distinguished by eye, but they are smaller (jelly capsule 3 mm) than great crested newt eggs and are grey or beige when newly laid.



Several great crested newt eggs folded into a single blade of flote grass, giving a 'concertina' effect.

Newt larvae

Examine well-developed larvae (late May to July, or to August for great crested newts).



Great crested newt larvae (above) have long toes and blotches of dark pigmentation on tail fins. Grow to approximately 5 cm.



Palmate and smooth newt larvae (above) are indistinguishable in the field—but do not have the long toes or spotted tail fins of great crested newt larvae. Grow to approximately 3 cm.

Overwintering larvae and neoteny



Young newts usually leave the water in late summer or autumn, although sometimes they remain as larvae over the winter (e.g. smooth newt, right).



Exceptionally newt larvae grow to adult size, able to breed, but retaining their gills.

Further information Howard Inns (2011). *Britain's Reptiles and Amphibians*. WILDGuides.

Amphibian and Reptile Conservation (ARC) & ARG UK (2019)

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**amphibian and reptile
conservation**



ARG UK



info@ecologysolutions.co.uk | www.ecologysolutions.co.uk

Farncombe House | Farncombe | Broadway | Worcestershire | WR12 7LJ

Cokenach Estate | Barkway | Royston | Hertfordshire | SG8 8DL