



CONSTRUCTION AND ENVIRONMENTAL MANAGEMENT PLAN (BIODIVERSITY)

Client: Antler Homes

Site: Selsfield, Ardingly

28.05.2026

Version 003



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Life Span of Survey Data and Report			
Report	This report remains valid for 12 to 18 months from date of issue. The report, conclusions and recommendations are valid for current development plans only. Should this change, the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		
Survey Data	Survey data are valid for 12 to 18 months from the date the survey was undertaken.		

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This report has been prepared for the sole use of the client. Any third party referring to this report or relying on the information contained herein, does so entirely at their own risk.

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

1. Summary

Site Details
• Site Address: Selsfield Road, Ardingly, RH17 6UF, West Sussex. • OS grid reference (Central Point): TQ 34534 29898. • Approximate Area of Site: 26,100 m² (2.61 ha).
Scope of Works
• The brief was to prepare a Construction and Ecological Management Plan (CEMP) to discharge condition 19 of planning application reference: DM/22/1575, as granted by Mid Sussex District Council on 8th of June 2023 (Mid Sussex District Council, 2023). • This document should be referred to in combination with the previous Preliminary Ecological Appraisal report (Greenlink Ecology Ltd., 2022) in addition to the Biodiversity Enhancement Scheme (aLyne Ecology Ltd., 2026), Landscape and Ecological Management Plan (aLyne Ecology Ltd., 2026), BNG report and relevant landscape and architectural drawings.
Development Proposals
As shown in Figure 1 (Huskisson Brown Associates, 2026), the development proposals are for the following: • Loss of trees T22, T23, T24, T25, G2a-d & T34. • Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary. • Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points. • Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface. • Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been added as a combination of mixed scrub and modified grassland habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period. • Communal spaces to include other neutral grassland, SUDS (1), tree planting (133), species-rich native hedgerow planting (3) and mixed native scrub planting. These features will also be managed by a landscape contractor for the 30-year management period.
Construction and Environmental Management Plan - Objectives
The objectives of the CEMP are to provide the following: • Risk assessment of potentially damaging construction activities. • Identification of 'biodiversity protection zones'. • 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). • The location and timing of sensitive works to avoid harm to biodiversity features.

- The times during construction when specialist ecologists need to be present on site to oversee works.
- Responsible persons and lines of communication.
- The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- Use of protective fences, exclusion barriers and warning signs.

Recommendations - Construction Phases

An ecological risk assessment for the site is provided in Section 7 and Practical Measures to avoid these Ecological Risks are outlined in Section 8:

- Toolbox talk and ECoW.
- Biodiversity Protection Zone (BPZ) fencing.
- Dust and Silt control.
- Safe storage of chemicals.
- Transport of building materials and waste.
- Sensitive lighting strategy.
- Precautionary measures for nesting birds, reptiles and hedgehogs.

Monitoring and Persons Responsible

- The client shall be responsible for the implementation of the CEMP and will arrange the input and attendance of the ECoW at required stages during the project timetable.
- In the event of site management changing, the client should alert the ECoW so the CEMP can be made aware to them.
- The ECoW is to support the project by ensuring the client adheres to the CEMP and remain legally compliant. The ECoW will assist and advise both the client and main contractor on ecological issues during the development.
- The main contractor will adhere to the CEMP under the direction of the client and the ECoW. The main contractor will support the ECoW when issues are highlighted to ensure continued compliance with CEMP.

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2. Introduction

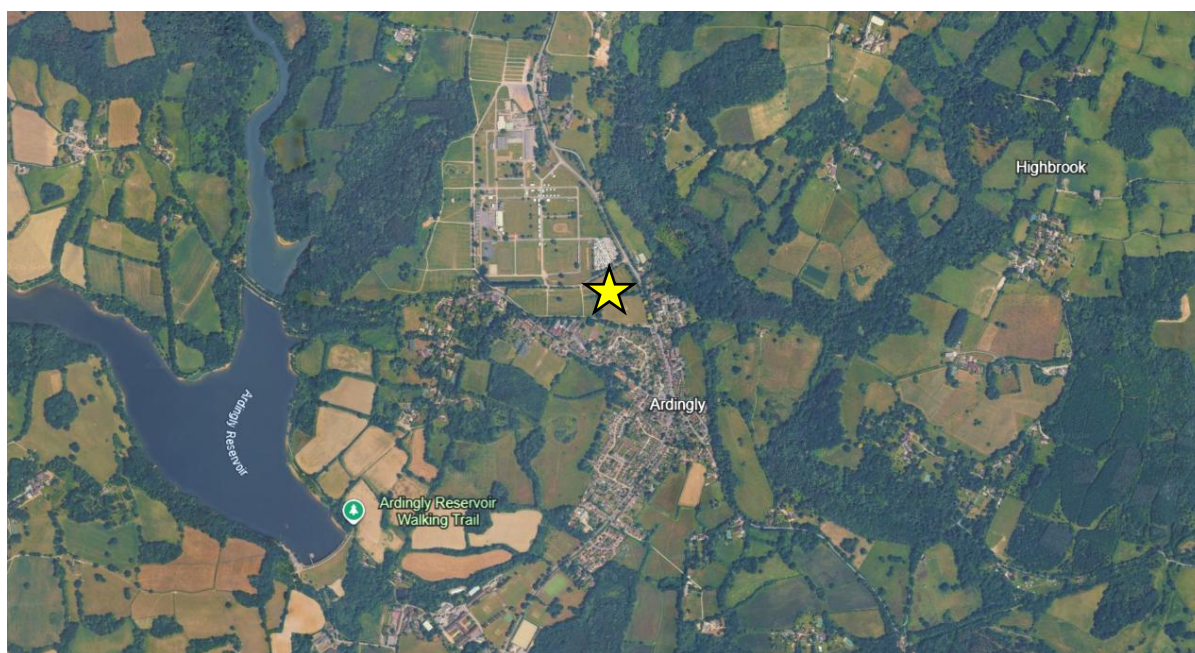
2.1 Site Details

Table 1 provides details on the site, intended as a summary of key features, derived from aLyne Ecology's Biodiversity Net Gain (BNG) Design Stage Report (aLyne Ecology Ltd., 2026), and the online data search sourced from Magic (Natural England, 2013).

Table 1. Site Details

Site Name	Selsfield, Ardingly
Site Address	Selsfield Road, Ardingly, RH17 6UF, West Sussex.
OS Grid Reference (Centre of Site)	TQ 34534 29898
Approximate Total Area of Site	2.61 ha (26,100 m ²)
Landowner and Local Authority	Antler Homes, Mid Sussex District Council
Geology and Soils	Slightly acidic, loamy and clayey soils with impeded drainage
Hydrology	Slightly impeded drainage
Nature Conservation Designations	None on site
Other Designations	- High Weald Area of Outstanding Natural Beauty (AONB) - Within 7km Ashdown Forest SPA and SAC zone of influence
The Woodland Trust Ancient and Notable Tree Inventory	None on site
Biodiversity Opportunity Area	None on site
National Habitat Network	- Network Enhancement Zone 1 - Network Enhancement Zone 2
Current Land Use	The site is currently a peripheral part of the South of England Agricultural Showground and there is no existing built form on the site. Given its location in relation to the wider showground, the site is infrequently utilised, with use as a car parking and dog walking area
Surrounding Habitats and Land Use	Surrounding habitats comprise a mixture of existing residential development associated with Ardingly village, agricultural and pasture fields, parcels of woodland, reservoirs and scattered residential and industrial buildings
Urban Context / Locality	Land west of Selsfield Road, Ardingly is located to the north of the settlement of Ardingly. The site constitutes approximately 2.5 ha of land, bounded to the north by the South of England Agricultural Showground, to the east by the B2028, to the west by Street Lane, and to the south by the existing settlement of Ardingly village. Ardingly Reservoir Local Nature Reserve (LNR) is located approximately 1. km to the west of the site
Connectivity to Wider Landscape	The site has good connectivity via existing lines of trees to areas of Priority Habitat woodland and waterbodies in the wider landscape

An aerial plan showing the location of the site is provided below.



Site Location (© Google Earth Pro, accessed 29th April 2026).

2.2 Proposed Development

As shown in Figure 1 (Huskinson Brown Associates, 2026), the development proposals are for the following:

- Loss of trees T22, T23, T24, T25, G2a-d & T34.
- Loss of approximately 15m of line of trees habitat to facilitate a new access road on the northern site boundary.
- Loss of approximately 4m of native hedgerow habitat on the eastern boundary to facilitate two new footpath access points.
- Loss of modified grassland, tall forbs, bramble scrub, bare ground and artificial unvegetated unsealed surface.
- Creation of 35 dwellings with associated hard standing and vegetated garden habitats. This will include all amenity lawns within the rear gardens of private dwellings. The front garden areas have been input as a combination of mixed scrub, hedgerows, trees, other neutral grassland and ground level planter habitats rather than vegetated garden, as they will be managed by a landscape contractor for the 30-year management period.
- Communal spaces to include additional areas of mixed scrub, other neutral grassland, SUDS (1), tree planting (175), and species-rich native hedgerow planting (3). These features will also be managed by a landscape contractor for the 30-year management period.

2.3 Ecological Background

2.3.1 Preliminary Ecological Appraisal (PEA), Greenlink Ecology, May 2022

A PEA (Greenlink Ecology Ltd., 2022) was produced by Greenlink Ecology to assess suitability for protected species and habitats within the survey area and potential impacts and constraints to the

proposals. A summary of constraints and recommendations relating to avoidance and mitigation provided by Greenlink Ecology are outlined in Table 2.

Table 2. Summary of PEA for Charterhouse Strategic Land, Selsfield Road, Ardingly by Greenlink Ecology (2022)

Species	Findings	Recommendations
Designated Sites	The closest statutory designated site for nature conservation is Ardingly Reservoir Local Nature Reserve (LNR) located 800m to the west of the proposed.	This designated site is buffered from the proposed development site by a substantial area of land and since the proposals are restricted to the existing site footprint, it is considered that there is no perceived risk of potential impacts to designated sites as a result of proposed works.
Breeding Birds	There was no evidence for actively breeding birds recorded during the survey, which were undertaken outside the breeding season (March-July/August). The ruderal vegetation on the bunds, hedgerows and trees represent potentially suitable habitat for use by nesting birds during the breeding season.	Although no evidence for actively breeding birds was recorded during the survey, there is potentially suitable habitat present in parts of the site (i.e. ruderal vegetation, hedgerows and trees) for use by nesting birds during the breeding season, some of which will be removed/disturbed. As breeding birds could be directly impacted by the proposed works, if the site clearance is undertaken during breeding season (March-July/August). To avoid the seasonal risk of impacts to breeding birds, precautionary mitigation measures are recommended.
Bats	One mature oak to the west of the site was assessed as having low potential to support roosting bats. All other trees on-site were assessed as negligible.	Bats are unlikely to be directly impacted on by the proposed works and therefore mitigation is not required. There are potential indirect impacts from artificial lighting. The lighting scheme will need to comply with the principles of Institute of Lighting Professional (ILP).
Reptiles	Reptiles were initially considered during the survey visit, due to the presence of ruderal vegetation on the bunds in the eastern part of the site, which represents potentially suitable habitat for use by relatively common/widespread species of reptile. On further inspection this habitat is comprised of bare ground with sparse vegetation in 2018, so sparse vegetation is only recently colonised it is unlikely reptiles would be present on site.	Small amount of potentially suitable reptile habitats, unlikely reptiles would be present as it is isolated from potentially suitable reptile habitats and surrounded by intensively managed amenity grassland. Therefore, there is low risk of potential impacts to reptiles as a result of proposed works.

2.3.2 Tree Survey Report, April 2026 (Greenlink Ecology Ltd)

A survey of trees on site was carried out by Greenlink Ecology (Greenlink Ecology Ltd., 2026). Trees were assessed from ground level by an experienced arboricultural consultant in October 2019. A total of nine individual trees, one group of trees and part of one hedgerow will be removed.

2.3.3 Biodiversity Net Gain Report, Greenlink Ecology, December 2022

A BNG summary letter (Greenlink Ecology Ltd., 2022) was also prepared for the site which overall, according to the calculation tool, and previous proposed landscape strategy, reported an on-site net change of 2.06 for habitat units and 1.93 hedgerow units, which would equate to an on-site net % change of 10.82 for habitat units and 83.68 for hedgerow units.

2.4 Defining Ecological Features

The location of all ecological features identified from a combination of the historic PEA report (Greenlink Ecology Ltd., 2022) and recent site walkover conducted by aLyne Ecology (aLyne Ecology Ltd., 2026) in relation to the CEMP (Biodiversity) are presented in Table 3 and shown in Figure 2.

In April 2026, aLyne Ecology conducted an updated field survey and habitats were identified on site with potential to support hedgehogs. Therefore, hedgehogs have been scoped in for avoidance measures to this CEMP (aLyne Ecology Ltd., 2026).

Table 3. Definition of Ecological Features

Map Reference	Ecological Feature
Hedgerows and Lines of Trees	Potential for nesting birds Potential for and roosting/foraging/commuting bats
Vegetated bunds	Potential for nesting birds Low potential for reptiles Low potential for hedgehogs
Target note 1	Off-site mature oak tree assessed as having low potential for roosting bats during original PEA survey conducted by Greenlink Ecology in 2022 (Greenlink Ecology Ltd., 2022)

2.5 Brief and Objectives

The brief was to prepare a Construction and Ecological Management Plan (CEMP) to discharge condition 19 of planning application reference: DM/22/1575, as granted by Mid Sussex District Council on 8th of June 2023 (Mid Sussex District Council, 2023). Condition 19 is as follows:

“No development shall take place, including any works of demolition, until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- Risk assessment of potentially damaging construction activities.
- Identification of 'biodiversity protection zones'.
- 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).
- The location and timing of sensitive works to avoid harm to biodiversity features.

- *The times during construction when specialist ecologists need to be present on site to oversee works.*
- *Responsible persons and lines of communication.*
- *The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- *Use of protective fences, exclusion barriers and warning signs.*

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 and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan.”

This CEMP document will be agreed in writing with the Local Planning Authority (Mid Sussex District Council) prior to the commencement phases of the development (planning reference: DM/22/1575).

This document should be referred to in combination with the previous Preliminary Ecological Appraisal report (Greenlink Ecology Ltd., 2022) in addition to the Biodiversity Enhancement Scheme (aLyne Ecology Ltd., 2026), Landscape and Ecological Management Plan (aLyne Ecology Ltd., 2026), BNG report and relevant landscape and architectural drawings.

3. Relevant Legislation and Planning Policy

3.1 National Planning Policy Framework (NPPF) 2024

The NPPF 2024 (HM Government, 2024) promotes conservation and enhancement of the natural environment, as detailed in paragraph 179, which states: *“To protect and enhance biodiversity and geodiversity, plans (Local planning policy) should:*

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national, and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.

3.2 Breeding Birds

Under the Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981), it is illegal to take, damage or destroy the nests of wild birds whilst being built or in use. Birds of high and medium conservation concern may also breed on site; however, these species do not receive any other protection above and beyond that received by all wild breeding birds.

3.3 Bats

All British bat species and their roosts are fully protected under Schedule 5 of the Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981) and the Conservation of Habitats and Species Regulations, 2017 (as amended) (HM Government, 2017). This means it is a criminal offence to:

- Deliberately capture, injure, or kill a bat.
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time).
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.

Some species of bats are Priority Species, as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (HM Government, 2006).

3.4 Reptiles

Reptiles are protected under the Wildlife and Countryside Act, 1981 (as amended) (HM Government, 1981), against killing and injury. Reptiles are also Priority Species listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Under the NERC Act, Local Planning Authorities are required to have due regard for biodiversity.

3.5 Hedgehogs

The European hedgehog (*Erinaceus europaeus*) is a Priority Species, listed on Section 41 of the NERC Act, 2006 (HM Government, 2006).

4. Defining the Ecological Clerk of Works

Ecological Clerk of Works (ECoW) will be commissioned by the client and will supervise the implementation of this CEMP (Biodiversity). The ECoW will be a suitably qualified ecologist in receipt of training for the role and will have no less than two years' experience. The roles and responsibility of the ECoW will ensure that tasks which could impact protected species or habitats are supervised and there are no detrimental impacts to wildlife from the construction phases of development.

5. Biodiversity Protection Zones and Signage

Biodiversity protection zones (BPZs) will ensure that important features to biodiversity will be retained to avoid adverse impacts during the construction phases. These areas should be protected by suitable fencing in accordance with British Standard 5837: 2012 'Trees in relation to design, demolition and construction' and marked by appropriate signage. Locations of BPZs and protective fencing will safeguard existing trees and habitats that are to be retained as part of the project.

The location of the BPZs matches those of Root Protection Areas (RPAs) as outlined in the Tree Survey Report (Greenlink Ecology Ltd., 2026) and Tree Protection Plan (Greenlink Ecology Ltd., 2026) produced by Greenlink Ecology and is shown in Figure 2. The same fencing for the RPA shall be used for the BPZ as the required fencing serves the same purpose. The specification of the fencing and an example of suitable signage is provided in Appendix 1.

6. Responsible Persons and Lines of Communication

Table 4 defines the key roles and responsibilities for each involved persons for the implementation of the CEMP (Biodiversity).

Table 4. Persons Responsible for Action

Responsible Persons	Role and Responsibilities	Contact Details
Client	The client shall be responsible for the implementation of the CEMP and will arrange the input and attendance of the ECoW at required stages during the project timetable. In the event of site management changing, the client should alert the ECoW so the CEMP can be made aware to them.	Antler Homes Joe Halstead (Senior Land Manager) Joe.halstead@antlerhomes.co.uk
ECoW	The ECoW is to support the project by ensuring the client adheres to the CEMP and remain legally complaint. The EcoW will assist and advise both the client and main contractor on ecological issues during the development.	Charlie Gardiner BSc (Hons) ACIEEM – Ecologist charliegardiner@alyneecology.co.uk
Main Contractor	The main contractor will adhere to the CEMP under the direction of the client and the ECoW. The main contractor will support the ECoW when issues are highlighted to ensure continued compliance with CEMP.	To be appointed by the client

7. Ecological Risk Assessment

An ecological risk assessment is provided in Table 5 which highlights potential impacts to ecological features during construction phases. Measures to remedy the risks to the ecological features at risk are provided. Method statements providing practical measures to reduce the risks to ecological features are provided in Section 8.

Table 5. Ecological Risk Assessment

Ecological Features/Species	Potential Adverse Impacts During Construction Phases	Relevant Method Statement to Avoid Impacts to Ecological Features (see Section 8)	Timing/Schedule to Avoid Impacts to Ecological Features (see Section 9)	Persons Responsible to Implement Risk Avoidance Measures
Hedgerows and Lines of Trees	Potential killing or injury of protected species or species of conservation concern via habitat clearance. Possible increase in light pollution from new dwellings could impact foraging and commuting habitats for bats and other wildlife. Possible pollution of the adjacent hedgerows and lines of trees Dumping or unsafe storage of waste materials.	Method Statement 1 - Toolbox Talk and ECoW Method Statement 2 - Biodiversity Protection Zone Safeguarding Method statement 3 - Dust and Silt Control Method Statement 4 - Safe Storage of Chemicals Method Statement 5 - Transport of Building Materials & Waste Method Statement 6 - Sensitive Lighting Strategy Method Statement 7 - Invasive Non-Native Species (INNS) Control	Prior to commencement of construction phases, fencing and appropriate signage should be installed to protect the BPZ. The ECoW should provide a toolbox talk to contractors highlighting all ecological features that could be impacted in the process of the construction works.	Client / Main Contractor: To commission fencing contractor to install appropriate BPZ fencing. ECoW: Ensuring BPZ fencing is inspected frequently to ensure compliance and toolbox talk is provided. Client / Main Contractor: adhering to the CEMP risk avoidance controls highlighted in method statements.

Ecological Features/Species	Potential Adverse Impacts During Construction Phases	Relevant Method Statement to Avoid Impacts to Ecological Features (see Section 8)	Timing/Schedule to Avoid Impacts to Ecological Features (see Section 9)	Persons Responsible to Implement Risk Avoidance Measures
	- Transport of building materials and waste. - Surface water run-off.			
Vegetated bunds	Potential disturbance, killing or injury of protected species.	Method Statement 1 - Toolbox Talk and ECoW Method Statement 2 - Biodiversity Protection Zone Safeguarding Method statement 3 - Dust and Silt Control Method Statement 4 - Safe Storage of Chemicals Method Statement 5 - Transport of Building Materials & Waste Method Statement 8: Precautionary Measures for Reptiles Method Statement 9: Precautionary Measures for European Hedgehogs	The ECoW should provide a toolbox talk to contractors highlight all ecological features that could be impacted in the process of the construction works.	Client / Main Contractor: adhering to the CEMP risk avoidance controls highlighted in method statements.
Bats	Disturbance or damage to active bat roosts located within retained mature trees.	Method Statement 1 – Toolbox Talk and ECoW	Prior to commencement of construction phases, fencing should be installed to protect the BPZs so foraging and commuting	ECoW: Ensure artificial lighting arrangements are in place and satisfactory and adhere to this CEMP.

Ecological Features/Species	Potential Adverse Impacts During Construction Phases	Relevant Method Statement to Avoid Impacts to Ecological Features (see Section 8)	Timing/Schedule to Avoid Impacts to Ecological Features (see Section 9)	Persons Responsible to Implement Risk Avoidance Measures
	Possible increase in light pollution from new dwellings could impact foraging and commuting habitats for bats. Long term damage to local bat populations through loss of foraging and commuting habitats.	Method Statement 2: Biodiversity Protection Zone Safeguarding Method Statement 6 - Sensitive Lighting Strategy	by bats is preserved during construction phases.	Client / Main Contractor: adhering to the CEMP risk avoidance controls highlighted in method statements.
Nesting Birds	Possible destruction or distribution to nesting activity due to construction activities.	Method Statement 1 - Toolbox Talk and ECoW Method Statement 2 - Biodiversity Protection Zone Safeguarding Method Statement 7 - Precautionary Measures for Nesting Birds	The ECoW should provide a toolbox talk to contractors highlighting all ecological features that could be impacted in the process of the construction work. Prior to commencement of groundwork phases, the ECoW will check any vegetation due to be removed for active bird's nests. They will supervise the removal of any vegetation sensitively and	ECoW: Provide toolbox talk to vegetation clearance contractors and supervise works to ensure no nesting birds are harmed during the bird nesting season. Client / Main Contractor: adhering to the CEMP risk avoidance controls highlighted in method statements.

Ecological Features/Species	Potential Adverse Impacts During Construction Phases	Relevant Method Statement to Avoid Impacts to Ecological Features (see Section 8)	Timing/Schedule to Avoid Impacts to Ecological Features (see Section 9)	Persons Responsible to Implement Risk Avoidance Measures
			ensure no bird nests will be adversely impacted.	
Reptiles	Possible killing and injury of common reptile species during site clearance	Method Statement 1 – Toolbox Talk and ECoW Method Statement 2 - Biodiversity Protection Zone Safeguarding Method Statement 8: Precautionary Measures for Reptiles	The ECoW should provide a toolbox talk to contractors highlighting all ecological features that could be impacted in the process of the construction work. Prior to commencement of groundwork phases, the ECoW will supervise the sensitive removal of any suitable vegetation between April and October, to ensure no reptiles will be adversely impacted.	ECoW: Provide toolbox talk to vegetation clearance contractors and supervise works to ensure no reptiles are harmed. Client / Main Contractor: adhering to the CEMP risk avoidance controls highlighted in method statements.

Ecological Features/Species	Potential Adverse Impacts During Construction Phases	Relevant Method Statement to Avoid Impacts to Ecological Features (see Section 8)	Timing/Schedule to Avoid Impacts to Ecological Features (see Section 9)	Persons Responsible to Implement Risk Avoidance Measures
European Hedgehogs	Possible killing and injury of hedgehogs during site clearance	Method Statement 1 – Toolbox Talk and ECoW Method Statement 2 - Biodiversity Protection Zone Safeguarding Method Statement 9: Precautionary Measures for European Hedgehogs	The ECoW should provide a toolbox talk to contractors highlighting all ecological features that could be impacted in the process of the construction work. Prior to commencement of groundwork phases, the ECoW will supervise the sensitive removal of any suitable vegetation between April and October, to ensure no hedgehogs will be adversely impacted.	ECoW: Provide toolbox talk to vegetation clearance contractors and supervise works to ensure no hedgehogs are harmed. Client / Main Contractor: adhering to the CEMP risk avoidance controls highlighted in method statements.

8. Practical Measures to Avoid Ecological Risks (Method Statements)

Method Statement 1: Toolbox Talk and ECoW			
Project:	Selsfield Road, Ardingly	Persons Responsible:	ECoW
Timings (See Section 9):	Prior to groundwork and construction phases.		
Description of Work:	Toolbox talk to alert contractors to specific ecological features on site that maybe encountered during construction phases.		
Method:	Prior to all construction operations being undertaken, a toolbox talk will be undertaken by the ECoW and communicated to all contractors. The toolbox talk should communicate the CEMP (Biodiversity) and highlight any ecological features that might be encountered such as protected species and what to do in the event of their discovery. The site manager(s) should be present during this and subsequently, any new contractors to the site will be inducted by the site manager with the inclusion of ecological features to be protected. In the event that the site managers change in post, then a new toolbox talk is likely to be given to induct the site manager of the key ecological features to ensure the CEMP (Biodiversity) is adhered too.		
Reporting:	Signatures and dates from each recipient of the toolbox talk/ site induction kept in the site office.		

Method Statement 2: Biodiversity Protection Zone Safeguarding			
Project:	Selsfield Road, Ardingly	Persons Responsible:	Main Contractor (Appointed Fencing Contractor) ECoW
Timings (See Section 8):	Prior to groundwork and construction phases.		
Description of Work:	Fencing and signage to protect BPZ should be installed and maintained.		
Method:	The protection of BPZ will ensure the retained hedgerows and lines of trees and any wildlife they could support will be protected from adverse impacts arising from construction activities. Fencing will appropriate and comply with British Standard 5837: 2012 'Trees in relation to design, demolition and construction' (BSI, 2012). The fencing should be installed prior to preliminary groundworks and shall remain in place until the completion of the construction activities. There will be no storage of materials, machines, fuels, oil or contaminates in these areas during the construction phases. Laminated signs will be attached to the fencing which demarcate the area as a Biodiversity Protection Zone.		
Reporting:	Records to be kept by the ECoW of each inspection of the fencing. Monitored by the ECoW and any issues to be noted to the main contractors.		

Method Statement 3: Dust and Silt Control			
Project:	Selsfield Road, Ardingly	Persons Responsible:	Main Contractor
Timings (See Section 8):	Prior to and during the construction phases.		
Description of Work:	Measures implemented to control spread of dust and silt.		
Method:	Control and safe organization of the site layout during construction to avoid any environmental damage that may detrimentally affect local wildlife and their habitats. Materials are to be stored in a specific area at the direction of the site manager(s) away from the boundary hedgerows and lines of trees on site. All loads entering and leaving site as well as skips on-site should be covered to avoid rubbish being carried by the wind. Ideally, a washing area for machine tracks and wheels will be designated on-site to avoid the spread of dust and silt into BPZs and off-site neighboring areas.		
Reporting:	Records of dates and actions of all measures to reduce dust and silt are to be kept in the site office.		

Method Statement 4: Safe Storage of Chemicals			
Project:	Selsfield Road, Ardingly	Persons Responsible:	Main Contractor
Timings (See Section 8):	Prior to and during the construction phases.		
Description of Work:	Measures to protect the environment and retained habitats from a pollution incident during the construction phases.		
Method:	Chemicals such as fuel, oils and other contaminants will be stored in designated areas and secured when not in use away from the boundary hedgerows and lines of trees on site. Spill kits should be provided in the event of a contamination event to avoid leaching into the soil and impacting wildlife. In the event of a spill, the Environment Agency should be contacted immediately on their incident hotline 0800 8070 60.		
Reporting:	Any contamination event should be recorded, and any action taken should be noted in site records.		

Method Statement 5: Transport of Building Materials & Waste			
Project:	Selsfield Road, Ardingly	Persons Responsible:	Main Contractor ECoW (To sign-off)
Timings (See Section 8):	During construction phases.		
Description of Work:	Measures to protect the environment and retained habitats from a pollution incident during transportation of materials and waste within the site and to off-site areas.		
Method:	Any building materials delivered to site or moving across the site should be securely transported and follow appropriate best practice guidelines and local planning policy. Any waste materials transported and disposed of off-site should be carried out following best practice guidelines and ensure that none is allowed to enter adjacent habitats during transit or loading.		
Reporting:	Any contamination event should be recorded, and any action taken should be noted in site records.		

Method Statement 6: Sensitive Lighting Strategy			
Project:	Selsfield Road, Ardingly	Persons Responsible:	Main Contractor ECoW (To sign-off)
Timings (See Section 8):	During construction and post-construction.		
Description of Work:	During construction, any artificial lighting should be avoided where possible and lights should be directed away from boundary habitats such as the retained hedgerows and lines of trees. Post-development, aim to minimize impacts on foraging and commuting habitats for bats and other nocturnal wildlife.		
Method:	During construction phases, no nighttime working will be undertaken and no artificial lighting will be used unless a prior agreement is made with the ECoW. Site external lighting should be restricted to the site compound and for security purposes only. Post-development, all external lighting will adhere to a sensitive lighting strategy in line with guidance produced by the Bat Conservation Trust as outlined below (Bat Conservation Trust, 2023): • Avoid prolonged use of outside lighting during the period dusk to dawn, particularly during the bat active season (April to October). • Security lighting should be on a motion sensor and short duration timer (1 minute). • Lighting that is required for security or safety reasons, should use a lamp of no greater than 2000 lumens (150 Watts) and should comprise sensor activated lamps. • Red light bulbs should be used, where possible. • LED luminaires with a warm white spectrum (<2700 Kelvin) are the preferred option and should be used where possible. Luminaires should feature peak wavelengths higher than 550 nm to minimise disturbance to bats. All luminaires should lack UV elements, metal halide and fluorescent sources should not be used. • Lighting should be directed to where it is needed with minimal light spillage. This can be achieved by limiting the height of the lighting columns and by using as steep a downward angle as possible and/or a specialist bollard that directs the light below the horizontal plane (<90°).		

Method Statement 6: Sensitive Lighting Strategy	
	• Internal luminaires should be recessed where installed in proximity to windows to reduce glare and light spill. • Waymarking inground markers with a low output and with cowls should be used to delineate path edges. • Artificial lighting should not directly illuminate any potential bat roosting features or habitats of value to foraging bats, i.e., hedgerows and line of trees.
Reporting:	Any lighting strategy should be agreed with the LPA and ECoW prior to commencement of construction.
Reporting:	Record to be kept by the ECoW of activities conducted in line with the Precautionary Method Statement for badgers and record any notable features identified.

Method Statement 7: Precautionary Measures for Nesting Birds			
Project:	Selsfield Road, Ardingly	Persons Responsible:	ECoW Main Contractor
Timings (See Section 8):	Prior to commencement of construction.		
Description of Work:	Potential nesting bird habitats to be sensitively removed outside the breeding bird season.		
Method:	Where it is not possible for works to be undertaken outside the peak nesting bird season (1st March to 31st August, inclusive), to avoid disturbance to nesting birds, a pre-works check for nesting birds will be carried out by the ECoW, including any trees, scrub or tussocky grassland that requires removal. A nesting bird check of suitable nesting habitat to be removed will be carried out no more than 48 hours prior to vegetation clearance. Any evidence of nesting birds will be noted. Should any active bird nests be identified during the check, works within 5 m (species dependent buffer) of the active nest will be delayed until the young have fledged, and the nest is deemed to be no longer active. Red tape will be attached to the nearest trees/shrub to the active nest, to flag the location of the nest to contractors.		
Reporting:	Records to be kept by the ECoW of any nests or potential breeding behaviour noted on site and actions taken.		

Method Statement 8: Precautionary Measures for Reptiles			
Project:	Selsfield Road, Ardingly	Persons Responsible:	ECoW Main Contractor
Timings (See Section 8):	Prior to commencement of construction.		
Description of Work:	Habitats and features suitable for reptiles to be sensitively removed and any excavations during construction be either covered or have escape routes provided.		
Method:	Prior to clearance, a total of two log piles should be created within the BPZ. They will comprise logs partially dug into the topsoil, then topped with topsoil and turf. The margins of the log pile will be exposed, to allow access for reptiles. The log piles will be approximately 2 m x 1 m x 1m. Vegetation suitable for reptiles (all vegetation on the two bunds) on site will be reduced and removed sensitively in stages, with a suitably qualified and experienced ECoW present. The height of vegetation will initially be reduced to 30 cm using handheld machinery. Following a period of five days, the vegetation will further be reduced to ground level using handheld machinery. The above approach should start on the northern side of the vegetated bunds, moving southwards towards the southern boundary of the BPZ, thereby allowing any animals to move south and into adjacent retained habitats of their own accord. Any animals found by the ECoW, that are unable to move safely into the retained hedgerow habitats, will be carefully moved to one of the log piles. Once the vegetation has slowly and carefully been removed, the bund can be removed using an excavator in accordance with safe working practices. In the unlikely event that a great crested newt is found during the search, works would need to cease immediately and an EPSL for great crested newts should be obtained from Natural England before works continue. If any common toads or other amphibians are found, they should be moved to a safe place outside of the area of works. During the construction phases, excavations should ideally not be left open overnight. Where this is not possible, timber planks should be placed in any exposed open trenches overnight to allow any trapped animals to escape. Post-construction, any fencing should allow amphibians and reptiles to move freely across the site.		
Reporting:	Record to be kept by the ECoW of any animals found on site and actions taken.		

Method Statement 9: Precautionary Measures for European Hedgehogs			
Project:	Selsfield Road, Ardingly	Persons Responsible:	ECoW Main Contractor
Timings (See Section 8):	Prior to commencement of construction.		
Description of Work:	Habitats and features suitable for European hedgehogs to be sensitively removed and any excavations during construction be either covered or have escape routes provided.		
Method:	Any vegetation on site that could support hedgehogs to be removed sensitively in line with method statement 8 relating to precautionary measures for reptiles. If animals are found these shall be relocated to suitable retained habitats, ideally to the south of the site, outside of the construction zone. During the construction phases, excavations should ideally not be left open overnight. Where this is not possible, timber planks should be placed in any exposed open trenches overnight to allow any trapped animals to escape.		
Reporting:	Records to be kept by the ECoW of any animals found on site and actions taken.		

9. Ecological Clerk of Works Timing Schedule

Table 6 provides a schedule for the ECoW in relation to the project timelines.

Table 6. ECoW Timing Schedule

Task	Timeframe	Duration	Responsibility
Re-inspection of site to search for any signs of protected species that may have established since the previous site visit.	Prior to construction commencing.	1hr 30 mins	ECoW
Erection of BPZ fencing	Prior to construction commencing.	As required	Contractors, ECoW to sign off
Toolbox Talk Induction of Contractors (Vegetation Clearance)	Prior to vegetation clearance.	30 minutes to 1 hour	ECoW
Vegetation clearance of unretained habitats	1 st March to 31 st August – ECoW Supervision required during breeding bird season. Outside of these dates, no supervision is required.	As required	Contractors, ECoW Supervising
Artificial lighting scheme	Prior to construction commencing.	As required	Contractors, ECoW to sign off
Toolbox Talk Induction of Contractors (prior to Construction)	Prior to construction phases, in case of change in site management and main contractors.	30 minutes to 1 hour	ECoW
Checks of BPZ fencing Maintenance of BPZ fencing	During construction phases.	1 to 2 hours	Contractors, ECoW periodic checks

10. References

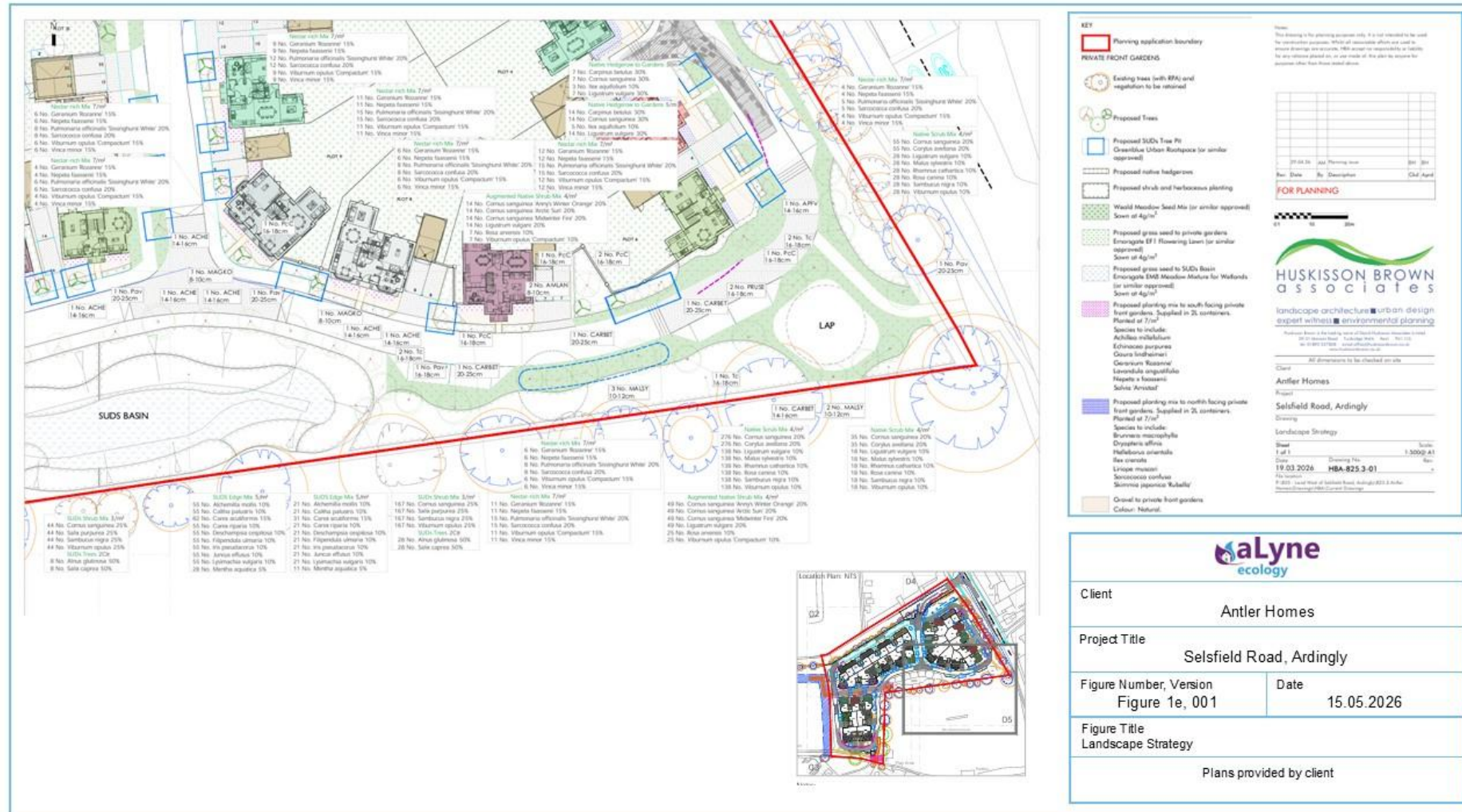
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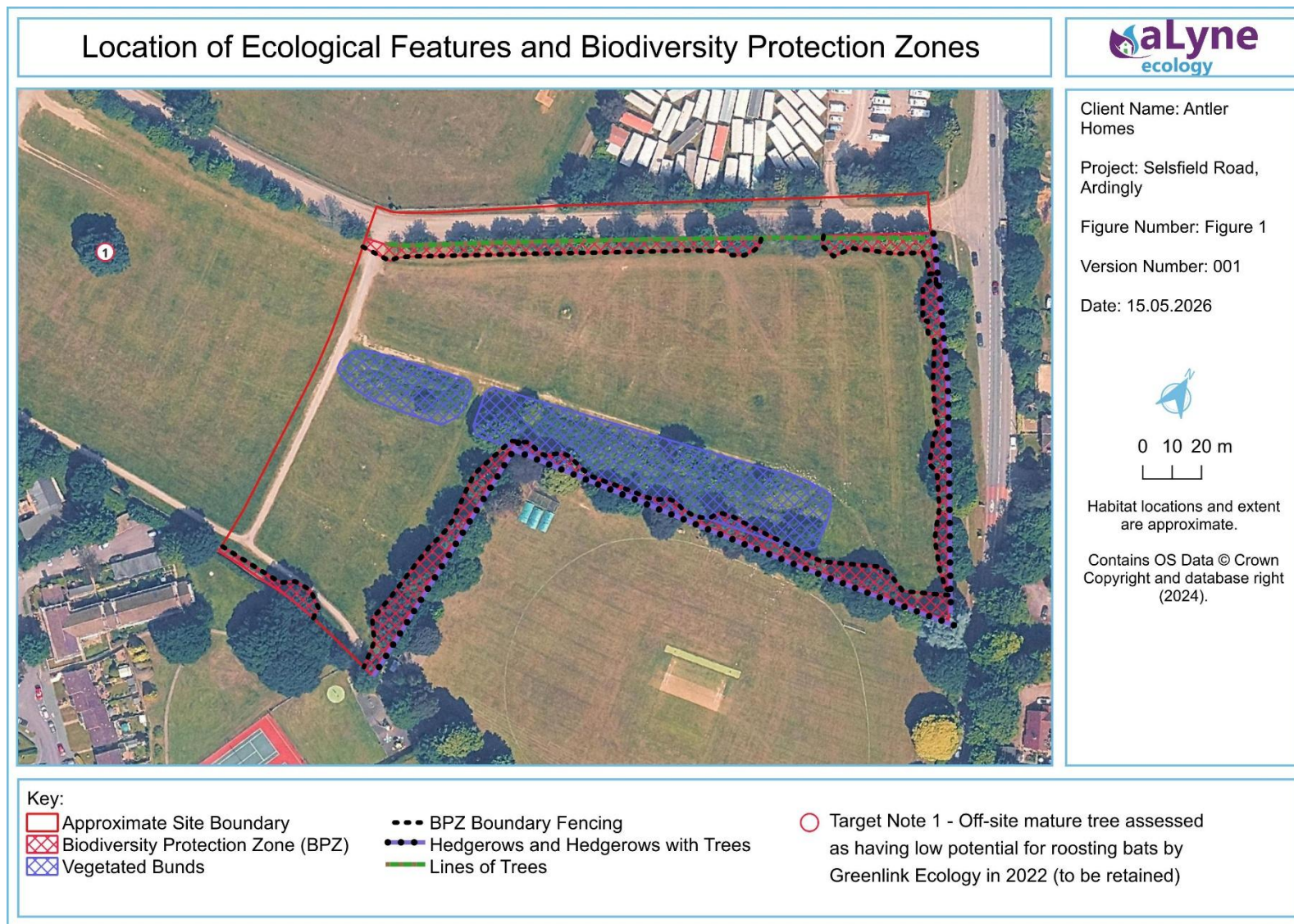




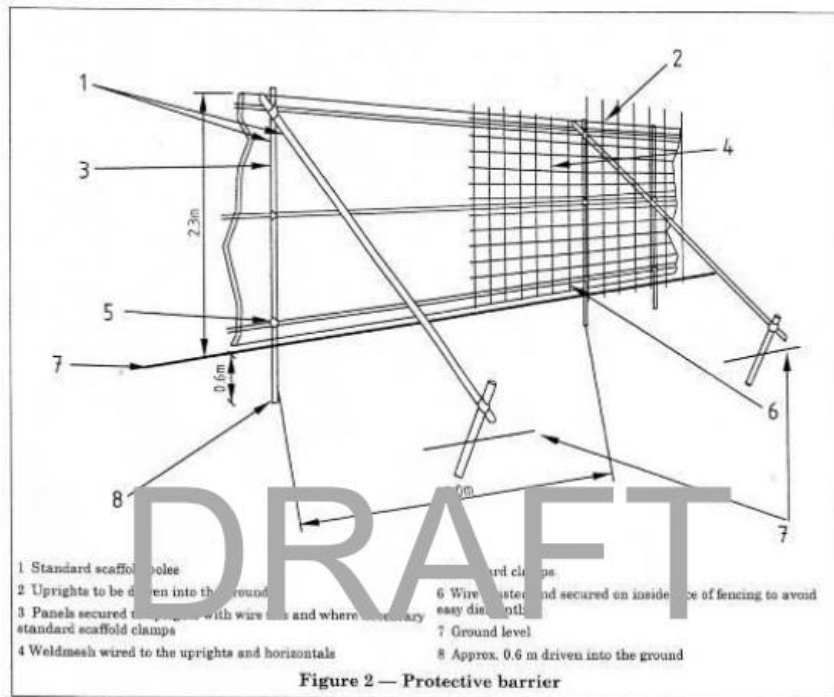
Construction and Environmental Management Plan (Biodiversity)



11.2 Figure 2: Location of Ecological Features and Biodiversity Protection Zones



12. Appendix 1 – Examples of Suitable Biodiversity Protection Zone Fencing and Signage



Suitable fencing as specified in the Tree Survey Report (Greenlink Ecology Ltd., 2026) and Tree Protection Plan (Greenlink Ecology Ltd., 2026) produced by Greenlink Ecology that conforms to British Standard 5837: 2012 'Trees in relation to design, demolition and construction'. The RPA fencing will also serve the purposes required for the BPZ.

Suitable signage to be attached to the BPZ fencing to alert contractors to the purpose of the fenced off area and avoid risk of the fence being removed or tampered with during the construction phases.