



East Court, East Grinstead

ZMQL Ltd

Construction Environmental Management Plan (for Biodiversity)

24/17c

15th May 2025

Document History

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Appendix A. Proposed Site Plan

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1. Introduction

JWK Wildlife Surveys Ltd was commissioned by ZMQL Ltd to produce a Construction Environmental Management Plan for Biodiversity to guide development works at East Court, East Grinstead, West Sussex.

1.1 Background to the Project

The proposed development involves the conversion of the main onsite structure for residential use with additional parking and landscaping areas.

The proposed development received planning consent in May 2025. The CEMP covers specific items set out in Planning Condition 9 (ref. DM/24/1340), detailed below.

'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 in accordance with the approved details

1.2 Purpose of the Construction Environmental Management Plan

The plan sets out the environmental protection methodology for undertaking works associated with the proposed development at the site; specifically dealing with the protection of habitats and species, identified through completed surveys as potentially providing ecological constraints to proposed works during the construction phase. Information relating to enhancement features is provided separately within the Biodiversity Enhancement Strategy (BES) (JWK Wildlife Surveys Ltd, 2025). This plan has been informed by:

- Preliminary Ecological Appraisal (JWK Wildlife Surveys, 2024);
- Proposed Site Plan (WAS Architects, 2024); and
- Landscaping Strategy Plan (TGD Landscape Ltd, 2024)

The approved design layout (Appendix A) of the development works was used to inform specific mitigation measures detailed within this document.

1.3 Study Area Context

The survey area is located approximately 700m east of East Grinstead town centre within the Mid-Sussex district of West Sussex. The settlements of Felbridge and Ashurstwood lie 2.4km northwest and 2.9km southeast, respectively. The site is accessed from an unnamed road that joins the A264 approximately 65m north.

2. Responsible Personnel and Lines of Communication

2.1 Client/Developer

The client is to be responsible for the implementation of this CEMP and works detailed within and shall liaise with the project ecologist to commission and arrange an ecologist's input or site attendance, where required. Similarly it is the client's responsibility to ensure any third parties involved with construction at the site follow protocols detailed within this document.

2.2 Contractor

It is unknown at the time of compiling this report if any third party contractors will be utilised for the construction process.

2.3 Project Ecologist

The project ecologist/Ecological Clerk of Works (ECoW) will support the development and ensure that the client/contractor adheres to the requirements of this CEMP.

Ecological queries should be directed to JWK Wildlife Surveys, contactable on details within Table 1. Where another ecological consultancy is employed to fulfil this role, any ecologist must be suitably qualified, have at least five years' experience and in receipt of suitable training in how the responsibilities of the ECoW are to be discharged.

The ECoW will be responsible for delivering the prescriptions requiring ecological expertise during construction. They shall assist and advise client/contractor in their adherence to the requirements of this CEMP.

2.4 Contact Details

Table 1: Contact Details

Personnel	Company	Primary Contact	Address	Contact Details
Client/Developer	WAS Architects on behalf of ZMQL Ltd	Douglas Drysdale	14 Chaffinch Walk, Uckfield East Sussex TN22 5YQ	Email – douglas@wasarchitects.co.uk Telephone – 01825768222
Contractor	TBC			
Project Ecologist	JWK Wildlife Surveys Ltd	Jack Kellett - Ecologist	Lime Grove, Bury, Lancs, B19 5ES	Email – jack@jkwild.co.uk Telephone - 07837943320

3. Biodiversity Protection Zones

3.1 Ecological Features

All ecological features detailed within this plan were identified through surveys undertaken to inform the Preliminary Ecological Appraisal (JWK Wildlife Surveys, 2024). All ecological features identified will be safeguarded prior to and throughout construction works to minimise the negative effects of the proposed development works during its construction phase. Details of ecological features are provided below with a risk assessment of potential construction phase impacts upon ecological features presented within Section 4. Only ecological features identified during the Preliminary Ecological Appraisal as potential constraints are detailed within the report. Due to the discrete nature of the proposals and dominating low ecological value of features to be impacted it is not considered any mitigation measures are required for the majority of protected species groups.

Habitats

- Grassland

Species

- Breeding birds; and
- Badger.

4. Ecological Risk Assessment

A risk assessment of the potential developmental impacts upon the ecological features identified within Section 3 during the construction phase are detailed within Table 2 below.

Table 2: Ecological Risk Assessment

Ecological Feature	Details	Potential Negative Impact	Mitigation	Timing	Responsible Person
Habitat					
Grassland	Minor scrub clearance required for visibility splay along Butcher's Lane. All other areas to be retained adjacent to working area.	Accidental direct damage through removal and vehicular encroachment. Also impacts from onsite pollutants i.e., dust, spillages, run-off.	Refer to Section 5.2.1 and 5.4. - Toolbox talk - Fencing - Signage	Install prior and throughout.	Client/contractor
Species					
Breeding birds	Onsite scrub, marginal trees and features of the onsite structure were noted to provide a range of suitable nesting habitat for breeding birds.	Accidental injury/mortality from nesting habitat clearance and construction activities. Also, increased disturbance levels to retained areas causing nest abandonment/accidental damage/destruction.	September to February Refer to Section 5.3.1 Toolbox talk	Throughout	Client/contractor
			March-August (inclusive) Refer to Section 5.3.1 - Toolbox talk - Watching Brief - Fencing - Signage	March - September	ECoW
Bats	No potential roosting features were identified within or adjacent to the proposed working area. Marginal habitats were considered to provide suitable foraging and commuting features allowing movement through the area.	Roosting – no potential impacts considered likely as no features present.	N/A	-	-
		Foraging and Commuting – no impacts considered likely. No lighting proposed significantly above the baseline and limited vegetation clearance required.	N/A	-	-

Badger	Grassland habitats were considered to provide suitable foraging habitat with connections to the wider area.	Accidental injury/mortality of badgers due to becoming trapped in excavations/site materials; or collision with vehicles.	Refer to Section 5.3.3. • Toolbox talk • Precautionary working methods	On-going	Client/contractor
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5. Precautionary Working Methods

5.1 Toolbox Talks

Toolbox talks will be provided by the project ecologist prior to any of the below detailed works being carried out.

5.2 Habitats

5.2.1 Grassland

All marginal areas of retained grassland features will be delineated and protected prior to required clearance works.

The protection zone will prevent direct encroachment from construction works and also maintain a buffer zone to minimise indirect impacts from pollutants and limit disturbance for any species using the habitats.

- All fencing/demarcation will be in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction and will be marked with weather-proof signage (minimum A4 size) stating "Biodiversity Protection Zone – Keep Out".
- The fencing/demarcation will be installed around the working footprint.
- The fencing/demarcation will broadly follow the layout detailed within Figure 2, Appendix B.
- Fencing/demarcation will remain in place until the development is completed and all machinery and materials have been removed from site.
- No machinery, construction activity or material storage will be permitted within the retained areas throughout works.

The fences/demarcation will be maintained and inspected by the client/contractor following installation and regularly throughout the project with repairs and replacement being installed immediately when required

5.3 Species

5.3.1 Breeding Birds

Suitable bird nesting habitat was recorded within the site including building, shrub and tree habitats. All wild birds in the UK are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.

Under current proposals direct impact on potential breeding bird habitat will occur. Therefore, such works should avoid the bird nesting season which typically runs from March to August inclusive. It is considered if vegetative clearance works are undertaken outside of the breeding bird season no constraints to works are foreseen. However, should works to any potential nesting habitat be required within the nesting bird period (or the potential for pigeons or doves is considered) then the below working methods will be adhered to.

- A precautionary nesting bird check will be required no more than 24hrs in advance of works. Should significant areas of clearance be required, the areas proposed for clearance for that particular day should be checked with subsequent checks on other proposed days of clearance.

- Checks would involve ecologists monitoring potential nesting habitats to determine whether they are in use by nesting birds.
- If nesting birds are discovered, the nest must be left in situ until no longer in use with a suitable buffer zone setup to protect the nest.
- The nest will be deemed inactive once all young have fledged the nest.
- A suitable buffer zone (extent of which will be determined on a case by case basis) will be installed by the project ecologist using temporary fencing (such as barrier tape and fence pins) and will be marked with weather-proof signage (minimum A4 size) stating “Biodiversity Protection Zone – Keep Out” that will prevent any encroachment within the area until the nest has been deemed inactive.
- All onsite personnel will be made aware of the presence of any known nest location along with the buffer zone and details of any activities that can or cannot be undertaken within proximity of the nest.
- Only when the project ecologist has confirmed the nest is inactive can works proceed and the buffer zone removed.

5.3.2 Bat

No mitigation measures required.

5.3.3 Badger

The potential for badgers to pass through the site must be taken into account during works.

- Materials must be stored safely at night with lids securely fitted.
- If trenches are required as part of the works these must be closed over night or ramps installed to enable badgers, and other mammals, to escape. The ramps must be substantial enough for badgers to use therefore these should comprise planks of wood or similar.
- Checks along site boundaries and fencelines should be undertaken periodically to check for any signs of badger, especially any newly formed setts.

Should any signs of badger or potential signs be found, any excavation works within 20m of the area should cease and the project ecologist contacted to devise an appropriate way forward.

5.4 Pollution Prevention Measures

5.4.1 Dust

Dust control measures will be implemented throughout the construction phase for relevant activities. Specific working methods are detailed below:

- Stockpiles of materials will be kept away from the site entrance, retained onsite habitat and marginal retained areas;
- Stockpiles of materials subject to wind erosion will be dampened down or seeded to ensure satisfactory dust control and covered with tarpaulins as appropriate;
- Airborne dust will be kept to a minimum by the regular use of water spray systems and bowsers wetting down pre-excavated areas;
- All loads entering and leaving site, as well as skips stored on site, will be securely covered;
- Delivery of materials to site will be programmed to minimise the time stockpiles are kept on site; and
- Notices will be erected to stipulate that the above measures are adhered to.

Appendix A. Development Plan



Figure 1: East Court Development Plan

Drawn by: JK
Date: 15/05/2025



JWK Wildlife Surveys
Conservation and Ecological Consultants

Appendix B. Mitigation Figure



Figure 2: East Court Ecological Protection Zones

Drawn by: JK
Date: 15/05/2025