

Construction Environmental Management Plan

Byanda
Brighton Road
Hassocks
West Sussex
BN6 9LU

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Project	Byanda, Hassocks
Report Type	Construction Environmental Management Plan
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NON-TECHNICAL SUMMARY

Planning permission has been granted for the demolition of Byanda (a single residential property and ancillary buildings) and the erection of a 60-bedroom residential care facility with associated access, ground works, car parking, servicing, private amenity space, landscaping, construction of substation unit and boundary treatment (ref. DM/23/0002).

The aim of this Construction Environmental Management Plan (CEMP) is to ensure that construction activities have the minimum possible impact on existing habitats and features of ecological value.

The following elements are included in this document as per the requirements of Planning Condition 15 of the above permission:

- 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
- The location and timings 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.

1 INTRODUCTION

Background

- 1.1 This report has been instructed by Dermot O'Reilly. This report has been prepared in accordance with the British Standard BS42020 Biodiversity - Code of Practice for Planning and Development (BSI, 2013).
- 1.2 Planning permission (ref. DM/23/0002) has been granted for the demolition of Byanda (a single residential property and ancillary buildings) and the erection of a 60-bedroom residential care facility.
- 1.3 Planning Condition 15 states no development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP 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,
 - d) The location and timings 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.
- 1.4 The approved CEMP shall be adhered to and implemented through the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Information supplied

- 1.5 This report has been prepared with reference to the following supplied plans and documents:
- Landscape Master Plan (Drawing No. 200120-LP-11 TMA)
 - Landscape Proposal Plan (Drawing No, 200120-LP-1000 TMA)

- 1.6 Should ecologically significant changes subsequently be made to the proposals, this report may require updating. Should minor changes to the above plans and documents be made, this CEMP report should be considered valid, provided the changes are not relevant to biodiversity.

Description of the Site

- 1.7 The central grid reference for the site is TQ 29950 15322. The site covers approximately 0.4 hectares.
- 1.8 The site is dominated by closely mown amenity grassland. Two large buildings and a small garage with an attached outbuilding are present with areas of hard standing, introduced shrub, lowland deciduous woodland and a large number of individual trees. Two ponds are present within the site. Full details of the habitats within the site are provided in the Preliminary Ecological Appraisal Report (Tim Moya Associates, April 2020).
- 1.9 Key existing habitats and features identified, which are to be retained and protected in accordance with this Construction Environmental Management Plan are as follows:
- A large number of the existing trees on site are to be retained and protected.
 - A proportion of the woodland on site is to be retained and protected.
 - One of the two ponds on site is to be retained and enhanced.
 - Existing log piles within woodland habitat, of value to invertebrates, will be retained in-situ or relocated to undisturbed locations.
- 1.10 Undesirable existing habitats and features which are to be removed, if required, in accordance with this Construction Environmental Management Plan are as follows:
- Invasive non-native plant species: Buddleia (*Buddleja davidii*), Cherry laurel (*Prunus laurocerasus*) and bamboo (*Bambusoideae*).

Ecological Survey Information

- 1.11 The following surveys and reports have been undertaken to provide site ecological information and to inform this management plan:
- Preliminary Ecological Appraisal – TMA – April 2020
 - Great Crested Newt eDNA Survey Report – TMA – September 2020
 - Reptile Survey Report – TMA – August 2020

- Bat Survey and Mitigation Report – TMA – November 2020

1.12 Key findings of the above-named surveys and reports are summarised as follows (see original reports for details):

- The site is dominated by closely mown amenity grassland. Two large buildings and a small garage with an attached outbuilding are present with areas of hard standing, introduced shrub, lowland deciduous woodland and a large number of individual trees. Two ponds are present within the site;
- The site has the potential to support badger, stag beetle and other invertebrates, hedgehog and nesting birds;
- All trees identified as having potential to support roosting bats are to be retained and protected;
- Bat survey of the two buildings on site confirmed the presence of a soprano pipistrelle day roost between hanging tiles of Building B1;
- Slow-worms were recorded on site during the reptile surveys;
- Buddleia, cherry laurel and bamboo (all invasive non-native plant species) have been recorded on site;
- Great crested newt eDNA survey of one of the on-site ponds produced indeterminate results, however based on the below average suitability of the pond, lack of ponds suitable for great crested newts in the area and the lack of newts found under artificial refuges within the site, it is considered unlikely that the site supports a viable great crested newt population. The second pond was heavily silted and holding little water and was therefore not subject to eDNA analysis.

Aims and Objectives of this CEMP

- 1.13 The aim of this Construction Environmental Management Plan (CEMP) is to ensure that construction activities have the minimum possible impact on existing habitats and features of ecological value. Although some areas of habitat are due to be removed (e.g. certain trees), this plan provides methods to avoid an impact on the habitats and features that are due to be retained.
- 1.14 The Construction Environmental Management Plan (CEMP) outlines the contractor's commitment to environmental management with the primary aim of reducing any adverse impacts from construction on biodiversity. This CEMP is a dynamic

document which should be reviewed if activities or conditions on site change that may influence management measures.

Limitations

- 1.15 In accordance with Planning Condition 15, this document focuses on items relating to ecology during construction. The following items are not covered within this document.
- 1.16 Planning condition 13 requires: All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Tim Moya Associates, December 2022) and the Bat Survey and Mitigation Report (Tim Moya Associates, November 2020) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This will include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.
- 1.17 Planning condition 14 requires: No development shall take place until a Reptile Mitigation Strategy addressing the mitigation and translocation of reptiles has been submitted to and approved in writing by the local planning authority. The Reptile Mitigation Strategy shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.
- 1.18 Planning condition 16 requires: No development shall be carried out above ground slab level unless and until there has been submitted to and approved in writing by the Local Planning Authority a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal (Tim Moya Associates, December 2022). The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.
- 1.19 This document addresses Construction Phase impacts. Long-term habitat management and monitoring are addressed in the Landscape and Ecological Management Plan required by Planning Condition 17.

2 ECOLOGICAL CONSTRAINTS

Assessment of Potentially Damaging Activities

- 2.1 Table 1, below, details proposed construction-type activities with potential to impact upon important biodiversity on site. The assessment has been prepared with reference to the findings of the Preliminary Ecological Appraisal (2023) and other ecological surveys.

Table 1 – Summary of Ecological Constraints

Ecological Feature	Constraint	Potential impact
General Habitats	The development site is considered to have moderate ecological value due to the presence of on-site ponds and woodland, classified as Habitats of Principal Importance.	Accepted loss of areas of amenity grassland and introduced shrub with some tree and woodland habitat loss and loss of one of the ponds. Potential impacts on retained pond, trees and woodland.
Roosting Bats	Bats and their roosting places are legally protected. Survey has confirmed the presence of a soprano pipistrelle day roost within the detached dwelling (Building 1).	Demolition of the detached dwelling (Building 1) will cause the destruction of a bat roost and could cause harm to roosting bats.
Foraging and Commuting Bats	The development site is considered to be of moderate value for commuting and foraging bats.	Increased artificial lighting on the site has the potential to alter foraging and commuting behaviour through bats avoiding illuminated areas.
Great Crested Newt	Great crested newts are strictly protected by law. A single pond is present on site. eDNA analysis provided indeterminate results and it was concluded unlikely that the site supports a viable great crested newt population.	There is a very low risk of site clearance works causing harm to great crested newts.

Reptiles	All species of native reptiles are protected against killing or injury. Slow-worm were recorded on site.	Site clearance and development works have the potential to harm slow-worm.
Badger	Badgers (<i>Meles meles</i>) and their setts are legally protected. No badger setts have been observed within the site.	No impact on this species is anticipated.
Nesting Birds	Birds are legally protected whilst nesting (most likely in March to August inclusive). Birds may nest in buildings, trees, scrub, grassland and hedgerows and on the ground.	Vegetation removal and building demolition may destroy active bird nests. Construction activities may disturb nesting birds.
Hedgehogs	Hedgehogs (<i>Erinaceus europaeus</i>) are not strictly protected but they are a UK BAP Priority species and should be protected and encouraged where possible. Hedgehogs may be found amongst dense vegetation.	Site clearance activities may kill or injure hedgehogs if present.
Invertebrates	Areas of dense vegetation and deadwood offer suitable habitat for stag beetles and other notable invertebrates.	Potential loss of log piles reducing available hibernation, feeding and shelter resource for stag beetles and other invertebrates.

3 HABITAT PROTECTION

Tree Protection Zone

- 3.1 A large number of trees are present within the site. All retained trees will be protected as detailed in the Arboricultural Impact Assessment and Arboricultural Method Statement, which meets the tree protection requirements stipulated in the British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction.
- 3.2 An area of habitat to the south of the site has also been identified as suitable for use by reptiles and is to be retained and protected. This area coincides with the root protection areas of retained trees.
- 3.3 Protective fencing will be constructed of robust barriers fit for the purpose of excluding demolition and construction traffic. Once installed, the areas protected by fencing will be regarded as a construction exclusion zones where no construction or site activity will take place. Fencing should not be removed or altered without prior consultation with the ECoW. Barriers will be maintained to ensure that they remain 'fit for purpose' for the duration of construction activities on site. The fence shall remain in place until the development is completed and all site machinery and materials taken off site.
- 3.4 The extent of the Tree Protection Zone is shown in Appendix 1.
- 3.5 The Tree Protection Zone will be protected through the erection of protection barriers to the specification within the Arboricultural Method Statement. The barrier fence will be implemented prior to the commencement of any construction or site clearance operations. No site offices, permanent or temporary access, meeting areas, material storage, contractor parking, working space, vehicles or scaffolding will be situated within or allowed to enter the Tree Protection Zone. No removed vegetation or soil may be stored within the Tree Protection Zone.
- 3.6 Barriers will be checked weekly by the Site Manager and maintained to ensure that they remain 'fit for purpose' for the duration of construction activities on site. The fence shall remain in place until the development is completed and all site machinery and materials taken off site.
- 3.7 Necessary landscaping works within the Tree Protection Zone may take place, as shown on the Landscaping Plans for the site. To allow access for this purpose only, the protective fence may be temporarily removed. However, this must be undertaken without vehicles entering the Tree Protection Zone. Once works are completed within

this area, the Tree Protection Zone fence should be installed as shown in Appendix 1.

- 3.8 Weather-proof notices will be attached to the protective fencing to indicate that construction activities are not permitted within the fenced area. Signs will be written in plain language and will be large enough to be visible and clearly legible from the cab of any construction machinery that might be operating in close proximity. Lost or damaged signs will be replaced at the earliest possible opportunity. The purpose of protective fencing, warning signs, and the potential consequences of removing or damaging them, should be explained to all site personnel by the Site Manager. A copy of the plan showing the Tree Protection Zone (Appendix 1 of this report) will be displayed in the site office and canteen as a point of reference for all site operatives.
- 3.9 The construction areas within the site will have clearly-defined set-down areas, haul routes, pedestrian walkways and plant parking and manoeuvring areas, thereby mitigating the potential for accidental physical damage to retained trees or habitats. The Site Manager will report any damage to trees, shrubs or habitats, whether caused by construction activities or from any other cause, to the ecologist and arboriculturalist immediately.
- 3.10 Oil, bitumen, cement or other materials that are potentially injurious to trees and hedgerows must not be stored within 10 m of a tree trunk or hedgerow. No fires will be lit where flames are anticipated to extend to within 5m of tree foliage, branches or trunk or hedgerow, taking into consideration wind direction and size of fire. Notice boards, telephone cables or other services should not be attached to any part of a retained tree.

Avoidance of pollution incidents

- 3.11 To control this risk of pollution incidents, the following measures will be taken:
 - Fuel will be stored in a lockable, bunded tank.
 - Spill kits will be available on site at high risk locations.
 - A Pollution Risk Assessment will be produced by the Site Manager (and updated as necessary).
 - A Pollution Incident and Emergency Response Plan will be prepared by the Site Manager.

- 3.12 Further mitigation measures to prevent pollution incidents may be stipulated within the Construction Method Statement and the site induction and operation documentation.

Contingency measures for unexpected ecological impacts

- 3.13 If protected species or invasive species are found or suspected within the site during construction, the Site Manager will inform the Ecological Clerk of Works (ECoW) immediately. This will include (but not limited to) slow-worm, nesting birds, active badger setts, great crested newt, bats, hedgehog, buddleia, bamboo, and cherry laurel. Should any accidental damage be caused to any ecological features mentioned within this document, the Site Manager will inform the ECoW immediately. In both cases, work in the affected area will stop while advice is sought. Any operatives undertaking work with a risk of damaging any ecological features mentioned within this document should first be briefed by way of a "Toolbox talk" delivered by the ECoW. This will include a summary of the CEMP and appropriate precautions to be implemented.

4 SPECIES PROTECTION

Bats

Buildings

- 4.1 Survey confirmed the presence of a soprano pipistrelle day roost within the detached dwelling (Building B1). Due to the relatively low importance of the bat roost, it is recommended that the use of a Natural England Bat Mitigation Class Licence (BMCL) is likely to be appropriate to cover the destruction of the known roost feature.
- 4.2 The BMCL allows certain registered specialist bat consultants to register suitable sites with Natural England, to allow the works to be undertaken without applying for a full 'Mitigation Licence' from Natural England. The licence requires that the registered consultant attend during the disturbing works to ensure that any bats found are safely removed and relocated. **Registering of the site will be required prior to the demolition of Building B1.**
- 4.3 Six of the following models of bat box (or a suitable equivalent) are to be included in the development. Four will be incorporated into the structure of the new building and two will be fitted to existing mature trees.
 - Ibstock Enclosed Bat Box 'C' (incorporates into building)
 - Ibstock Enclosed Bat Box 'B' (incorporated into building)
 - Miramare Woodstone Bat Box (tree box)
 - Schwegler 2FN (tree box)
- 4.4 Boxes will be positioned as detailed within the Ecological Enhancement Strategy (TMA 2022).
- 4.5 As part of the Preliminary Ecological Appraisal of the site, all trees were assessed by an ecologist for their potential to be used by roosting bats. Some trees are due for removal to enable the development and others are due to have tree works undertaken on them. As such, certain constraints or special methods apply where the proposed tree works may impact roosting bats. However, tree removals have been minimised and individual tree works (to retained trees) have been kept to a bare minimum with a key focus on retaining deadwood where possible and avoiding crown pruning works.
- 4.6 As such, the proposed tree works and removals are **not due to impact** any features identified as having potential for use by roosting bats.

- 4.7 Should the proposed tree works be amended in the future, a review of the recommendations within the Preliminary Ecological Appraisal should be undertaken to ascertain whether any further survey or avoidance methods are required to avoid impacts to roosting bats.
- 4.8 To avoid a detrimental impact on bats using the site, there should be no increased light spillage on to suitable habitats, particularly on the periphery of the site, where bats are most likely to forage and commute. Lighting should be restricted to the interior of the site and should be kept to a low level. The following measures should be implemented within the lighting scheme:
- Minimise light spill through careful aiming, positioning and selection of luminaires and column heights;
 - LED luminaires should be used where possible due to their sharp cut off, lower intensity and dimming capacity;
 - Lighting must have no upward spill;
 - Warm white luminaires with peak >550nm. UV lighting should be avoided;
 - Reduce the light intensity to the minimum required for safety and security;
 - Where security lamps are used these should use a trigger to illuminate them (e.g. infra-red detector), and switch off after a short period, rather than remaining on all night.
 - Further guidance is available in Bats and artificial lighting in the UK (ILP, 2018).
 - In some cases, a Lighting Impact Assessment may be required to demonstrate that lighting will not have a detrimental impact on bats.

Reptiles

- 4.9 Slow-worm have been identified within the site. In order to comply with legislative protection afforded to reptiles, a mitigation strategy (Reptile Mitigation Strategy, TMA 2021) has been produced and must be adhered to.
- 4.10 The strategy involves the partial reptile fencing of protected retained habitats in the south of the site, combined with a three phased/staggered programme of slow-worm capture and gradual habitat removal across the rest of the site.
- 4.11 Areas of suitable habitat within the south of the site will be retained and protected throughout construction. Herpetosure-style fencing will be installed in line with the

tree protection fence. Fencing will be monitored on a monthly basis during development works and carefully removed by hand on completion of construction and landscaping.

- 4.12 Retained habitats will be improved for slow-worms by the inclusion of log piles to provide additional refuge.
- 4.13 Site clearance must be carried out during the active reptile season (**March/April – October, weather dependent**) with temperatures above 9 degrees in order for reptiles to be active, since disturbance of reptiles whilst hibernating can be very detrimental to their survival.
- 4.14 The creation of temporary slow-worm sheltering habitats such as rubble piles and vegetation will be avoided close to the site boundaries, to avoid their colonisation by slow-worms and subsequent harm to slow-worms during the destruction of such features.
- 4.15 Full details of the strategy are provided within a separate report (Ecological Report, Reptile Mitigation Strategy, TMA 2021).

Nesting Birds

- 4.16 Wherever removal of trees or scrub is required, this may only be undertaken outside the nesting season (typically **March to August inclusive**) to avoid destruction of active bird nests. Vegetation removal may only be undertaken during the nesting season if a careful check by the Ecological Clerk of Works can confirm that no active nests are present. If bird nests are present within vegetation to be removed, they must be left *in situ* and not disturbed until all the young have fledged and cease to return to the nest. For this reason, removal of any significant or very dense areas of vegetation should not be programmed for the bird nesting season.

Hedgehog

- 4.17 Whilst not a strictly protected species, the hedgehog is listed as a UK Biodiversity Plan Priority Species and measures should be made to protect and encourage hedgehog populations. The site includes habitats suitable for hedgehogs to be present. Care should be taken when removing scrub vegetation to avoid harm to hedgehogs which may be present. Once vegetation has been removed to a height of 150-300 mm, it should be checked by a member of site staff to ensure that no

hedgehogs are present. If any hedgehogs are present, they may be moved to suitable habitat nearby.

Invertebrates

- 4.18 Habitats within the site have the potential to support stag beetle and other priority invertebrates. Existing log piles within the woodland habitat within the site should be retained where possible. If retention is not possible, they may be relocated to undisturbed locations within the site.

Invasive Species

- 4.19 Cherry laurel, buddleia and bamboo, all non-native invasive species, have been recorded on site. These plants are unlikely to cause problems in their current location within the site, but their spread should be avoided. If removal of these plants is required as part of the works, they should be disposed of responsibly (e.g. mulching, burning on site or removal to landfill) so that the plants cannot spread.

5 IMPLEMENTATION AND RESPONSIBILITIES

Work Schedule

5.1 The work schedule is not yet known, but the following constraints should be borne in mind, as detailed earlier in this document:

- Demolition of the detached dwelling (Building B1) can only be undertaken once the site has been registered under a Natural England Bat Mitigation Class Licence (BMCL).
- Vegetation clearance must adhere to the Reptile Mitigation Strategy and should be carried out as early in the active reptile season (March/April – October, weather dependent) as possible to allow as much time as possible prior to hibernation. Works should be avoided between late October and March as slow-worms will be underground for long periods after breeding and then will go into hibernation.
- Prior to any vegetation clearance, reptile mats will be installed on site and must remain in place for a minimum of 14 days prior to the commencement of reptile capture. Mats will then be checked on between 5 and 15 occasions dependent on the nature of the habitats with any reptiles captured removed prior to vegetation clearance. See the Reptile Mitigation Strategy for full details.
- Wherever removal of significant areas of trees or scrub is required, this may only be undertaken outside the bird nesting season (typically March to August inclusive) to avoid destruction of active bird nests.

Responsible Persons

5.2 It is necessary to ensure that the project team and site operatives are aware of details of personnel and lines of communication necessary for the full implementation of this CEMP.

5.3 This CEMP document will be reviewed jointly by the Site Manager and EcoW (see below) every three months during the life of the project to ensure that the environmental commitments are being met. The document will be amended if appropriate. Any significant changes to the CEMP will be submitted to the Local Authority for review prior to the relevant construction activity commencing. The names given below will need to be reviewed to ensure they remain current.

	Company	Name
Site Manager	To be Confirmed	To be Confirmed
Ecological Clerk of Works (ECoW)	To be Confirmed	To be Confirmed

Ecological Clerk of Works (ECoW)

- 5.4 The British Standards BS42020 Biodiversity Code of Practice defines an Ecological Clerk of Works as; “A person who has the ecological qualifications, training, skills and relevant experience to undertake appropriate monitoring and to provide specialist advice to “development” site personnel on necessary working practices required to i) safeguard ecological features on site and ii) aid compliance with any consents and relevant wildlife legislation related to the works.”
- 5.5 A suitably qualified ecologist must be engaged in the role of Ecological Clerk of Works (ECoW) and kept updated with proposed dates of site activities, in order to attend site as necessary and provide ecological advice. The Site Manager is responsible for ensuring that the ECoW is informed of upcoming site activities that require their attendance.
- 5.6 The specific role and responsibilities of the ECoW will comprise the following:
- To act as the developer’s main point of contact in relation to ecological issues;
 - Carry out on-site monitoring or supervision relating to ecological constraints and implementation of ecological enhancement measures;
 - To be contactable to advise the site manager regarding any ecological issues as necessary; and
 - Ensure that an appropriately qualified ecologist undertakes the required on-site surveys etc. in the event that the named ECoW cannot attend site.
 - Provide toolbox talks for any operatives undertaking work with a risk of damaging any ecological features mentioned within this document. This will include a summary of the CEMP and appropriate precautions to be implemented. A record shall be kept to confirm which staff have received the toolbox talk;
- 5.7 The attendance of the ECoW on site is required at the following stages:
- 5.8 Once the Tree Protection Zone fencing is installed, this will be checked by the ECoW or arboricultural consultant to ensure it complies with the necessary specifications.

- 5.9 Once the Reptile Exclusion fencing is installed, this will be checked by the ECoW to ensure it complies with the necessary specifications. The ECoW will monitor the fence on a monthly basis until construction and landscaping is complete.
- 5.10 Prior to and during habitat clearance activities, the ECoW will over-see the reptile capture program and where required, supervise the removal of any potential reptile sheltering places as per the requirements of the Reptile Mitigation Strategy.
- 5.11 Immediately prior to vegetation clearance, if any is due to be undertaken during the bird nesting season (typically **March to August inclusive**), a careful check by the Ecological Clerk of Works must be undertaken to confirm that no active bird nests are present. Removal of any significant or very dense areas of vegetation should not be programmed for the bird nesting season.
- 5.12 On completion of works, the ECoW will supervise the removal of the reptile fence to prevent the injuring or killing of slow-worms.

Site Manager

- 5.13 The Site Manager will be responsible for ensuring that the details within this document are followed and that the Ecological Clerk of Works is contacted if there are any uncertainties. The Site Manager will ensure that the project team and site operatives are aware of details of personnel and lines of communication necessary for the full implementation of this CEMP. Stipulations contained within Section 0 of this report are intended to avoid infractions of the legal protection of wildlife, so it is essential that these are carefully followed.
- 5.14 **Importantly, the Site manager will ensure that all staff and visitors understand the role and restrictions of the Tree Protection Zone.** The Tree Protection fence will be checked weekly by the Site Manager and maintained to ensure that it remains 'fit for purpose' for the duration of construction activities on site.
- 5.15 This CEMP document will be reviewed by the Site Manager every three months during the life of the project to ensure that the environmental commitments are being met. In agreement with the Ecological Clerk of Works, the document will be amended if appropriate. In accordance with planning condition 15, any significant changes to the CEMP will be submitted to the Local Authority for review prior to the relevant construction activity commencing.
- 5.16 Any operatives undertaking work with a risk of damaging any ecological features mentioned within this document should first be briefed by way of a "Toolbox talk"

delivered by the site manager or other suitably competent member of staff. This will include a summary of the contents of this CEMP and appropriate precautions to be implemented.

- 5.17 If protected species or invasive species are found or suspected within the site during construction, the Site Manager will inform the Ecological Clerk of Works immediately. This will include (but not limited to) nesting birds, active badger setts, bats, great crested newt, hedgehogs, buddleia, bamboo and cherry laurel. Should any accidental damage be caused to any ecological features mentioned within this document, the Site Manager will inform the ECoW immediately. In both cases, work in the affected area will stop while advice is sought.
- 5.18 All works at all stages are to be overseen by the Site Manager whose duties will include:
- Oversee the implementation of the CEMP on site;
 - Arrange appropriate inspections and audits to ensure compliance with the CEMP;
 - Ensure that the ECoW is informed of upcoming site activities that require their attendance.
 - Keep records to demonstrate implementation of the CEMP;
 - Monitor and record implementation of any corrective action required;
 - Monitor the developer's management of environmental complaints;
 - Monitor the environmental performance of sub-contractors and provide direction as necessary;
 - Weekly checks of the protective fencing to ensure its integrity and correct positioning, with repairs made as necessary;
 - Ensure that all appropriate ecological reports etc. are kept in the site office available for reference at any time. Contact details for an appropriate ecological consultant shall also be kept in the same location;
 - Inform the ECoW immediately if protected species or invasive plant species are found or suspected within the site during construction. This will include (but not limited to) nesting birds, active badger setts, hedgehogs and cherry laurel;

- Inform the ECoW immediately should any accidental damage be caused to any ecological features mentioned within this document (including trees);
- Arrange a “Toolbox talk” to be delivered by the ECoW for any operatives undertaking work with a risk of damaging any ecological features mentioned within this document. This will include a summary of the CEMP and appropriate precautions to be implemented.

Project Manager

- 5.19 The Project Manager will be responsible for ensuring compliance with planning conditions relating to nature conservation, although they may engage the assistance of the Ecological Clerk of Works or Site Manager.

6 REFERENCES

- British Standards Institution (2009). BS 5228-1:2009 Code of practice for noise and vibration control on construction and open sites.
- British Standards Institution (2013). BS42020 – Biodiversity – Code of practice for planning and development.
- Ministry of Housing, Communities and Local Government (2019). National Planning Policy Framework.

7 APPENDICES

Appendix 1- - Tree Protection Plan

Appendix 1 - Tree Protection Plan

ARBORICULTURAL METHOD STATEMENT

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the retained arboricultural consultant will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations 2010 will also be complied with.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (TPZ). Keep out. Any incursion into this area must be agreed in advance with the retained arboricultural consultant and Local Planning Authority." An example of this sign is provided within this plan.

The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the retained arboricultural consultant and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the retained arboricultural consultant), unless otherwise agreed in advance by the retained arboricultural consultant. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the retained arboricultural consultant.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the TPZ, at any time, unless agreed in advance with the retained arboricultural consultant.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the retained arboricultural consultant.

SITE SUPERVISION

The necessary activities that will affect the retained trees and other vegetation will require arboricultural supervision (i.e. clerk of works). These activities are specified within the main report. It will be the responsibility of the main contractor or project manager to confirm the date and time of the supervision elements, at least 5 working days in advance of the works being undertaken, to ensure the works are supervised.

Supervision visits will also occur, at the following points:

- Inspection of tree protection measures and tree works, prior to commencement of any demolition and construction activities;
- Supervision of works to install service runs (e.g. utilities and drainage) within the RPA of retained trees; and
- At specified intervals during the site activities and upon completion of works.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the TPZs and RPAs, without agreement in advance with the retained arboricultural consultant.

The TPZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the retained arboricultural consultant.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any TPZ or RPA, the incident will immediately be reported to the retained arboricultural consultant, to determine the appropriate response.

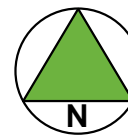
All damage to trees and other vegetation will immediately be reported to the retained arboricultural consultant, to determine the appropriate response.

BRIGHTON ROAD

Sandfield Cottage

South Dean House

North Dean House



The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

BS 5837:2012 TREE RETENTION CATEGORIES

- Category A**
Trees of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- Position of protective fencing and tree protection zones.
- Drive refurbishment will not exceed depth of existing subbase.
- Ground protection during construction to protect offsite tree.

c	21.12.22	TMA 200120 L10 G Landscape Plan	HR
b	20.04.21	34484-A-02-101_Proposed Block Plan rev P1	HR
a	19.01.21	34484-A-02-010_proposed site plan rev E	HR
REV	DATE	DESCRIPTION	DRAWN
Base Drawing			
200109		2008 Site Survey 2D	
0 5m 10m 20m			

Title
Tree Protection Plan

Client
Frontier Estates

Project
Byanda, Hassocks, West Sussex

Date May 2020	Drawn by HR	Checked by -
Drawing No 200120-P-12	Rev c	Scale 1:500@A3

DO NOT SCALE Use only figured dimensions



The Barn, FeltmoresPark, Chalk Lane, Harlow, Essex CM17 0PF

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arboriculture ecology landscape innovation



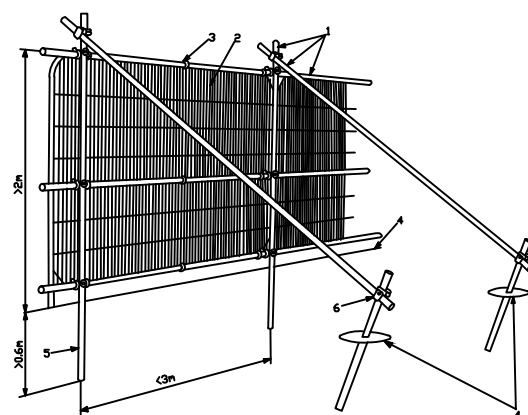
**TREE PROTECTION
AREA
KEEP OUT!**

ANY INCURSION INTO THE PROTECTED AREA MUST BE WITH THE
AGREEMENT OF THE LOCAL AUTHORITY OR ARBORICULTURAL
CONSULTANT



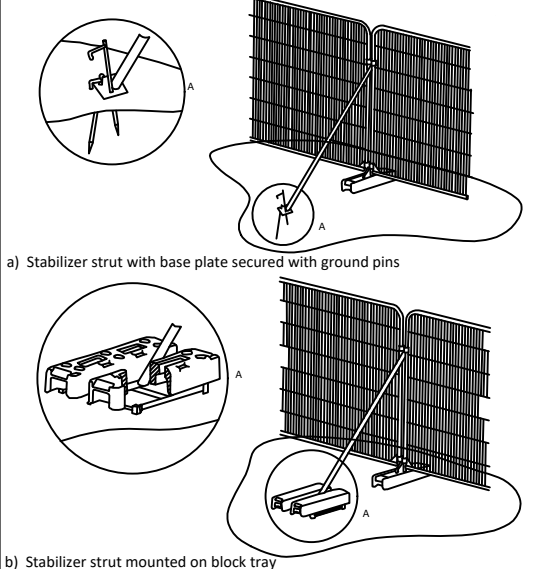
0845 094 3268

Protective Fencing Specification

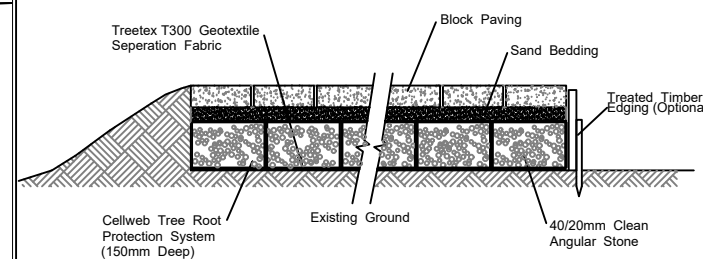


- Key
- 1 Standard scaffold poles.
 - 2 Heavy gauge 2m tall galvanized tube and welded mesh infill panels. Panels secured to upright and cross-members with wire ties.
 - 3 Ground level.
 - 4 Uprights driven into the ground until secure (minimum depth 0.6m).
 - 5 Standard scaffold clamps.

Figure 3 Examples of above-grounds stabilizing systems



Example of No-dig Construction



Geosynthetic Ltd Farning Road, Harlowbrook Industrial Estate, Hinckley, Leicestershire. LE10 3DU Tel: 01455 617139 Fax: 01455 617140 www.geosyn.co.uk	TITLE Cellweb Section - Tree Root Protection c/w Block Paving Surface	DRAWING NO GS-CW-BP-150
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TMA Environmental Consultants is a trading name of Tim Moya Tree Services Ltd. Company registration number: 03028475