

Construction and Environmental Management Plan



**Tyler
Grange**

**Scamps Hill, Lindfield
13th July 2026**

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Section 1: Introduction, Context and Purpose

Introduction

- 1.1. This Construction and Environmental Management Plan (CEMP) has been prepared by Tyler Grange Group Limited on behalf of Crest Nicholson South in respect of land off Scamps Lane, Lindfield (central OS Grid Reference: TQ 35218 24891), hereafter referred to as 'the site'. It sets out an ecological mitigation plan to discharge conditions for the development at the site, see **Figure 1.1** below for the indicative red line boundary for the application.



Figure 1.1: Indicative red line boundary for the application and blue line showing client ownership (© Google Aerial Imagery)

Context

- 1.2. An outline planning application for the “erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point” was submitted to Mid Sussex District Council in February 2024 (planning reference DM/24/0446). To inform the planning application, an Ecological Impact Assessment (EclA) report was produced by FPCR Environment and Design Ltd¹; herein referred to as ‘the EclA report’. The application appeal was allowed in May 2025 and therefore the application has been granted.
- 1.3. Condition 21, of the granted Outline Consent states:

“Prior to commencement of any development, including any works of demolition 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”.

¹ FPCR Environment and Design Ltd (2025) *Ecological Impact Assessment: Land off Scamps Hill, Lindfield*, FPCR, 18th July 2024, reference: K:\9400\9432\ECO\Ecia\Land Off Scamps Hill, Lindfield Ecia.REVA.



c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (to be provided as a set of method statements, in particular for Otter and other riparian mammals, reptiles and breeding birds).

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."

Purpose

1.4. The purpose of this report is as follows:

- Summarise the existing ecological condition of the site, as per the EclA prepared by FPCR Environment and Design Ltd to support the application;
- Detail the required ecological mitigation to be implemented;
- Detail methodology to be used to implement ecological mitigation;
- Detail persons/organisations responsible for delivery of mitigation; and
- To discharge condition 21 under the outline application.

1.5. **Table 1.1** below details where each section of the CEMP that corresponds to the requirements set out above within the Condition 21.

Table 1.1. Relevant section of CEMP relating to details of Condition 21.

Relevant extract of Condition 21	Relevant Section of CEMP
(a) Risk assessment of potentially damaging construction activities.	Section 4
b) Identification of "biodiversity protection zones".	Section 4 (Species) Section 5 (Habitats)
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (to be provided as a set of method statements, in particular for Otter and other riparian mammals, reptiles and breeding birds).	Section 4
(d) The location and timing of sensitive works to avoid harm to biodiversity features.	Section 4



Relevant extract of Condition 21	Relevant Section of CEMP
e) The times during construction when specialist ecologists need to be present on site to oversee works.	Section 4
(f) Responsible persons and lines of communication.	Section 2
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.	Section 2
h) Use of protective fences, exclusion barriers and warning signs.	Section 4

Quality Control

- 1.6. All ecologists at Tyler Grange Group Limited are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) or are working towards membership, and act under the direction of members and abide by the Institute's Code of Professional Conduct².

² CIEEM (2022) Code of Professional Conduct. CIEEM, Winchester.



Section 2: Aims, Objectives, Roles, and Responsibilities

Aims

- 2.1. This CEMP has been informed by the EclA report and expands on the ecological protection measures outlined within, including:
- Ensure adequate protection, mitigation, and compensation for protected and priority species and habitats;
 - Ensure mitigation and compensation works are carried out and completed as approved and in line with current best practice guidelines; and
 - Ensure adequate professional ecological expertise is available to assist those implementing the development to comply with statutory requirements and planning conditions.
- 2.2. The CEMP implementation period would commence prior to any works on site, including the beginning of the demolition phase, and would continue through to completion of all construction works.

Objectives

- 2.1. The proposals for the Site have the following objectives in relation to biodiversity:
- Habitat creation securing the habitat diversity of the Site in the long term through the creation of new areas of grassland;
 - Habitat retention of areas near the watercourses to the east and west of the Site in the wider client ownership to protect these areas and nearby designated sites;
 - Creation of a wildlife corridor along the western and northeastern Site boundary to maintain and enhance connectivity to the woodland to the north of the Site; and
 - Installation of species specific enhancement for species including bats, birds, great crested newts (GCN) *Triturus cristatus*, reptiles, hazel dormouse *Muscardinus avellanarius*, and hedgehogs *Erinaceus europaeus*.

Roles and Responsibilities

- 2.2. This section details the overall roles and responsibilities of the relevant parties for the implementation of the CEMP.

Owner

- 2.3. Tyler Grange Group Limited are responsible for the supervisory works to be completed as part of the CEMP, and providing advice in relation to protected species if they are identified during construction.



- 2.4. Crest Nicholson South (hereinafter referred to as the 'Client Team') are responsible for the implementation of the CEMP.

Project/Site Manager

- 2.5. The Project and/or Site Manager are responsible for:
- Ensuring that the CEMP is held on site and is implemented throughout all phases of construction until finished;
 - Ensuring the CEMP details are updated as and when relevant information is provided by the stakeholders associated with each section of this report;
 - Ensuring that identified environmental issues are addressed;
 - Producing environmental project-specific controls for all significant risks identified and implementing control measures to minimise the risk of damage to the environment; and
 - Communicating the CEMP and other related documents to employees, contractors, visitor and client representatives.

Contracts/Visitors

- 2.6. Ensuring that the control measures identified from ecological surveys and presented within this CEMP are implemented, as relevant to their work/visit.
- 2.7. Ensuring that the project management team are notified of any non-conformance of control measures or environmental incident where the environment has been put at risk.
- 2.8. All contractors and visitors to the site will be made aware of the environmental policy and the controls applicable to their presence and activities on site including but not limited to:
- Method statements;
 - Risk assessments;
 - Site induction which includes environment briefings; and
 - Toolbox talks.
- 2.9. The Project/Site Manager will be responsible for monitoring communications between all relevant parties to the project ensuring that all environmental matters to the project are discussed and managed. Observation of the communications will be documented.
- 2.10. Relevant site layout and location plans detailing the location and construction of the site compound, storage locations, and car parking are to be displayed on an information board at the site entrance.

Ecological Clerk of Works

- 2.11. An Ecological Clerk of Works (ECoW) will comprise a suitably qualified ecologist, appointed to supervise the implementation of the CEMP. The responsibilities include:



- Attending the site prior to the start of works to deliver an initial 'toolbox' talk and to set out the ecological constraints and protection measures required.
- Providing advice and undertaking appropriate steps, including supervision, should any previously unidentified or unexpected protected or priority species be encountered during site works;
- As required, and during any site visits, the ECoW will also undertake compliance checks of all mitigation measures implemented as part of this CEMP, such as the effectiveness of protective fencing for GCN;
- The ECoW will also keep a record of all site visits and report any potential issues to the Site Manager;
- The appointed ECoW will have the necessary skills and experience required to deal with the potential issues which have been identified within the site and to provide advice to the Client Team on any relevant issues, as necessary; and
- Copies of all ecological reports and protected species licenses relevant to the site works and the CEMP will be kept on site and be made available to the ECoW and Site Manager at all times, so that they are familiar with identified ecological constraints relating to the development.

Compliance Checking

- 2.12. Procedures will be put in place to allow third party compliance checks to be undertaken of the site throughout the construction period. Any request for a compliance check would be made to the Site Manager who would arrange for the required site visit to be completed as soon as reasonably practicable.

Identifying and Rectifying Remedial Measures

- 2.13. As part of any compliance checks or ECoW site visits, should any potential issues of non-compliance with the CEMP be identified, these will be immediately reported to the Site Manager and appropriate actions agreed.
- 2.14. In the event a significant issue occurs, such remedial measures shall be reported to the local authority, as required, with appropriate remedial measures to be discussed and agreed with all relevant parties. Further checks will then be completed within an appropriate time frame to confirm that remedial measures have been correctly implemented to the satisfaction of the local authority.



Section 3: Ecological Features

- 3.1. This section outlines the ecological features associated with the site. Full details are found in the EclA produced by FPCR, for ease a summary of ecological features is provided in **Table 3.1** below. The extent of habitat shown is detailed in Baseline Habitats Plan (**18545/P01**).

Table 3.1. Summary of Ecological Features on site.

Ecological Features	Description	Ecological Importance
<i>Designated Sites</i>		
Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA)	Situated 8km north-east of the site, Ashdown Forest comprises a mosaic of wet and dry heath, valley bog and woodland, and supports nationally important numbers of breeding nightjar <i>Caprimulgus europaeus</i> and Dartford warbler <i>Sylvia undata</i> . Other regularly occurring notable species include woodlark <i>Lullula arborea</i> , hen harrier <i>Circus cyaneus</i> , and great grey shrike <i>Lanius excubitor</i> .	International
Eastern Road Local Nature Reserve (LNR)	Approximately 60m north, the site occupies a 26-acre site and is a mixture of meadows, hedges, and woodland copses, as well as a wetland area with a number of ponds and small pools, an orchard, a wildflower meadow and a butterfly garden.	County
Scrase Valley LNR	Approximately 330m south-west, the site is composed of 15 acres of woodland, marsh, scrub and flood meadows.	County
Walstead Cemetery Local Wildlife Site (LWS)	Located approximately 250m east, the site is a small rural cemetery near Haywards Heath. The site contains areas of species rich lowland meadow grassland. However, its most important feature is the rich assemblage of grassland fungi species, which is of national significance, and also includes many species that are rare in the county.	County



Ecological Features	Description	Ecological Importance
Costells, Henfield and Nashill Woods LWS	Located approximately 900m east, the site is an area of ancient woodland and has been designated an area of wildlife importance. Broadleaf trees inhabit the area and ground flora includes orchids. Several small ponds are found in the site alongside an extensive path network.	County
Western Road Cemetery LWS	Located approximately 1.2km southwest, the site is of significant botanical and fungal interest. The cemetery comprises neutral grassland with scattered trees and to the south of the cemetery lies a block of lowland mixed deciduous woodland.	County
<i>Habitats</i>		
Modified grassland	Grassland G1 to the south of the site was dominated by cock's foot <i>Dactylis glomerata</i> and Yorkshire fog <i>Holcus lanatus</i> , with abundant red fescue <i>Festuca rubra</i> and occasional false oat grass <i>Arrhenatherum elatius</i> . Forbs present included abundant common sorrel <i>Rumex acetosa</i> , white clover <i>Trifolium repens</i> and creeping thistle <i>Cirsium arvense</i> , frequent creeping buttercup <i>Ranunculus repens</i> , and occasional bracken <i>Pteridium aquilinum</i> , common nettle <i>Urtica dioica</i> and bird's foot trefoil <i>Lotus corniculatus</i> , and some soft rush <i>Juncus effusus</i> and common chickweed <i>Stellaria media</i> present. The grassland showed signs of regular management, and due to the low number of forbs recorded, and dominance of palatable grasses G1 was classified as modified grassland.	Negligible
Other neutral grassland	Grassland G2 had a similar species composition to G1, however it was more tussocky, and in addition to the species recorded in G1 (and minus white clover) abundant smooth meadow grass <i>Poa pratensis</i> , lesser knapweed <i>Centaurea nigra</i> , frequent ribwort plantain <i>Plantago lanceolata</i> and occasional common ragwort <i>Jacobaea vulgaris</i> and rough meadow grass <i>Poa trivialis</i> were noted. Soft rush was also frequently recorded in this area. Therefore, G2 was classified as being a species poor example of other neutral grassland.	Negligible



Ecological Features	Description	Ecological Importance
	Grassland G3 had a similar composition to that of G2, however this unmanaged grassland most resembled g3c8 <i>Holcus-Juncus</i> other neutral grassland in character, although the vegetation composition wasn't consistent enough to classify it. Some scattered blackthorn <i>Prunus spinosa</i> scrub was present within the grassland, encroaching from the hedgerows, especially H1. There were large areas of tall forbs within G3 which were dominated by soft rush and creeping thistle, indicating that this area of grassland is enriched, and is sometimes inundated, possibly by the Scrase stream. Other tall forbs included nettles, common hogweed <i>Heracleum sphondylium</i> , spear thistle <i>Cirsium vulgare</i> , and willowherb <i>Epilobium</i> spp. These areas were not mapped separately as the wider grassland community was still strong within the areas of tall forbs. Himalayan balsam <i>Impatiens glandulifera</i> was recorded in the north of G3 where the grassland backs onto Scrase stream.	
Bramble scrub	One area of bramble scrub was recorded within the site. BS1 in the centre of the site was dominated by bramble <i>Rubus fruticosus</i> with one oak <i>Quercus</i> spp and one blackthorn bush also present. BS2 was recorded along the north boundary of the site, along Scrase stream. BS2 was dominated by bramble and Himalayan balsam, with abundant creeping thistle.	Negligible
Individual trees	There were 28 individual trees recorded within the site. These trees comprised mature and semi mature oak trees, mature red oak <i>Quercus rubra</i> , semi-mature ash <i>Fraxinus excelsior</i> , common lime <i>Tilia eurpoea</i> and semi-mature horse chestnut <i>Aesculus hippocastanum</i> . The majority of the trees were medium sized trees (T2-T12, T16-T24, T26) and large trees (T13 T15, T25, T27-T28, T30). Due to the size and condition of these trees and their intrinsic value it is important that they are being retained by the proposals from an ecological perspective.	Negligible
Hedgerows	All hedgerows were Habitats of Principal Importance (NERC S41), but none were 'important' under the Hedgerow Regulations 1997. H1 and H4 were native hedgerows with trees: H1 was dominated by hazel <i>Corylus avellana</i> , with abundant hawthorn <i>Crataegus monogyna</i> , frequent bramble and blackthorn, and some ash. H4 was dominated by holly and oak, with abundant bramble, blackthorn, hawthorn, and some hazel, ash and wild cherry. Part of H4 extends outside of the site boundary and is classed as an off-site	Local



Ecological Features	Description	Ecological Importance
	habitat. H2 and H3 were native hedgerows: H2 was dominated by hazel, with frequent holly <i>Ilex aquifolium</i> , bramble and bracken. H3 was dominated by blackthorn, with abundant hawthorn and bramble, and infrequent hazel.	
Lines of trees	Two lines of trees were present: TL1 was dominated by common lime, with some horse chestnut and ash trees. TL2 comprised oak and ash trees.	Negligible
<i>Protected and Priority Species</i>		
Badgers	Limited evidence of badger was identified within the site, namely one latrine identified in 2021, and a further two latrines and one snuffle hole found in 2023. Two outlier setts were identified off-site, however these are to be buffered from the development by green infrastructure (GI).	Negligible
Bats	A ground level tree assessment (GLTA) found five trees to have suitability to support roosting bats, all of which will be retained within the design of the scheme as part of hedgerows and greenspace. Automated surveys in October 2023, May 2024 and July 2024 recorded eleven bat species/groups across ten statics and a total of 17,025 registrations, using the site for foraging and commuting. This comprised of: common pipistrelle <i>Pipistrellus pipistrellus</i> , soprano pipistrelle <i>Pipistrellus pygmaeus</i> , <i>Plectous</i> spp., <i>Myotis</i> spp., noctule <i>Nyctalus noctule</i> , <i>Nyctalus</i> spp., Serotine <i>Eptesicus serotinus</i> , Nathusius' pipistrelle <i>Pipistrellus nathusii</i> , <i>Nyctalus/Eptesicus</i> spp., and barbastelle <i>Barbastella barbastellus</i> .	Local
Breeding birds	Breeding bird surveys in 2024 recorded 29 species on or flying over the site, including notable species such as stock dove <i>Columba oenas</i> , woodpigeon <i>Columba palumbus</i> , kestrel <i>Falco tinnunculus</i> , wren <i>Troglodytes troglodytes</i> , whitethroat <i>Sylvia communis</i> , dunnock <i>Prunella modularis</i> , and song thrush	Negligible



Ecological Features	Description	Ecological Importance
	<i>Turdus philomelos</i> . Most bird species recorded were typical of the range of habitats that dominate the site, primarily grassland with boundary hedgerows and individual trees.	
Wintering birds	The wintering bird scoping surveys found that the grassland habitats provided foraging resources for corvid and pigeon species, as well as opportunities for kestrel. Other wintering species may also utilise this habitat, including redwing that was recorded within close proximity to the site. Although notable species were recorded, these are fairly common and abundant in Sussex and grassland fields are an abundant feature of the surrounding landscape. As such, it is considered they are not reliant on the site alone.	Negligible
Great crested newt	Whilst there are three ponds and one ditch within 250 m from the red line boundary, following eDNA sampling, they were deemed to be likely absent of GCN.	Negligible
Hazel dormouse	Following the confirmation of hazel dormice <i>Muscardinus avellanarius</i> in the wider area, presence/likely absence surveys were undertaken. No individuals were found and therefore the site was deemed to be unlikely to support dormice.	Local
Reptiles	One juvenile grass snake <i>Natrix helvetica</i> was identified on site. Whilst only one reptile was identified during surveys, it is anticipated that a low population of grass snake and common lizard <i>Zootoca vivipara</i> could use the site due to records close to site in the wider area.	Local
Riparian mammals	Whilst there were waterbodies deemed suitable for both otter <i>Lutra lutra</i> and water vole <i>Arvicola amphibius</i> , these were considered of poor condition. No otter or water voles were found during the surveys undertaken in 2024.	Negligible



Section 4: Mitigation Strategies

- 4.1. This section details mitigation strategies to be implemented as part of the Proposed Development in accordance with the findings of the ecological assessment, detailed in and summarises in **Table 3.1** above.
- 4.2. Relevant mitigation strategies for designated sites, habitats, and, protected and priority species are detailed below, separated by ecological feature for ease.

Mitigation Strategies

Protected Sites and Retained Habitats

- 4.3. The site is within proximity of several statutory and non-statutory sites, in addition to two flowing waterbodies. Furthermore, several habitats including hedgerows, trees, and adjacent ancient woodland are proposed to be retained and protected during development. To avoid impacts from pollutants such as dust and run-off, mitigation measures detailed below should be used, with details of the Biodiversity Protection Zones found on the Biodiversity Protection Zones Plan **18545/P02**.

Run-off

- 4.4. To prevent run-off and pollution occurring, protection measures will be implemented during the site clearance and all subsequent stages, as set out below. Construction methodology will be designed to comply with good practice guidelines³ and will include the following measures as necessary:
- Use double stacked straw bales or other methods to collect any potential run-off;
 - Using secondary containment such as bunds around storage tanks where necessary;
 - Ensuring deliveries are completed away from any drains;
 - Ensure chemicals and hazardous substances are securely stored, labelled appropriately and regularly inspected; and
 - Provision of jet washer and water bowser to remove mud from vehicles as necessary.
- 4.5. A pollution/spillage plan will also be put in place prior to the start of works. This will include training for site management, 'toolbox talks' for operatives and provision of a spill kit. In addition to the above, no development is due to take place within 15m of Scrase stream to avoid impacts to this watercourse which flows into Eastern Road LNR.

³ Construction Industry Research and Information Association. (2023) Environmental good practice on site guide (fifth edition) (C811D).



Dust

- 4.6. Dust arising during construction work is generally considered to only have a significant ecological impact within 20 m, where heavy soiling of vegetation can occur⁴.
- 4.7. Impacts to any designated sites are therefore not likely to be significant given the fact that the works will be beyond 20 m of any sensitive off site receptor. Contractors will suppress dust emissions with water whilst loading waste materials for disposal and machinery exhaust emissions will be kept as low as is practicable by using well maintained vehicles and machinery at all times which will be turned off when not in use.
- 4.8. Dust pollution will be minimised during construction works with water including specialist spray equipment if required to dampen any arising debris and dust. Water from the dust suppression will then be controlled by suitable methods to prevent run-off (see above).

Noise

- 4.9. Although based on the location of the site and the results of the survey work undertaken, noise is not anticipated to create a significant impact, specific measures will be undertaken following best practice⁵ as necessary.

Lighting

- 4.10. In order to prevent disturbance to nocturnal species, utilising retained habitat or the adjacent streams, no works will occur after dusk with working hours on the site confined to daylight hours. Shorter hours will be undertaken during winter months, due to less daylight hours, with working hours still finishing prior to dusk where possible. It is anticipated that no lighting will be required during construction. It is therefore considered that commuting and foraging bats can continue to use the site during construction works.

Pollution

- 4.11. To avoid impacts to adjacent habitats, site offices (including welfare facilities), material storage areas (including oils, fuels, chemical toilets) and wheel wash facilities will be located within the central area of the site. In addition, the areas used for the storage of materials will be regularly inspected for leaks by the Site Manager.
- 4.12. Areas used for plant maintenance which could result in damage or pollution to adjacent habitats will also be located away from ecological sensitive habitats such as the streams and any retained habitats.

Biodiversity Protection Zones

- 4.13. A Biodiversity Protection Zone Plan will be required during construction to protect retained habitats and protected and priority species utilising these habitats. For details of areas to be excluded for protected and priority species see relevant sections below. General protection areas/measures are detailed below: -

⁴ Institute of Air Quality Management. (2014). Guidance on the assessment of dust from demolition and construction. Version 1.1.

⁵ Construction Industry Research and Information Association (CIRIA) (2023) Environmental Good Practice on Site Guide (5th edition)



- Retained hedgerows will be buffered by 5 metres and protected from impacts through tree protection fencing designed and installed according to BS:5837 and informed by an Arboricultural Method Statement (AMS);
- Retained trees will be buffered by their Root Protection Area (RPAs) and informed by the AMS;
- Woodland to the north of the Site will be buffered by 15m, with protection measures informed by the AMS; and
- Scrase stream will be buffered by 15m from development and protected from run-off and pollution through the measures identified above.

Material storage

- 4.14. Site works will follow best practice with building materials as well as oils, fuels and chemical toilets not stored adjacent to the offsite habitats. Run-off protection measures (as detailed above) will also be implemented to ensure that no run-off of materials will occur.

Topsoil storage

- 4.15. In order to protect and safeguard the soil resources during construction, such as from excessive compaction, appropriate handling measures will be implemented. Ground preparation works will follow best practice with soil to be temporarily stored within areas of open space so as to maintain soil viability.
- 4.16. Where possible, material stockpiling will be limited to the temporary storage of stripped soil retained for reinstatement and no covering is anticipated to be required.
- 4.17. Surplus topsoil produced during construction will be immediately removed from the Site or temporarily stored, if necessary, prior to removal. If kept on site, soil piles should be covered tightly with rope and tarp in order to prevent badgers from constructing setts.
- 4.18. Soil piles should be regularly checked for signs of badger use. If a sett is constructed in a spoil heap, appropriate mitigation measures (i.e. sett closure) are required to ensure no harm to badgers.

Badgers

- 4.19. Limited badger signs and only off-site outlier setts were recorded during dedicated surveys, however, the site was concluded to provide suitable foraging and sett building habitat. Therefore, due to the mobile nature of badger activity, future use of the site by badgers cannot be ruled out.
- 4.20. Owing to the highly mobile nature of this species, a pre-commencement badger survey, undertaken in line with best practise guidance⁶⁷, will be required three months prior to the start of construction activities (including vegetation clearance), undertaken by a suitably qualified ecologist.
- 4.21. During the construction period, badgers and their setts will be protected through:

⁶ Harris S, Cresswell P and Jefferies D (1991) (Report) Surveying Badgers. The Mammal. Society, Bristol.

⁷ Roper, T.J. (2010). Badger. Harper Collins.



- Managing the construction site to ensure that ground is flat and compacted, and that there are no loose earth banks for badgers to readily dig into;
- During works, all pits and trenches will be covered at night with sturdy materials such as wooden planks;
- The use of escape ramps from pits and trenches that are unable to be covered, or ensure a 45 degree slope of earth at the end of trenches to allow safe egress;
- Debris will not be permitted to pile-up which may protect badgers and other small mammals or reptiles;
- All chemicals and construction materials are to be safely and securely stored to prevent any spills or contamination; and
- No lighting towards retained hedgerows or adjacent woodland boundaries to be used overnight which may affect badger activity.

Bats

Commuting and foraging bats

- 4.22. Due to the nocturnal nature of bats, a sensitive lighting strategy, designed utilising best practice guidance, will be required during construction to ensure bats can still utilise retained habitats.
- 4.23. The following measures to protect foraging and commuting bats during construction will be required:
- To ensure that the functionality (and potential roosting opportunities, if present) is maintained for bats, the line of trees and trees within hedgerows will be protected with appropriate fencing to prevent encroachment and/or accidental damage;
 - Where construction or security lighting is required, this will be designed to prevent light spill towards any retained habitat such as the lines of trees, trees within hedgerows and woodland in order to avoid impacts on nocturnal species including bats and badger.
- 4.24. Details of area to be retained and protected are shown on Biodiversity Protection Zones Plan **18545/P02**.

Roosting bats

- 4.25. Five trees T13, T15, T25, T26, and T27 were identified as having potential to support roosting bats. This is shown on the Static and Tree Location Plan (**9432-E-01**) produced by FPCR which has been included within this report for ease of reference.
- 4.26. All trees identified with potential to support roosting bats are to be retained and protected by at least their root protection areas (RPAs) during construction activities. See Biodiversity Protection Zones Plan **18545/P02**.
- 4.27. If the removal of these trees is required, further assessment to classify their potential will be needed to establish appropriate next steps. If safe to do so, the trees will be climbed and directly inspected by a suitably qualified and licenced ecologist. If found to have no potential or PRF-I features,



the trees can be section felled under the supervision of an Ecological Clerk of Works (ECoW), in line with good practice guidance⁸. The methodology for this is as follows:

- The trees will be climbed and inspected for potential roost features by an ECoW with a level 2 bat licence if possible;
- Should no features or PRF-I features be found, section felling can then commence;
- Trees can then be section felled using the required equipment i.e. a chain saw;
- Where a potential roost feature (i.e. a knot hole), is found and unable to be inspected while fixed to the tree, this section will be cut sufficiently below or above the feature; and
- This section will be roped and lowered to the ground and stacked in a discrete area of the Site for a week to allow any bats residing within to escape.

4.28. In the event a tree cannot be climbed or the tree is found to have PRF-M potential, the following works will be required: -

- If the tree can be climbed, three separate aerial inspection surveys during the optimal season (May to August inclusive, spaced three weeks apart according to good practice guidance⁸) will be required to determine presence or likely absence. Once the last visit has been conducted, the tree can then be section felled under guidance from a suitably licenced bat ecologist; or
- If the tree cannot be climbed, three separate emergence surveys on suitable features will be required to determine presence or likely absence. These will be conducted in the optimal season and according to good practice (as detailed above) and if no bats are found, the tree can be section felled as detailed above.

4.29. In the event a bat is found during any of the aforementioned works, depending on the situation, the following should take place:

- If a bat is found in a section already felled the bat should be removed and placed within the bat boxes erected on a retained tree on Site;
- If a bat or signs of bats are found within a tree during inspection or survey, works should cease, and Natural England consulted. If a bat roost has been discovered, roost characterisation surveys, and a licence from Natural England will be required to remove the roost.

4.30. Provided that the proposed works can proceed in accordance with the precautionary working methods detailed in this report, it is considered that the above species are unlikely to be harmed and the relevant legislation should not be triggered.

Birds

4.31. Habitat removal is required in order to facilitate the access for the development. It is therefore recommended that any required vegetation clearance works are completed outside of the core nesting bird season (generally taken as March-September inclusive, although birds can nest at any time of year). Where this is not possible, a pre-clearance nesting bird check should be completed by a suitably experienced ECoW. If nesting birds are found to be present, a buffer zone

⁸ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.



of at least 10 m (this is however bird species dependant) will be instated, with no works to be undertaken within the buffer zone until the chicks are confirmed to have fledged by an ECoW.

Great Crested Newts

- 4.32. The site has been entered into NatureSpace's (NS) District Licencing (DL) scheme as the site is within the 'Red risk zone', meaning GCN are present in this area and could be found on site. As the DL covers the site for impacts to GCN, a 'traditional licence from Natural England (NE) is not required in order for the development to proceed. In order to comply with the conditions imposed as part of the DL, the erection of semi-permanent GCN exclusion fencing is required. The fencing design has been informed by the site layout and Tree Constraints Plan (TCP) to ensure that the RPA of retained trees, hedgerows, and woodland are not impacted unless specifically required.
- 4.33. This fencing will be installed to prevent GCN from moving back onto the site, from suitable off-site habitat. The installation will be supervised by the Ecological Clerk of Works (ECoW). The route for the fencing will be marked out on site by the contractor as shown in GCN Exclusion Fencing Plan **(18545/P03)**, under ecological supervision, and subject to a hand search by the ecologist on site. Given that the works will be undertaken in the nesting bird season, nesting bird checks will also be undertaken prior to the clearance of suitable areas of vegetation. Where practical, the trench for the fencing will be dug using a trenching machine, or similar. In sensitive locations, such as in proximity to trees, the trenches required to install GCN fencing should be carefully dug by hand, under ecological supervision.
- 4.34. The fencing will be installed by a specialist contractor, with suitable experience of installing GCN exclusion fencing, during the active season for GCN (May-June inclusive). A toolbox talk will be provided to the contractors involved by a suitably qualified ecologist, in order to provide an introduction to GCN identification, their protection, and what to do should any GCN be found prior to completion of the fencing programme.
- 4.35. Any GCN found during fencing installation will be moved to the ancient woodland to the north of the site so they can disperse into the wider landscape.
- 4.36. During the translocation exercise, the all fencing will be inspected during each translocation day to ensure the integrity of the fencing is maintained. Once the translocation exercise has been completed, the responsibility for ensuring the fencing remains intact will pass onto the site manager who will inspect the fencing every two to three days, and keep a log of any damage noted and measures taken to make good within 24hrs of identification.
- 4.37. Any GCN found during the translocation will be moved to suitable habitat to the north of the site so they can disperse into the wider landscape. Following the translocation, the temporary fencing and pitfall traps within the site can be removed.
- 4.38. The semi-permanent fencing erected is required to remain intact and on site until construction of the site is completed. During this time, and after the translocation has concluded, the responsibility for ensuring the fencing remains intact lies with the Site Manager. Visual inspection of the fencing should be conducted once a week once construction activities take place, with a log kept of any issues, when they were identified, and the date and actions taken to resolve the issue.
- 4.39. In the unlikely event that GCN are encountered unexpectedly during construction works, works should cease, and the ECoW should be contacted immediately to provide advice on how best to proceed.



Reptiles

- 4.40. Habitat removal is required in order to facilitate the proposed development. Due to the likely low population of reptiles on site, the below passive displacement of reptiles is considered to be sufficient to avoid causing harm or injury to individuals.
- 4.41. Habitat manipulation will be undertaken across the site in a systematic way, under ecological supervision following completion of the GCN translocation exercise. Any reptiles found during the translocation works will be moved to suitable habitat off-site to the north of the site through the below method: -
- Displacement will take place between late March and early October when reptiles are active during suitable weather conditions (day temperature above 10°C);
 - The Site Manager and relevant staff will be briefed by the supervising ecologist on the presence of reptiles on site, the legislation protecting them and the procedures to take if reptiles are found during clearance and construction works;
 - Any features with potential to be used by reptiles as natural refugia, such as beneath the roots of scrub or woody vegetation, rubble/stone or wood piles, or other debris, should be carefully searched by hand by an ecologist and subsequently dismantled by hand under ecological supervision, to capture any reptiles using them and relocate to boundary features that are suitable for reptiles;
 - Suitable habitat within the Site will be cut to a height of approximately 15 cm with a brush cutter or strimmer, as appropriate and the brushings and cut vegetation removed from the site. Works will take place from the south/eastern area of the site to the northern area of the site;
 - As works may coincide with the nesting bird season (which is March to September, inclusive) and areas of scrub vegetation may also provide nesting opportunities for breeding birds, clearance would need to be preceded by a check for active nests by a suitably qualified ecologist. If any active nests are found to be present, a suitable buffer would need to be retained until the young have fledged and the nest is no longer active;
 - The remaining vegetation will then be subject to a finger-tip search (in 0.5 hectare increments) by an ECoW and any reptiles found will be moved to suitable habitat retained outside of the proposed development. After this, the 0.5 hectare parcels will be cut/strimmed to ground level within suitable weather conditions (i.e. dry with an air temperature above 10°C) to ensure that any reptiles still present would be active so they can move to retained areas of the site;
 - Following this, the top 100mm of topsoil in each of these parcels will be removed using a toothed bucket, under ecological supervision, to ensure that the areas due for development are no longer suitable for reptiles;
 - Any building materials, such as stones or bricks will be stored on pallets and in as few locations as possible, to discourage reptiles from using them as shelter. Any demolition materials or those arising from vegetation removal/management will be stored in skips or similar containers rather than in piles on the ground; and
 - Where suitable habitats are to be retained, they will be protected during construction using heras fencing with clear signage to prevent machinery and materials entering these areas. If prior to works commencing, the site becomes more suitable for reptiles i.e. the vegetation is left to grow, then further surveys/clearance works in line with the above may be required.



- 4.42. Provided that works can proceed in line with the reptile mitigation strategy described above can proceed in accordance with the above measures, it is considered that it would be compliant with legislation and planning policy in respect of reptiles.

Riparian Mammals

- 4.43. No signs of water vole or otter were identified within the site, however, potential habitat is present within the adjacent banks of the Northland Brook and Scrase Stream although it is classed as 'poor' condition.
- 4.44. A 15 m buffer is proposed between any construction activities and Scrase Stream, with a 10m buffer between the banks of the Northland Brook. This buffer is shown in the Biodiversity Protection Zones Plan (**18545/P02**).
- 4.45. Pollution prevention measures detailed above will ensure no impacts from construction activities to the Northland Brook and Scrase Stream or any populations of water vole or otter that could be present.



Plans:

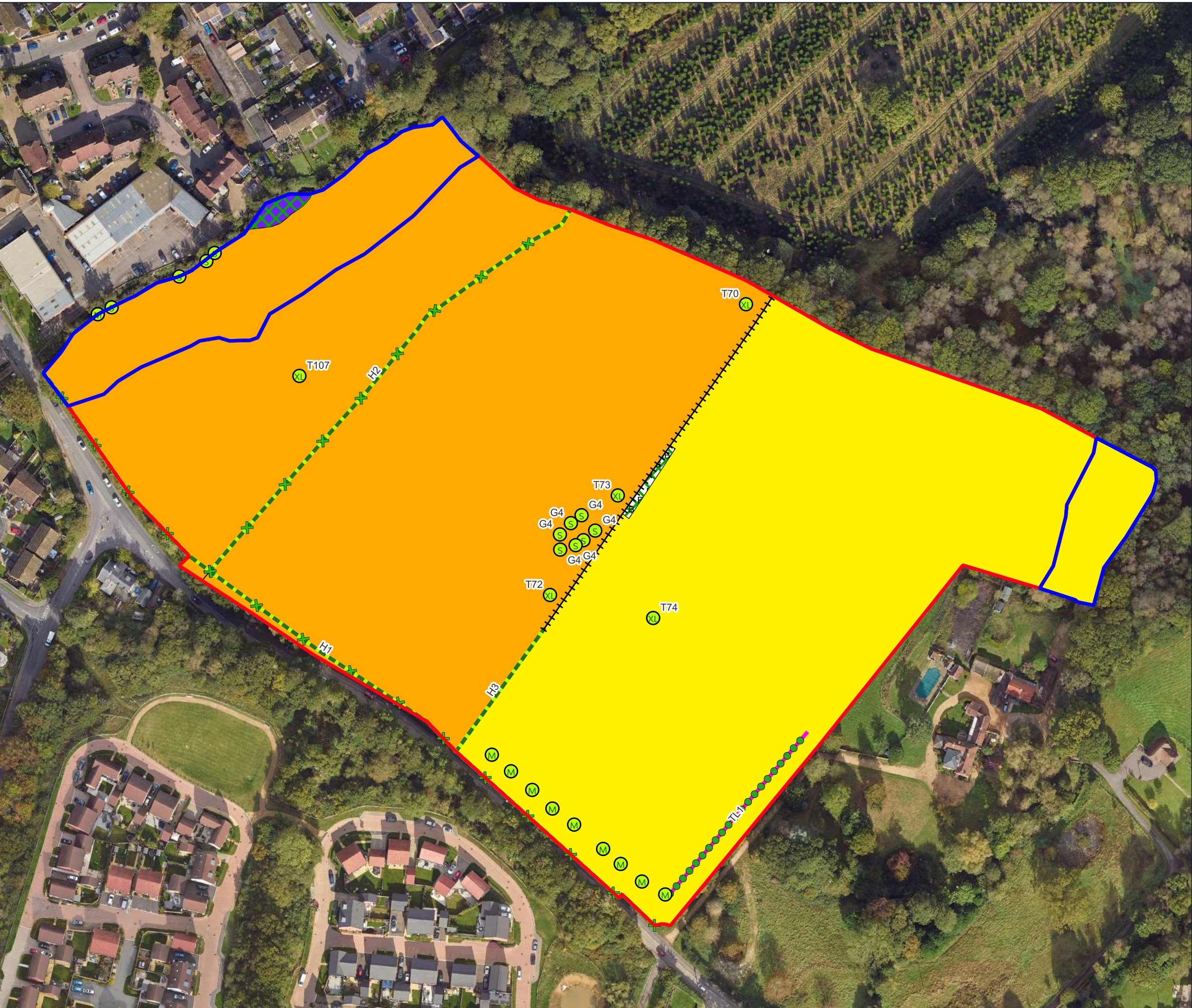
Plan 1: Baseline Habitats Plan **18545/P01a**

Plan 2: Biodiversity Protection Zones Plan **18545/P02a**

Plan 3: GCN Exclusion Fencing Plan **18545/P03**

Plan 4: Static and Tree Location Plan **9432-E-01**





Legend

Redline Boundary

- Redline Boundary
- Blue Line Boundary
- Ownership Boundary

Baseline Habitats

- Grassland
Other neutral grassland
- Grassland
Modified grassland
- Heathland and shrub
Blackthorn scrub
- Heathland and shrub
Bramble scrub

Trees

- Small >7.5cm to 30cm
- Medium >30cm to 60cm
- Very Large >90cm
- Ecologically valuable line of trees

+++ Fence

Native hedgerow

Native hedgerow with trees



Project	Land off Scamps Hill, Lindfield
Drawing Title	Baseline Habitats Plan
Scale	1:1,466
Drawing No.	18545/P01a
Date	July 2026
Checked	WW/TC





- Legend
- Redline Boundary
- Redline Boundary
 - Blue Line Boundary
 - Ownership Boundary
 - Biodiversity Protection Zones
- Baseline Habitats
- Grassland
Other neutral grassland
 - Grassland
Modified grassland
 - Heathland and shrub
Blackthorn scrub
 - Heathland and shrub
Bramble scrub
- Trees
- Small >7.5cm to 30cm
 - Medium >30cm to 60cm
 - Very Large >90cm
 - Ecologically valuable line of trees
 - Fence
 - Native hedgerow
 - Native hedgerow with trees



Project	Land off Scamps Hill, Lindfield
Drawing Title	Biodiversity Protection Zones Plan
Scale	1:1,466
Drawing No.	18545/P02a
Date	July 2026
Checked	WW/TC





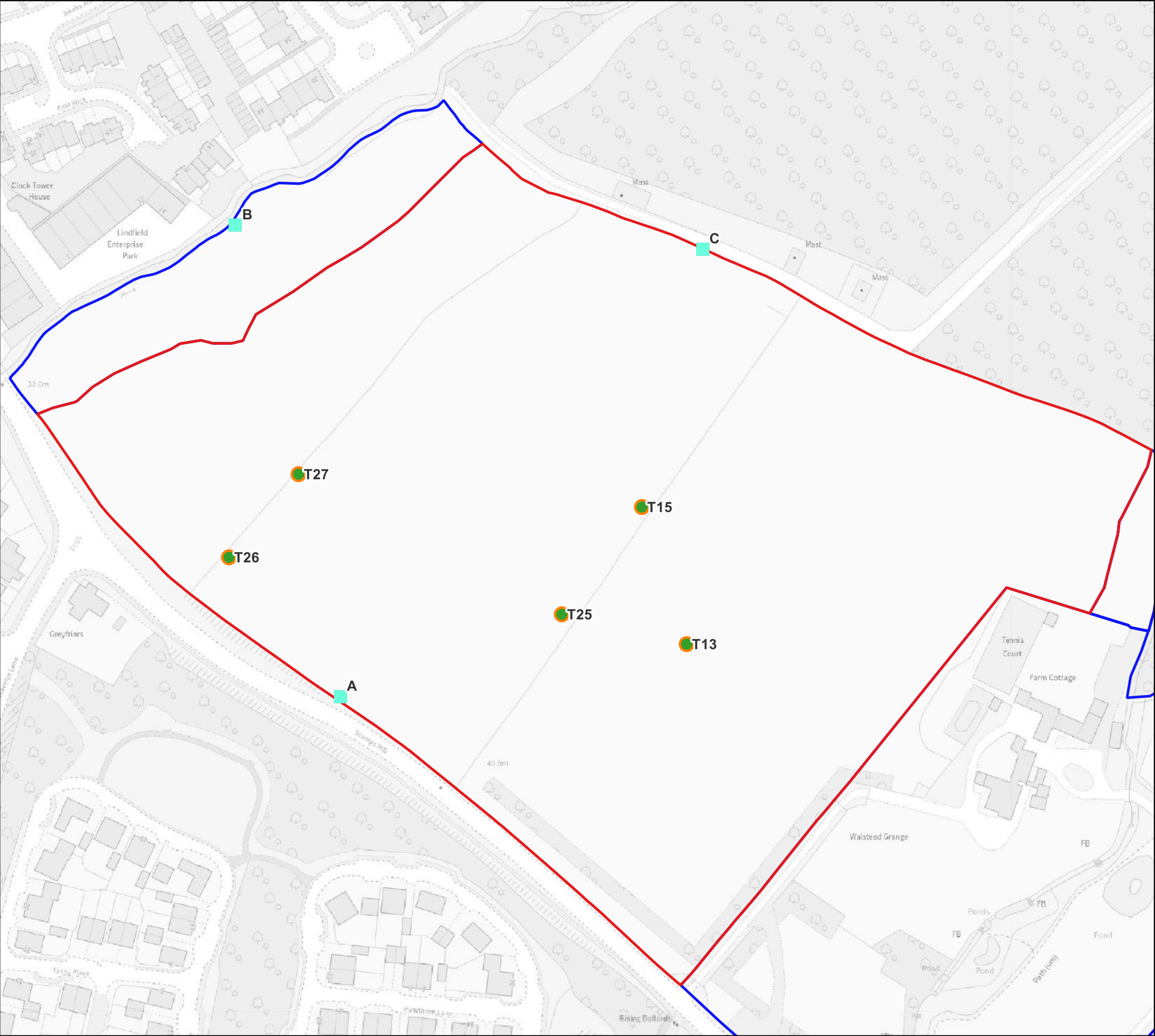
Legend

- Redline Boundary
- Ownership Boundary
- GCN Fencing
 - Semi-Permanent Fencing
 - Temporary Drift Fencing
- Vehicle Gate



Project	Land off Scamps Hill, Lindfield
Drawing Title	GCN Exclusion Fencing Plan
Scale	1:1,466
Drawing No.	18545/P03
Date	May 2026
Checked	WW/TC



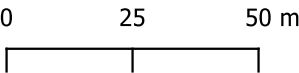


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Key

- Site Boundary
- Ownership Boundary
- Static Detector Locations
- Trees with Potential Roosting Features



client
Gladman Developments Ltd
project
Land off Scamps Hill,
Lindfield
drawing title
STATIC AND TREE LOCATION PLAN

scale @ A3
1:1500
drawn
NK
issue date
4/7/2024

drawing / figure number
Figure 1

rev



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