



L I Z A R D

Landscape Design and Ecology

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN: BIODIVERSITY

Land off Folders Lane, Burgess Hill

On behalf of: Jones Homes (Southern) Ltd

Client:	Jones Homes (Southern) Ltd			
Project:	Land off Folders Lane, Burgess Hill			
Reference:	LLD3589-ECO-REP-002-00-CEMP			
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Jones Homes to formulate a Construction Environmental Management Plan regarding biodiversity for the proposed development of Land off Folders Lane (located around central grid reference: TQ 32962 17935; hereafter known as 'the site').

1.2 This report has been produced to allow the discharge of condition 19 which states:

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

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

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

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats & species) and in accordance with policy DP38 of the Mid Sussex District Plan and 180 of the NPPF.

1.3 The ecological management of the construction works associated with the proposed development shall be delivered via the implementation of this CEMP: Biodiversity. It outlines the procedures that require ecological consideration throughout the construction process in accordance with legislative requirements and construction industry best practice guidance. It aims to ensure that any adverse effects from the construction phase of the proposed development on ecology are mitigated to a low and acceptable level. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in

accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

- 1.4 This report has been produced based on the drawings and assessments provided in the following documents, which are referenced throughout the text herein:

- Reptile Mitigation Strategy (LLDE, 2025)
- Ecological Impact Assessment (LLDE, 2024);
- Arboricultural Impact Assessment and Method Statement (LLDE, 2023);
- Landscape Master Plan (LLDE, 2022)

2.0 PROJECT DESCRIPTION

2.1 Aims

- 2.1.1 In accordance with Planning Advice Note 8: Construction Environmental Management Plans (Development & Planning Authority, 2018) it is the aim of the Construction Environmental Management Plan: Biodiversity report to:
- Provide effective site-specific procedures and mitigation measures to monitor and control environmental impacts throughout the construction phase of the project; and
 - Ensure that construction activities so far as is practical do not adversely impact amenity, traffic or the environment in the surrounding area.

2.2 Baseline Information

Habitats

- 2.2.1 An extended phase 1 survey was conducted across the site on the 15th of September 2022 (LLDE) in line with standard methodology (UKHabs, 2020) (CIEEM, 2017) at the time of survey. The site has been revisited to complete dormouse surveys up into spring 2024, and confirmed the site remains in the described baseline condition.
- 2.2.2 The site area is c. 1.7ha and habitats on site were found to consist of an unmanaged matrix of tussocky grassland and scrub with a boundary made up of trees and understorey shrubs. The initial survey determined that grassland, bramble scrub and mixed scrub was of **site level value**, whereas the other broadleaved woodland boundaries were of **local level value**.

Protected Species

- 2.2.3 The extended phase 1 survey entailed a protected species assessment, which identified that habitats within the site offered the potential to support amphibians (including great crested newts (GCN)), reptiles, roosting bats, foraging and commuting bats, dormice, commuting badgers and nesting birds.

Avoidance and Mitigation Measures

- 2.2.4 Within the EcIA (LLDE, 2024) mitigation measures and precautionary Risk Avoidance Measures (RAMs) were recommended for adjacent habitats and for breeding birds, commuting and foraging badgers and hedgehogs for which the site was assessed as offering **low/moderate** value potential habitat for common and widespread species significant at the **site level**.
- 2.2.5 Further targeted surveys were also recommended and subsequently carried out for GCN, dormouse, reptiles and roosting bats. The results of these surveys indicated a likely absence of GCN in the area, although precautionary risk avoidance measures have been recommended for this species. The results of the surveys also indicated the presence of dormouse, reptiles and a roosting bat within the site. Further Reasonable Avoidance Measures (RAMs) and mitigation measures have been proposed for reptiles, bats, and dormice. All works regarding the trees and scrub onsite should also be conducted in line with standard tree protection measures (BSI, 2012) and all tree protection measures outlined within the submitted arboricultural reports (LLDE, 2023).

2.3 Development Proposals

- 2.3.1 Development proposals will result in the loss of areas of modified grassland, bramble scrub and some mixed scrub. It is understood that the proposals include the construction of 40no. new residential properties with associated gardens, access, and car parking.

2.4 Biodiversity Project Schedule

2.4.1 Ecologically restricted works, including responsible persons for each stage, is provided in Table No. 01 below:

Table No. 01 – Project Schedule of Biodiversity Mitigation Measures

Receptor	Key Stages	Date	Responsible Persons
Amphibians (GCN)	Tool box talk and Vegetation within the construction zone to be cleared with hand tools only	March – October	Ecological Clerk of Works/ contractors
Badgers and Hedgehogs	Cover excavations or install secured ramps if left overnight. Stockpiled materials should be fenced or checked daily for signs of digging	From outset until project completion	Site Manager
Bats	Retained trees, hedges and woodland are to be protected in accordance with BS5837:2012'Trees in Relation to Design, Demolition and Construction – Recommendations'	From outset until project completion	Site Manager/ Contractors
Bats	Mitigation measure in regard to external and nocturnal lighting (BCT & ILP, 2023) – particularly to avoid illumination of the eastern boundary tree line to avoid impacts to a brown long-eared bat roost.	From outset until project completion	Site Manager

Receptor	Key Stages	Date	Responsible Persons
Bats	Aerial check of trees in the eastern boundary prior to works, searching for evidence of bats within potential roosting features scheduled for removal.	No more than 24 hours prior to relevant tree surgery works.	Ecological Clerks of Work/ Contractors
Bats	If PRF are found, then all tree surgery works along the Eastern site boundary are to be carried out under ecological supervision	Supervised works May – September.	Ecological Clerks of Work/ Contractors
Breeding Birds	Clearance of shrubs and trees.	Avoid February – September (inclusive). Or within 48 hours of a nest check by a suitably qualified ecologist	Ecological Clerk of Works or qualified ecologist
Dormouse	Sensitive woodland clearance to 30cm, under ecological supervision	November - February	Dormouse licence Named Ecologist or accredited agent
Dormouse	Tree stump removal and scrub removal under ecological supervision	May (or September / October)	Dormouse licence Named Ecologist or accredited agent
Reptiles	Clearance of narrow scrub channel to allow for temporary reptile fencing	Mid-March – October (but proposed in April to align with dormice, subject to Natural England mitigation licence)	Dormouse licence Named Ecologist or accredited agent

Receptor	Key Stages	Date	Responsible Persons
Reptiles	Erection of temporary reptile fencing, followed by translocation of the site to the designated receptor site	Mid-March – October (but proposed in April to align with dormice, subject to Natural England mitigation licence)	Ecological Clerk of Works/ contractors
Reptiles	Destructive search of the site, moving methodically North to South. Leaving the site unsuitable for reptiles and the reptile fencing in place	After translocation, Mid-March - October	Ecological Clerk of Works/ contractors
Reptiles	Any vegetation not removed within the construction area should be kept short (below 5cm) during works to keep the area unsuitable for reptiles	From completion of translocation until completion of development	Contractors
Retained and Adjacent Habitats	Best practice working methods to mitigate pollution events (e.g. dust, noise, light, etc...)	From outset until project completion	Site Manager
Trees	Installation of Tree Protection Fencing and any ground protection measures	Anytime (prior to commencement until project completion)	Site Manager

2.5 Regulations and Requirements

2.5.1 The Construction Environmental Management Plan: Biodiversity (CEMP:B) is required to implement the core principles of the local planning policies which encompass biodiversity controls required with due consideration to relevant wildlife legislation. The CEMP:B provides the framework for which commitments made in the Ecological Impact Assessment (LLDE, 2024) or any requirements of planning conditions can be realised. The CEMP:B outlines the contractor's approach to wildlife management throughout the construction phases with the primary aim of reducing any adverse impacts from construction on local sensitive receptors.

2.5.2 The following legislation has been given due regard in relation to the production of this management plan, which concerns potential impacts to biodiversity receptors:

- The Wildlife and Countryside Act (1981) (as amended);
- The Natural Environment & Rural Communities (NERC) Act (2006);
- The Protection of Badgers Act (1992);
- The Conservation of Habitats and Species Regulations (2017) (as amended); and
- The Wild Mammals Protection Act (1996).

3.0 SITE MANAGEMENT

- 3.0.1 The content of this CEMP:B, has been compiled on behalf of Jones Homes for the submission in writing to assist with the discharge of planning conditions. This will remain a live document throughout the build programme and as such may require revision by the principal contractor and to be reapproved. The project manager shall work with the council to review this construction management plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the council in writing and complied with thereafter. It should be noted that any agreed construction management plan does not prejudice further agreements that may be required, such as road closures or hoarding licences.

3.1 Roles & Responsibilities

- 3.1.1 The contractors will be responsible for implementing the CEMP:B through contractual agreements with Jones Homes. It will be the responsibility of the project manager to ensure that the contractors understand and abide by the CEMP:B, and to monitor and record any breaches in the site logbook.
- 3.1.2 Prior to each stage of construction commencing, the contractors will prepare or update the management plans listed in this CEMP:B. The plans will be made available to all persons working on the proposed development.
- 3.1.3 The Project Manager is responsible for ensuring all ecological standards and commitments are adhered to throughout the construction design, implementation, maintenance and monitoring periods of the Proposed Development. The Project Manager will also be responsible for the following:
- Developing and reviewing the CEMP:B and specialist procedures;
 - Leading the appointment and management of environmental specialists at the construction stage;
 - Facilitating environmental training and inductions to the workforce, as required;

- Monitoring compliance of construction activities with the CEMP:B;
- Acting as the focal point of contact for all environmental issues on site; and
- Where appropriate, maintain auditable environmental records and conduct audits as required by the CEMP:B.

3.2 General Management Systems

Noise & Vibrations

- 3.2.1 General measures to reduce noise levels at the source to be used during construction include:
- Avoidance of unnecessary revving of engines and switching off equipment when not in use;
 - Keeping internal haul routes well maintained and avoiding steep, gradients;
 - Using rubber linings in, for example, chutes and dumpers to reduce impact noise;
 - Starting-up plant and vehicles in succession rather than all together;
 - The movement of plant onto and around the site will have regard to the normal operating hours of the site; and
 - The use of personal radios and speakers will have due regard for the residential nature of the site, only be used between 9am-5:30pm and consider the volume and potential disturbance to neighbours.
- 3.2.2 The use of conventional audible reversing alarms can cause problems on some sites, and alternatives are available. This will be explored with the contractors likely to be involved with the scheme and where practicable, alternative reversing warning systems will be employed.
- 3.2.3 As the site lies adjacent to residential areas, lorries will be restricted to arrive or depart from the site within working hours (8:00-18:00 Monday to Friday, and 8:00-13:00 on Saturdays, subject to approval from the local planning authority). This will be managed to ensure the local residents are consulted prior to construction works commencing.

- 3.2.4 For vibration measures it is intended that good relations with people living and working near site are established early. Maintenance of these relations throughout the course of site operations will go some way towards allaying people's fears of the construction works. Several measures will be implemented with regard to the substructure operations and vibration management. These will include the hours of working being planned and relayed to the adjoining neighbours. In addition, where reasonably practicable, low vibration working methods will be employed and this will be advised by the specialist contractor.

Dust

- 3.2.5 The scheme will ensure that all contractors adhere to best working practices in relation to the control and limitation of emissions for gaseous and particulate pollutants into the atmosphere from the construction activities at the site. These will include dust suppressant technology at locations around the site during summer and busier months to prevent dust spreading to adjoining properties. It is the intention to form permanent surfaces externally that will minimise and control this risk. Mist sprays will be utilised during dryer periods to dampen down machinery and may be used on vegetation, should it become smothered by dust during works.

Hazardous Substances

- 3.2.6 Any materials which fall under the COSHH regulations shall be stored in a suitable container in accordance with the COSHH sheet and manufacturer's instructions. These materials shall be stored in a locked enclosure, with appropriate bunding to ensure that no discharge into the local environment is possible. A spill kit will be available for all storage areas and an action plan will be in place to deal with any accidental discharges such as spillages, along with emergency plans for relevant activities.

Water Pollution

- 3.2.7 To ensure that hazardous materials and liquids are prevented from impacting retained and adjacent habitats, storage containers will not be located near to open drains or any ponds. Furthermore, storage containers will be located upon impermeable surfaces, and not on surfaces which vehicles will be operating over, to prevent collisions and / or spillage.

- 3.2.8 Procedures must be in place for safe delivery of materials and a known storage place must be confirmed prior to delivery, suppliers must be made aware of this storage location, and all deliveries must be supervised so that procedures are followed. Spill kits will be kept close to delivery and storage areas, suppliers and staff will also be made aware of how to use them. Minimising the time spent handling and moving materials will reduce the risk of spills. Machinery will be kept clean and well maintained to ensure their continued effective usage and fewer rates of failure, potentially causing pollution events.

Light Pollution

- 3.2.9 The project is to be undertaken during daylight hours where possible. Should any works be required post-sunset, the site will have temporary external lights located within the site during the construction phase. Any construction lighting will be to illuminate the works area only and provide a clear vision for operatives and must avoid light spill onto the boundary vegetation. In line with proposed working hours, construction lighting will not be used outside of the hours 8am – 6pm.

3.3 Handling and Maintenance of Plant and materials

Storage of Plant and Materials

- 3.3.1 All plant and materials are to be stored within the agreed contractors' compound.
- 3.3.2 Movement of plant and materials would always be carried out by trained and appropriately qualified personnel under supervision of the site management staff. Where plant or materials are being handled or manoeuvred in areas with confined spaces, site personnel will supervise the handling on foot, or with a dedicated banksman to ensure no damage to surrounding habitat.
- 3.3.3 All plant is to be kept in good condition and serviced regularly to minimise emissions and / or the likelihood of pollution events.

3.4 Inspections

3.4.1 Inspections of the site shall occur to ensure compliance with the CEMP:B and to minimise the risk of damage to the environment. All ecological incidents shall be reported to the Project Manager to be logged. Regular checks on equipment will be undertaken to reduce the risk of incidents occurring (for example oil leaks).

As a minimum, the following equipment will be inspected:

- Fencing;
- Chemical storage facilities;
- Foul water storage facilities;
- Secondary containment (for example, secondary skins for oil tanks);
- Spill response materials; and
- Equipment with potential to leak oils and other liquids, for example, compressors and transformers.

3.5 Waste Management

3.5.1 Waste arising from the site shall be moderate given the scale of the development. Waste shall arise from the following key elements:

- Excavation and groundwork.
- Importation of materials and equipment.

3.5.2 Any topsoil arising from excavation shall be stockpiled on site until completion. Upon completion of the works, this topsoil shall be spread within areas of soft landscaping to reduce waste of resources.

3.5.3 Wrapping and packing shall be recycled or returned to the supplier where possible.

3.5.4 Waste shall be segregated into recyclables, food waste, hazardous waste and residual waste. A full Outline Waste Management Plan (OWMP) shall be completed and followed by the contractor on site.

4.0 BIODIVERSITY IMPACTS

Habitats

- 4.1 Development proposals will result in the loss of areas of modified grassland, bramble scrub and some mixed scrub. Modified grassland and bramble scrub form a large part of the development zone and are of moderate ecological value for common and widespread species.
- 4.2 The mixed scrub and woodland along the site boundary represent higher ecological value habitats. Inappropriate construction methods could result in smothering of retained and adjacent habitats by dust, as well as disturbance through noise, vibration and emissions. There is also the risk of crushing, compaction and leeching of chemicals into the root systems of trees and hedges, which could impact on their life span and ultimately cause death. Given the scale of the development the potential impacts would be of moderate impact magnitude and likely to occur.

Amphibians

- 4.3 The eDNA results of nearby ponds suggest the likely absence of GCN on site. However, in the absence of mitigation, works could result in the killing or injuring of common, widespread amphibian species. Overall, in the absence of mitigation the potential impacts would be unlikely to occur and of moderate severity.

Reptiles

- 4.4 The site supports low populations of slow worm and common lizard, therefore in the absence of mitigation, potential impacts arising from development during the construction phase include reckless killing and injury of reptiles. Improper clearance could also result in fragmentation of populations. Overall, in the absence of mitigation, potential impacts would be likely to occur and of moderate severity.

Bats

- 4.5 Emergence surveys indicated a long-eared bat roost within the eastern tree line of the site. In the absence of mitigation, impacts may result in the killing or injury of individual bats, damage, disturbance or destruction of a roost within the eastern boundary trees and loss of foraging and commuting habitat. Furthermore, inappropriate lighting could reduce the foraging and commuting potential of the site and wider area for bats as well as causing disturbance of a bat roost. Given the low number of bats recorded on site, the impacts would be of minor impact magnitude, but likely to occur.

Badgers

- 4.6 In the absence of mitigation, impacts could include the trapping of badgers in footings/trenches, fragmentation of habitat and disruption of commuting corridors. Impacts would be of low magnitude and unlikely to occur.

Breeding Birds

- 4.7 In the absence of mitigation, impacts to nesting birds includes potential destruction of an active nest, as well as the loss of nesting habitat, owing to the removal of scrub and trees. Overall, in the absence of mitigation, potential impacts would be likely to occur and of minor severity.

Dormouse

- 4.8 Dormouse were identified to be using the site, and therefore in the absence of mitigation the development has the potential to kill and/or injure individuals, as well as disturb and destroy breeding and resting sites. Furthermore, the proposals would have the potential to cause population fragmentation. Overall, in the absence of mitigation, potential impacts would be likely to occur and of moderate severity.

Invertebrates

- 4.9 All grassland and bramble throughout the centre of the site are scheduled for removal, these habitats are unlikely to support a notable guild of species. Overall the impacts would be of minor magnitude, but likely to occur.

Hedgehogs

- 4.10 In the absence of mitigation, potential impacts to hedgehogs include reckless killing and injury, resulting from inappropriate clearance works, as well as loss of foraging and nesting habitat, and habitat fragmentation / isolation. Furthermore, it is not possible to rule out the potential for hedgehogs becoming entrapped within excavations left overnight and when the site is unattended. Overall, in the absence of mitigation, potential impacts would be likely to occur and of moderate severity.

5.0 BIODIVERSITY MITIGATION MEASURES

5.1 Avoidance and Mitigation Measures

Habitats

- 5.1.1 All construction will be undertaken in accordance with best practice guidelines with regards to control of dust, noise, and emissions. All tree protective barriers shall be fitted with debris netting to prevent damage to adjacent woodland. Storage of fuel and other polluting materials will be avoided adjacent to retained hedgerows and woodland habitats on site.
- 5.1.2 All trees to be retained will be protected during construction in accordance with BS5837:2012. (BSI, 2012) using tree protection fencing and any necessary ground protection. No access will be permitted to machinery or storage of materials within the RPAs of retained trees or hedgerows on site. Full details can be found within the accompanying arboricultural package.

Amphibians

- 5.1.3 As a precautionary approach and in conjunction with reptile mitigation measures, where vegetation is cleared below 30cm it shall be cleared with hand tools only, and only within the active season of these species (March – October, inclusive). In the unlikely event that any newt species are found on site, all works will cease until a suitably qualified ecologist has been contacted for advice.

Reptiles and Dormouse

- 5.1.4 Prior to any clearance of any vegetation, a dormouse licence must be obtained from Natural England to permit the development to proceed. Furthermore, mitigation measures concerning reptiles and dormouse within the site must be aligned and so have been combined here to increase clarity. Please also note that this methodology has been produced in collaboration with the dormouse licence application. The licenced ecologist or their accredited agent will be present during all vegetation clearance works and will lead contractors' activities.

Reptile / Dormouse – Stage No. 01

- 5.1.5 Prior to any clearance works, at least 6 dormouse nest boxes will be installed in the retained woodland. Between November and March (inclusive) an area of woodland proposed for removal to allow for the site access shall be cleared. The boundary woodland parcels will also be selectively thinned by removing small trees throughout and select tree branches if the supervising ecologist deems necessary and is confident that no PRF are present within that tree. Vegetation removal in the woodland will be carried out down to no lower than 30cm, using chainsaws and as guided and supervised by the licensed ecologist or their accredited agent, with root systems left in place until May. During these works heavy plant with metal tracks are not permitted within the site as this could result in death or injury of hibernating reptiles. Logs / branches removed from trees should be used to create log piles in the proposed receptor area and in the retained woodland areas. Native scrub plug planting including holly, hazel, hawthorn and elder shall be provided in 'thinned' areas of woodland.

Reptile / Dormouse – Stage No. 02

- 5.1.6 In mid - late April and following the approval of the Natural England dormouse mitigation licence, a narrow strip of vegetation should be cleared with hand tools only and in suitable weather conditions (dry and above 8°C) to allow for the reptile exclusion fencing to be installed around the edge of the construction zone. Vegetation will be subject to a fingertip search by the licenced ecologist or their accredited agent for dormouse and reptiles prior to clearance. The recommended fencing specification is as follows:
- Temporary 1000-gauge solid panel exclusion fencing made from hard plastic; and
 - Total height 1200mm, with 200-300mm buried into the ground; and
 - Top curl on outside of fence of 90 degrees and 50mm; and
 - Secured on timber posts to be on the inside of the fence.
- 5.1.7 A full reptile translocation of the site shall then be completed alongside the remaining scrub clearance as per the details approved within the dormouse mitigation licence, and following the guidance laid out within the reptile mitigation strategy (Lizard Landscape Design and Ecology, 2025).

Reptile Translocation

- 5.1.8 Refugia shall be laid at 100/ha with any reptiles caught placed into the designated receptor site to the southwest. The translocation will be considered complete following a minimum of 30 days of trapping, with 5 continuous days of zero reptiles recorded. If required the grassland can be mown to a minimum height of 10cm, using hand tools only, in late autumn to winter (November – February) to avoid disturbance in the active reptile season. At least 2no. log piles or hibernaculum shall be in place prior to the start of the translocation.

Single Stage Dormouse Habitat Clearance

- 5.1.9 In May, scrub should be removed using hand tools only, such as strimmers, chainsaws and/or brush cutters, following fingertip inspection of the area by the dormouse licence holder or their accredited agent. The contractors will follow the guidance of the supervising ecologist at all times, who will indicate how far/deep into the scrub they have been able to check and is suitable to clear. Scrub will be removed in a directional manner from inside the site towards the edges, to displace any dormice present into the retained suitable habitat. Where woody shrubs are present and in cleared woodland areas, the stumps will be removed. Removal of any stumps (if required) shall be completed with the destructive search as part of the reptile mitigation strategy.

Reptile destructive search

- 5.1.10 After the translocation and removal of suitable dormouse habitat is complete, clearance works can be completed, in line with the Reptile Mitigation Strategy (LLDE, 2025). A destructive search will be undertaken in dry, mild ($\geq 10^{\circ}\text{C}$) weather under ecological supervision, within March – October, inclusive. The ecologist will oversee the scraping back of the topsoil by a mechanical excavator using a toothed bucket. The ecologist will catch any remaining reptiles encountered and place them in the designated receptor site to the southwest of the works site.

- 5.1.11 Once the site has been left unsuitable for reptiles, development works can proceed. The reptile exclusion fence will be maintained in good condition until project completion; it will be the responsibility of the site manager to ensure that the reptile fence remains in sound condition by completing daily checks and carrying out maintenance as soon as any damage is discovered, until the works are completed. On completion of all development works, the reptile exclusion fence should be carefully removed from site in the presence of a suitably qualified ecologist. This is anticipated to sufficiently mitigate potential impacts to a negligible likelihood.
- 5.1.12 The proposed receptor area and wildflower areas on site will be managed to allow for a tall sward and increase / maintain its value for the local reptile population.

Bats

- 5.1.13 All retained trees, hedges and woodland are to be protected in accordance with BS5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'. To avoid fragmentation and allow the continued use of boundary vegetation as a commuting route, all light spill onto surrounding hedge lines and woodland will be avoided, with lighting conforming to ILP Guidance Note 08/23 (BCT & ILP, 2023).
- 5.1.14 Minor tree works to the western extent of the canopies along the eastern site boundary have been proposed. The following risk avoidance and mitigation measures shall be implemented:
- Aerial inspection of eastern treeline to identify any potential roosting features (PRF) in the western extent of the canopy, no sooner than 24 hours before the scheduled tree works.
 - A bat box should be provided affixed to a nearby tree to provide precautionary compensatory roosting opportunities.
 - Tree works to be carried out under the supervision of a bat licenced ecologist or their accredited agent.
 - If any PRF-I require removal this can be done under the above-mentioned supervision.

- PRF-M removal would require further aerial inspections over the following 6no. weeks, but if PRF-M are to be disturbed only, then Natural England would be issued with a disturbance notification. Please see section 5.1.15 below for clarification of the evaluation of PRF.

Evaluation Criteria

- 5.1.15 Each Potential Roosting Feature (PRF) will be classified as either:
- **PRF-I:** Feature only suitable for individual or very small numbers of bats, either due to size or lack of suitable surrounding habitat; or
 - **PRF-M:** PRF is suitable for multiple bats and therefore has the potential to be used by a maternity colony.
- 5.1.16 The following measures will be implemented within the development to reduce impacts on foraging and commuting bats and potential off-site roosts in the buildings to the east and north caused by artificial lighting (BCT & ILP, 2023):
- Direct any task lighting used during construction away from boundary trees (retained and new) and any newly installed bat boxes;
 - Set any necessary security lighting on short-timers with sensitivity to large moving objects only;
 - Limit lighting times to provide dark periods;
 - Ideally, luminaires should be directional L.E.D.s of a colour temperature of 2700K or less.

Badgers

- 5.1.17 The following Reasonable Avoidance Measures (RAMs) shall be incorporated into the construction phase to safeguard badgers:
- All contractors should be given a toolbox talk to make them aware of the potential presence of these species in the area.
 - All trenches or excavations over 1.0m deep should be covered overnight or have a broad ramp installed at a shallow angle to prevent badgers or other mammals becoming trapped.
 - All excavations and trenches should be checked daily for entrapped animals prior to works (re)commencing.

- Any exposed pipework greater than 200mm diameter should be blocked to prevent badgers gaining entry.
- Any loose material stockpiled on site for an extended period should be fenced to prevent badger access, as they readily build setts in loose, easy-to-excavate material.
- Short-term stockpiles should be checked daily for any signs of digging and fenced as appropriate.

5.1.18 The above measures will also protect hedgehogs and other mammals. Commuting corridors around the margins of the site will be retained through the retention, and creation in places, of a 5m semi-natural buffer to much of the boundary. Creation of species-rich grassland on site will also provide foraging opportunities.

Breeding Birds

5.1.19 To avoid potential impacts to nesting birds, clearance works will be conducted outside of the main bird nesting season (March – August inclusive) or following a nest check by a suitably qualified ecologist. Should an active nest be found, a species appropriate buffer zone should be implemented, whereby no works can continue in that zone until the chicks have fledged, and the nest can be cleared by a suitably qualified ecologist.

Invertebrates

5.1.20 The scheme shall compensate the lost habitat through planting of new native trees, scrub and species rich grassland.

5.2 Emergency Management Plan

- 5.2.1 If over the course of works a bat, nesting bird, badger, reptile, other protected species or schedule 9 invasive species is identified, the project ecologist will be contacted immediately for advice. The site manager is responsible for ensuring this is done and preventing works from continuing until the suitably qualified ecologist has laid out an appropriate contingency. Should the need for emergency services be required all works shall cease immediately whilst the emergency services are contacted. Should it be necessary, all persons present within the site will assemble on Stroudley Drive, to the west of the site and a check will be made to ensure no one is left on site whilst the emergency services are contacted. The site manager is responsible for ensuring all contractors are aware of these contingencies. As the tree protection barriers and reptile exclusion fencing will not extend across the site entrance there will be no need to replace these to obtain access for emergency services.

6.0 MONITORING AND AUDITING

6.1 Audits, Monitoring and Inspections

- 6.1.1 A project contact register will be produced and provided to the LPA, to include a list of all relevant persons and identify lines of communication, including telephone numbers and email addresses. The auditing monitoring and schedule for the inspection of biodiversity protection measures is laid out in Table No. 02 below:

Table No. 02 – Auditing, Monitoring and Inspection Schedule

Inspection Activity	Monitor	Frequency	Auditing
Conduct toolbox talk to all operative on site, highlighting the potential for the identified species to be present on site.	Suitably qualified ecologist (SQE) / Site Manager	Prior to any operative beginning work on site	Record in the site logbook.
Check of Tree Protection Barrier to ensure all is connected, upright and secure and that no works have taken place behind the barriers, and that the barriers have not moved	Site Manager	Daily	Record in the site logbook and follow up with remedial measures as required
Check that all external lighting is in accordance with sections 3.2.9, and 5.1.16 of this report	Site Manager	Immediately prior to use of external nocturnal lighting	Record in the site logbook and follow up with remedial measures as required

Inspection Activity	Monitor	Frequency	Auditing
Check for presence of any Schedule 9 Invasive species	Suitably qualified ecologist (SQE) / botanist / landscape contractor	Prior to vegetation clearance and annual check in growing season	Landscape Contractor. Any invasive species found will be marked so that they may be cordoned off until safe removal is possible. Record will be made available to the project manager
Establishment and maintenance of the reptile receptor area	Suitably qualified ecologist (SQE)/ Contractor/ Site Manager	Prior to translocation	Record in the site logbook and follow up with remedial measures as required
Overseeing the installation of reptile exclusion fencing, ensuring that reptiles are safeguarded and fencing is installed correctly	Suitably qualified ecologist (SQE)	Prior to and during the work	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA
Reptile exclusion fence, checked to ensure contiguous, without holes or gaps, that aggregate is not piled against the fencing, and that ground flora doesn't overhang the fencing	Site Manager	Daily	Record in the site logbook and follow up with remedial measures as required

Inspection Activity	Monitor	Frequency	Auditing
Translocation of reptiles	Suitably qualified ecologist (SQE)	Prior to work commencing	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA
Overseeing vegetation clearance to check for signs of dormice.	Dormouse licence Named Ecologist or accredited agent	Prior to and during the work.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Overseeing vegetation clearance to check for signs of badger, hedgehog dormouse, breeding birds and reptiles.	Suitably qualified ecologist (SQE).	Prior to and during the work.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Aerial inspection of potential bat roosting features prior to removal.	Suitably qualified ecologist (SQE).	During works.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.

Inspection Activity	Monitor	Frequency	Auditing
Overseeing woodland removal to check for signs of roosting bats, dormouse and nesting birds.	Dormouse licence Named Ecologist or accredited agent.	During works.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Removal of tree stumps to check for reptiles which may be refuging at the base of tree stumps, to relocate any reptiles, should they be found.	Suitably qualified ecologist (SQE).	During works.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Cover or installation of secured planks within excavations left overnight, to prevent the entrapment of badgers and hedgehogs.	Site Manager.	Every evening when excavations are present, prior to closing of site	Record in the site log book and follow up with remedial measures as required.
Check to ensure that materials which fall under the COSHH regulations are stored in a suitable container, in a locked enclosure, in accordance with the COSHH sheet and manufacturer's instructions.	Site Manager.	Every evening prior to closing of site	Record in the site logbook and follow up with remedial measures as required.

Inspection Activity	Monitor	Frequency	Auditing
Removal of reptile exclusion fencing, to check for reptiles refuging around fencing.	Suitably qualified ecologist (SQE).	On completion of development.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.

6.2 Incident Reports

- 6.2.1 Should any protected species be identified over the course of works, these records will be made available to all relevant bodies, including the LPA and Natural England, as required (e.g., in the form of records for European Protected Species Licence renewals). Any breaches of guidance in relation to control of potential environmental protection measures will be recorded and reported to the relevant statutory body immediately, as well as to the project manager and client, and remedial measures identified where required.

7.0 REFERENCES

BCT & ILP. (2023). Guidance Note 08/23. Bats and artificial lighting at night. Bats and the Built Environment series

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