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Client: Bellway Homes Ltd

Project: Woodfield House

Report: Construction Ecological Management Plan: Biodiversity

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Limited (Greengage) have been appointed by Bellway Homes Ltd to prepare this Construction Ecological Management Plan (CEMP) to inform the proposed development for a site known as Woodfield House, in Burgess Hill, West Sussex.

An application has been made (planning application reference DM/24/0487) for the *"Proposed demolition of existing dwelling house and erection of 30 dwellings with associated access, open space, landscaping and parking (Amended plans/documents received amending the site location plan and the red line boundary of the application)"*.

This CEMP has been prepared to allow the discharge of proposed Planning Condition 12, which states:

"Prior to the commencement of development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority."

The CEMP includes detail of the precautionary methods of work, specifically in relation to ecology / biodiversity issues, and addresses the following ecological receptors:

- Nearby designated sites
- Trees and woodland
- Badgers
- Bats
- Birds
- Dormouse
- Great crested newt
- Reptiles
- Hedgehog
- Invasive species

2.0 INTRODUCTION

Greengage Environmental Limited (Greengage) have been appointed by Bellway Homes Ltd to prepare this Construction Ecological Management Plan (CEMP) to inform the proposed development for a Site known as Woodfield House in Burgess Hill, West Sussex.

An application has been made (planning application reference DM/24/0487) for the "Proposed demolition of existing dwelling house and erection of 30 dwellings with associated access, open space, landscaping and parking (Amended plans/documents received amending the site location plan and the red line boundary of the application)".

This CEMP has been prepared to allow the discharge of proposed Planning Condition 12, which states:

"CEMP: Biodiversity

Prior to the commencement of development a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

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

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

2.1 SITE DESCRIPTION

The site area extends to approximately 1.4 hectares (ha) and is centred on National Grid Reference TQ 3093 2122, OS Co-ordinates 530932, 121221.

The site comprises a main building, ancillary building, several outbuildings, woodland, modified grassland, ponds and individual trees. Woodland and mixed arable farmland are present immediately north and west of the site, with the wider Brookleigh development scheme dominating the land immediately south and east.

2.2 DEVELOPMENT DESCRIPTION

The proposals are for the demolition of the existing buildings, and construction of 30 new dwellings with associated access, open space, landscaping and parking.

Landscape proposals within the scheme include:

- Retention and enhancement of woodland and the pond in the south of the site, and retention of boundary tree lines;
- Wildflower meadow creation;
- Planting of native scrub species and new trees, and native hedgerow;
- New areas of swale / pond; and
- Areas of amenity grassland

3.0 KEY ACTIVITIES

Exact details of the construction methods and timescales will be confirmed at the appropriate time and incorporated into an updated CEMP. This CEMP is therefore considered to be a 'live' document. The activities should be reviewed by the site manager and an Ecological Clerk of Works (ECoW) as work commences and progresses.

3.1 KEY WORKS

The physical works programme will include the key site activities, details of which are included below, where known:

- Site set up of compound and storage areas and enabling works, which includes installing temporary hoardings, fences, gates and barriers;
- Demolition of the existing buildings;
- Removal of selected trees;
- Drainage works;
- Construction of roadways;
- Construction of new buildings & associated works ;
- Landscape installation; and
- Removal of temporary hoardings, fences, gates and barriers on completion of works.

3.2 PROGRAMME

Commencement on site is planned to start in April 2026 and complete in October 2027. The programme will total 82 weeks in duration. A summary of the overarching activities has been given in Table 3.1. These dates are anticipated and dependent upon planning, highways and utilities.

Table 3.1 Summary of Main Construction Activity Timings

Activity	Start Date	Expected Finish Date
Set up of compound and storage area and enabling works	May 2026	15th May
Demolition works of the existing buildings	April 2026	1st May 2026
Removal of selected trees	February 2026	15th February 2026
Drainage works	May 2026	September 2026
Construction of roadways	June 2026	October 2026
Construction of new buildings & associated works	May 2026	September 2027
Landscape installation	January 2027	April 2027

Activity	Start Date	Expected Finish Date
Removal of temporary hoardings, fences, gates and barriers on completion of works	October 2027	October 2027

3.3 HOURS OF WORK

The construction of the development will take place predominantly during daylight hours, and there will be targeted task lighting during times of reduced daylight e.g. during winter when dusk comes earlier than the finish of core working hours.

It is expected that the core working hours for demolition and construction works will be:

- 08:00 - 18:00 Monday to Fridays;
- 08:00 - 13:00 Saturdays; and
- It may be necessary, in exceptional circumstances for safety and operational reasons to work outside these hours (e.g. Sundays and bank holidays).

4.0 ECOLOGICAL BASELINE

The site has been subject to a Preliminary Ecological Appraisal (PEA)¹, Biodiversity Net Gain Assessment (BNGA)², great crested newt³ and bat presence/likely absence emergence surveys⁴.

The PEA was undertaken by Greengage in June 2024, the bat presence/likely-absence emergence survey was undertaken in August 2024 and the BNGA was undertaken in November 2024. This CEMP should be read in conjunction with the PEA, BNGA and bat presence/likely-absence reports. As The key findings of the reports are summarised below. Biodiversity Protection Zones (BPZ) have been created and are shown in Appendix A.

Designated Sites and Notable Habitats

The closest designated site is the non-statutory Local Wildlife Site (LWS) is Great Wood & Copyhold Hanger, approximately 0.5km north-west.

Broadleaved woodland is present in the south of the site, which will be retained.

Mitigation and compensation measures to minimise any impact upon these is provided in Section 5 below.

Species

Badgers

Overall, the site is considered to have moderate potential to support foraging badgers with badger setts likely-absent on site, but known to be present within 200m.

Bats

Bat roosts have been recorded within the buildings and within a tree (T87 in Appendix A) that is due to be removed. Bat mitigation will be dealt with separately under licence from Natural England. This will include a detailed method statement, which must be followed in full.

No other tree roosts were recorded, however Section 5 below contains details of 'soft-felling' procedures for the trees with potential features that are to be removed.

The boundary tree lines and woodland in the south provide suitable foraging and commuting habitat - these are to be retained, however measures to minimise impacts during construction are provided below.

Birds

There is value for nesting birds, in particular common species of passerine birds, in the woodland, scattered trees and shrub habitats on site, some of which will require removal. Overall, the site is considered to have high potential to support nesting birds.

Mitigation measures are provided in Section 5 below to avoid harm to nesting birds.

Dormouse

Although a recent Greengage dormouse survey⁵ did not record dormice on site, the species is known to be present in the wider area, the closest field sign being a dormouse nest recorded along Isaac's Lane, approximately 80m south. The majority of suitable dormouse habitat is to be retained, however precautionary measures are provided in below for small-scale tree / shrub removal to avoid potential impacts to dormice.

Great crested newt

A great crested newt environmental DNA (eDNA) survey undertaken in 2023 returned a positive result, albeit at very low levels, and in response a full 6-survey population estimate survey was undertaken. No great crested newts were recorded in any of these six subsequent surveys, and it was therefore concluded that the eDNA results were anomalous results, or indicative of transient newts, and the on-site ponds in the southern woodland (which will be retained) are not great crested newt breeding ponds.

A Natural England licence for great crested newts is not required, however a precautionary method of clearing on-site vegetation is provided below.

Reptiles

The PEA concluded that the site offered low value to reptiles, and recommended a precautionary method of works for clearing the on-site grass areas, details of which are provided below.

Invasive species

Japanese knotweed (*Reynoutria japonica*) was previously recorded within a 2018 PEA⁶, along the eastern boundary. No evidence of Japanese knotweed (suggesting it may have been cleared / treated), or any other WCA Schedule 9 invasive species were recorded during the 2023 PEA walkover.

Cherry laurel (*Prunus laurocerasus*) and Spanish bluebell (*Hyacinthoides hispanica*) were recorded within the woodland in the south.

Cherry laurel and Spanish bluebell are not WCA Schedule 9 species, but are generally considered invasive and have the potential to spread if not disposed of correctly.

Hedgehog

The presence of woodland, grassland and shrub habitats provide some value for hedgehogs due to the presence of foraging resources and refugia in close proximity. The site is considered to have moderate potential to support hedgehog.

5.0 MITIGATION

In accordance with Planning Condition 12, the focus of this CEMP is protection and mitigation for ecological features, which is addressed in detail within this section of the document. The methods of work on site will follow the mitigation hierarchy; avoidance, mitigation, compensation and enhancement, where appropriate.

Compensation and enhancements will be provided to encourage wildlife to continue/begin using the site post development. All compensation and enhancement measures will be detailed separately within a 'Biodiversity Compensation and Enhancement Layout' document, produced by Greengage and this should be referred to for implementation of those compensation and enhancement measures.

This CEMP discusses the effects during site preparation, demolition and construction. A risk assessment has highlighted the key potentially damaging construction activities to be:

- Demolition of buildings;
- Tree removal;
- Vegetation clearance;
- Excavation;
- Accidental pollution incidents; and
- Works outside of daylight hours.

Biodiversity Protection Zones (BPZs) are designed to protect the key sensitive features. A map identifying the BPZs is provided in Appendix A.

5.1 MITIGATION FOR SPECIFIC ECOLOGICAL RECEPTORS

Designated Sites

The measures outlined below in Section 5.2 - General Environmental Management are designed to protect nearby designated sites.

Tree and Woodland Protection

Retained trees and woodland will be protected in accordance with the Tree Protection Plan (TPP), produced by Keen Consultants. The full arboricultural reports⁷ should be referred to, and a copy of the TPP is provided in Appendix B.

This involves construction of a 2m barrier fence to protect trees and root protection areas. A dust screen should be fitted to the fence along the southern woodland area in order to prevent excessive dust deposition in the woodland and pond.

Badgers

To account for possible foraging / commuting badger presence, the following measures should be implemented:

- Night time works should be avoided, where possible.
- Excavations more than 0.5m deep should be fenced or covered overnight where practicable, with a means of escape such as wooden planks that could be used as a ladder set in place, or excavations should be profiled so as to enable badgers to escape.
- Pipework should be closed or fenced off overnight where possible.
- Any excavations or pipework left open overnight should be checked in the morning for signs of badgers.
- Badgers will readily dig into spoil piles so any freshly excavated spoil piles should be checked regularly for signs of badger activity.
- If any signs of badgers, or indication of a new sett is discovered, works in that area should be halted and barriered off, and the appointed Ecological Clerk of Works (ECoW - see Section 6 below) or Natural England be consulted on how to proceed.

Bats

Roosting

Bat roosts have been recorded in both of the main buildings, and within a tree on the western boundary which is due to be felled (tree reference T87). The location of the buildings and tree are shown in Appendix A.

No demolition or clearance of T87 can take place until the licence is approved, and the method statement within the licence must be followed in full.

Several other trees have been noted as having potentially suitable 'PRF-I' or 'PRF-M' features as defined by latest best practice guidance⁸, (the PRF-M tree being tree reference T41, which has been inspected for bats and found to not contain a roost). However, because potentially suitable features remain, all trees suitable for roosting bats, with PRF-I features and PRF-M where likely absence has been confirmed, will be sectionally felled, under the supervision of a suitably experienced Natural England Level 2 Class licenced bat ecologist or accredited agent, and either inspected by the ecologist from height, or each section carefully lowered to the ground where the ecologist can inspect any PRFs for bats or signs of bats.

If a bat is identified in a section of a felled tree, that section will be propped up against the tree, as close as possible to where the roost was identified, and the bat allowed to leave on its own accord. A record must be taken of any bat roosts identified during the works. Any remaining sections that are unable to be fully inspected will be left with the PRFs facing upwards overnight in case any bats remain inside.

Alternatively, all trees identified with likely absence of roosting bats may be felled immediately after the inspection survey or have the PRFs blocked/proofed immediately after the survey until they are to be felled. If there is a delay, the features should be immediately inspected to ensure it is free of roosting bats prior to felling.

Any trees that contain PRFs from which bats cannot be confirmed as likely absent, exclusion devices must be fitted for a period of five clear nights (temperatures above 8 degrees and heavy rain) before felling, if there is delay, the exclusion devices should remain in situ until the tree is felled. It should be noted that exclusion devices must not be fitted between mid-May to mid-August if the feature is likely to contain pregnant females or non-volant young.

The trees with PRF-I are: 38, 69, 81, 88, 89.

The tree with PRF-M, but inspected and recorded as bats likely absent is 41.

All of the above should comply with the precautionary procedure outlined above.

Tree 87 has a confirmed roost and must not be felled until the Natural England licence is approved.

Tree locations are shown in Appendix A.

Foraging and commuting

To minimise impacts on the boundary tree lines and woodland in the south, the use of temporary works lighting will be avoided wherever possible, and minimised in terms of frequency and duration on the occasions that it is needed. Security and task lighting will be limited and of short duration. The following measures will minimise risk of adverse effects on bats and other nocturnal animals:

- Keep works within daylight hours wherever possible.
- Confine lighting to the task area (using horizontal cut-off optics and zero floodlight tilt angles).
- Orientate floodlights away from the woodland and boundary trees.
- Use lower power security lighting where possible (and ensure minimal horizontal/vertical light spill).
- Plant (vehicle) lighting needs to be shielded from boundary habitats and the woodland.
- Lighting used will be fitted with timers/photocells so that they are only operated when needed; and
- Use the site cabins etc. to provide shielding of the lighting from beyond the site.

Birds

Some areas of vegetation, such as shrubs and a small number of trees, require removal. If possible, this should be programmed to occur outside of the recognised bird breeding season i.e. undertaken between September and February inclusive, to avoid harmful impacts on breeding birds (active nests).

However, the construction programme requires some removal during the bird breeding season (i.e. clearance required between March and August). Where this is the case, a nesting bird check by the appointed ECoW must precede work. A nesting bird check should occur no earlier than 48 hours prior to the vegetation being removed and will involve the ECoW observing the vegetation during a time of

quiet and limited activity, to allow for observation of breeding bird activity, e.g. carrying sticks or twigs, alarm calls, frequent trips to a nest etc.

If a breeding bird is identified, a buffer of at least 5m must be left around any active nests (or larger, depending on bird species, as advised by the ECoW). No work should occur within the 5 m buffer until the ECoW can determine whether the nest is no longer active. The time that the buffer is left intact for will be dependent on the bird species nesting and the stage of the breeding cycle that the nest is observed to be at.

Dormouse

Where shrub removal is required, a pre-clearance search for evidence of dormouse (e.g. searching for dormouse nests or gnawed nut shells) should be conducted by the ECoW. If evidence is noted, the ECoW will advise on how to proceed.

Great Crested Newt

Given the likely absence of breeding great crested newts at the site, formal mitigation under a Natural England licence is not considered necessary, however, to minimise the risk of harm to any newts or other amphibians, that could be crossing the site, a precautionary phased clearance of vegetation is recommended, between March and October/November, particularly relating to the grassland areas, as follows:

- First cut of any taller vegetation should be to 150mm, using hand tools (e.g. strimmers, brush cutters).
- Following a fingertip search by a licenced ecologist, the second cut to ground level can be undertaken, supervised by the ecologist.
- The ground should then be scraped by an excavator with a toothed bucket, again supervised by the ecologist.
- Any amphibians found will be placed within the retained woodland.
- The phased clearance should commence in the north of the site, and progress south, towards the retained woodland.

Reptiles

The above phased clearance of grassland vegetation will also serve to protect any reptiles, should they be present.

Hedgehog

In order to minimise the potential for killing or injuring of hedgehogs (and other small to medium sized mammals) during site clearance, removal of introduced shrub or dense ground cover will be undertaken

in two phases, by cutting to 300mm in the first instance, then to ground level 24-48 hours thereafter after a search by the ECoW.

This should be undertaken using hand tools only. This clearance should be supervised under ECoW. If any hedgehogs are found during clearance these should be moved to the retained woodland in the south.

The precautionary approach above under the 'Badgers' section, relating to checking excavations and pipework, will also serve to protect any hedgehogs and other small mammals during construction, should they be present.

Invasive Species

No Japanese knotweed was recorded in the most recent survey, however should at any stage prior to or during development an invasive species listed under WCA 9 are identified on site then removal should be undertaken following government best practice guidelines⁹, ensuring that activities do not allow its spread in the wild.

Cherry laurel clearance for the woodland is proposed as an enhancement. It is important that cherry laurel, and any Spanish bluebells to be removed, are done so sensitively in a manner that prevents their spread in the wild.

5.2 GENERAL ENVIRONMENTAL MANAGEMENT

To further protect on-site and off-site ecological receptors, the following measures / controls should also be implemented.

Noise and Vibration

Table 5.1 outlines noise and vibration issues requiring attention and identifies the control measures to be implemented.

Table 5.1 Noise and vibration management

Noise and Vibration	Control Measure
Construction traffic (delivery vehicles, site personnel etc.)	All goods, equipment, plant and materials will be transported by existing roads. Deliveries times will be planned to minimise potential disturbance.
Construction plant and equipment	- Site compounds to be sited away from the woodland in the south. - Plant and equipment to be switched off when not in use. - Plant and equipment to be maintained and operated in accordance with operators' instruction and to ensure that excessive noise levels are not generated. - Regular integrity checks of noise mitigation measures fitted to items of plant. - Best practicable means will be included to control construction noise in the form of low noise emission plant, as specified in BS5228-1.

Materials and Waste

Table 5.2 outlines the materials and waste issues requiring attention and identifies the control measures to be implemented.

Table 5.2 Materials and waste management

Materials and waste	Control measure
Storage, handling and management of materials and waste	- All material storage will be kept well away from the woodland, and stored appropriately in a manner that does not allow interference by wildlife. - Potentially polluting substances will be stored on impermeable surfaces with controlled drainage, away from the woodland and pond in the south.

Materials and waste	Control measure
	• Waste containers to be securely covered to ensure wastes cannot be blown or washed away. • Any oils, fuels and liquids used will be appropriately labelled and will be securely stored within the site compound (storage to include bunding and tamper proof and lockable valves, as appropriate). • All hazardous substances on site will be controlled in accordance with Control of Substances Hazardous to Health (COSHH) Regulations. • Refuelling of plant and machinery will take place with appropriate spillage controls. Vehicles will not be left unattended during refuelling. • Fuel storage tanks will be locked when not in use to prevent unauthorised access and reduce the risk of vandalism. • Spill kits to be located near to the works areas and within storage compounds, with personnel being trained in their use. • Any wheel washing will be undertaken in a designated area. Water from wheel washing facilities and wash down areas will be recycled or fully contained and disposed of via a tanker. • Daily walkover will be undertaken to collect other material. • Material that could contaminate the soil such as concrete mixing, diesel oil and vehicle washing will not be discharged within 10m of tree stems and hedgerows.
Waste disposal strategy	• Domestic waste shall be taken off-site and disposed of daily. • Site foul drainage will be removed from site, in accordance with relevant permissions obtained from the sewerage or statutory authority. • Leaking or empty oil drums will be removed from site immediately and disposed of via an appropriately licensed waste disposal contractor. • Recyclable waste shall be taken for disposal at the available recycling facilities; any metalwork for example will seek to be recycled through the local scrapyard or reused. • No fires will be lit or liquids disposed of on site. • Any invasive plant material will be disposed of by licenced waste contractors.

Air quality and dust emissions

Table 5.3 outlines the air quality, dust and emissions requiring attention and identifies the control measures to be implemented.

Table 5.3 Air Quality, Dust and Emissions management

Air Quality, Dust and Emissions	Control measure
Site set-up and operation	The site perimeter will be fenced with either timber hoarding or Heras fence installed (sheeted where necessary) to prevent the spread of dust and debris onto adjacent properties and roads
Air quality and emissions	- Vehicles, plant and equipment on site to be well maintained and regularly serviced. - Vehicles, plant and equipment to be switched off when not in use.
Dust/debris	- During demolition works water dampening down may be utilised in order to prevent the build up of dust. - Wheel cleaning facilities will be put in place on site to wash the wheels of vehicles within the site boundary which access non-hardstanding areas. - No water/slurry will be allowed to leave the confines of the site. No vehicle will be permitted to leave the site until inspected - Manual road / path sweeping to be employed to remove excess build-up of material, as appropriate.
Monitoring	Regular visual checks for dust, debris and emissions arising will be undertaken across the site and log of results maintained.

6.0 ROLES AND RESPONSIBILITIES

Environmental Champion

Prior to the commencement of works, an Environmental Champion will be appointed. This will be a member of the 'Appointed Contractor' site personnel and will be responsible for day-to-day implementation of the measures set out within this CEMP and shall liaise directly with the Ecological Clerk of Works (ECoW). They will commission and arrange for ECoW input and site attendance in advance, as required.

Ecological Clerk of Works

An ECoW will be appointed to undertake specific tasks, as detailed within the sections above. The Ecological Clerk of Works should be a Suitably Qualified Ecologist (SQE). ECoW roles specific to each ecological receptor is detailed within their respective sections above.

On days not deemed necessary for ECoW presence, the ecologist will be on call and available to answer questions from contractors.

Toolbox talk

Prior to commencement of construction on site, all personnel involved in the construction works will be briefed on ecological mitigation and relevant wildlife legislation. This will be delivered in the form of a toolbox talk will be provided to the site team by the ECoW. The toolbox talk will cover:

- A summary of survey findings and overview of the ecological receptors, their ecology, habitat requirements and conservation status;
- Maps of the BPZ that will be kept throughout the construction. Contractors will be informed that no equipment will be stored and no activities are to be undertaken within the BPZ;
- The legal protection afforded to the ecological receptors;
- The role of the ECoW and the contractors responsibilities;
- A description of the mitigation measures that need to be implemented and followed at all times; and
- Species to look out for during construction and what to do in the event that an ecological receptor is found.

A record of this talk will be kept and all attendees will be asked to sign that they have understood the measures discussed. A subsequent toolbox talk will be provided to any new site members and at the start of a new work phase.

6.2 COMMUNICATION

The 'Appointed Contractor' will define and implement procedures for internal and external communication, including procedures for receiving, logging and resolving complaints.

The CEMP will be communicated to the full project team, including any subcontractors, by the 'Appointed Contractor' to ensure that all parties are aware of environmental requirements. Details of specific environmentally sensitive activities will be communicated to site personnel by the ECoW.

Should management on the site change, the new personnel will be made aware of and action this CEMP: Biodiversity.

6.3 INDUCTION AND TRAINING

All site personnel involved in the construction of the proposed development will receive environmental awareness training. The environmental training and awareness procedure will ensure that site personnel are familiar with the principles of the CEMP, the environmental aspects and impacts associated with their specific demolition or construction activities, the procedures in place to minimise these impacts and the consequences of departure from these procedures.

Training will include site briefings and toolbox talks for relevant site personnel to maintain the necessary level of knowledge on community relations and environmental topics. The training will ensure that all site personnel are able to follow environmental control measures and will advise the 'Appointed Contractor' of changing circumstances as work progresses.

Site induction training will ensure all site personnel are aware of the environmental risks and have an understanding of legal obligations.

6.4 ENVIRONMENTAL INCIDENT RESPONSE PROCEDURE

The 'Appointed Contractor' will be required to establish and implement an environmental incident response procedure. This procedure will be designed to respond to environmental hazards and risks at the site and will include emergency control measures that will take into account the Environment Agency's Pollution Prevention Guidelines¹⁰.

6.5 COMPLAINTS AND ENQUIRIES

All complaints and inquiries received by the 'Appointed Contractor' (site personnel) will be logged promptly; details of the location, time and nature of the issue will be recorded. A named individual will be assigned to resolve the issue, including liaison with the complainant and reporting to the 'Appointed Contractor' (site manager) on the outcome of the resolution procedure.

6.6 CHECKING CORRECTIVE ACTION

Monitoring compliance is a crucial part of the implementation of the CEMP. This should take the format of regular site inspections by the Environmental Champion, internal and external audits and, where necessary, environmental monitoring of key parameters.

All areas of non-conformance identified through the monitoring will be documented and investigated and corrective measures will be developed, implemented and then formally closed out through follow up inspections.

6.7 MANAGEMENT REVIEW

The management review should take place as per the managing programme section within the CEMP, on a monthly basis, as the programme is reviewed to evaluate ongoing effectiveness of the CEMP. A review of control procedures may be required following any reported non-compliance.

6.8 OTHER GOOD HOUSEKEEPING MEASURES

The following environmental management and monitoring measures will be adopted throughout the construction phase. Unless otherwise stated the 'Appointed Contractor' will be responsible for the implementation of all measures.

Site security

The following measures will be implemented:

- Valuable items will be removed from public view and stored in locked areas;
- Site boundaries will be secured when not in use, using fencing and locks on gates;
- Potentially hazardous materials will be secured (e.g. fuel outlets will be locked);
- Plant and equipment will be immobilised overnight and stored in a secure area;
- Site security cameras may be used in locations which minimise disturbance to residents;
- The security of neighbouring sites will be taken into consideration; and,
- Scaffolding, ladders, or any other site equipment will not be left in areas that may cause a nuisance to neighbouring properties.

General

Good housekeeping will be maintained on-site and on access routes. Measures will include:

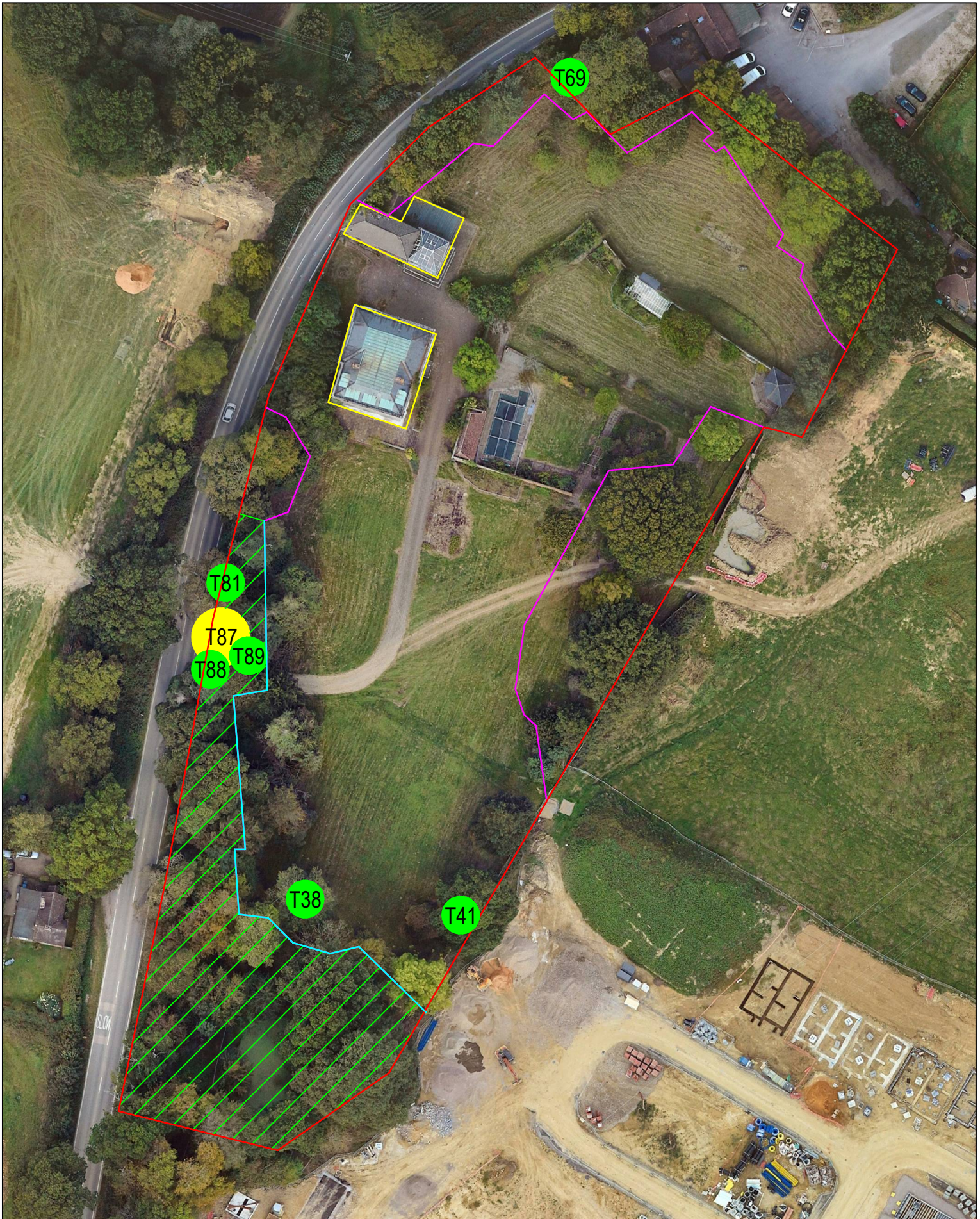
- Clear access routes with appropriate signposting;
- Segregation and regular removal of waste (including food waste) from the site;
- Keeping site tidy and clean;
- Inspect hoarding frequently, repair and repaint as necessary;
- Visual inspections of plant, equipment and material storage areas for leaks or spills;
- Toilet facilities will be kept clean;
- Open fires will be prohibited at all times;
- Hardstanding for vehicles (parking and access / egress areas) will be cleaned frequently; and,
- Mud will be minimised on access routes.

6.9 CEMP REVIEW

The site manager, in consultation with an SQE, should review and update the CEMP on a regular basis during demolition and construction. The review should be informed by the results of regular compliance monitoring, internal and external inspections, incident reporting as well as any complaints received. The following items (as well as others) may be considered during a review:

- Roles and responsibilities;
- Training needs;
- Control measures;
- Monitoring requirements (i.e. frequency of inspections);
- Communication; and,
- Continuous improvement.

APPENDIX A BIODIVERSITY PROTECTION ZONES



Project Title : Woodfield House

Project Reference : 552344

Drawing Title : Figure A1 - Biodiversity Protection Zones

Date : 28/11/2025

Drawn : PW

Checked : JB

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site. All measurements are for indicative purposes only.



- Site Boundary
- Tree protection fence
- Tree protection with dust screen
- Woodland
- Buildings with roosts (licence required)
- Tree with roosts (licence required)
- Tree with PRF - follow procedure in Section 5

Tree fence lines, tree locations, etc. are indicative only, and should not be relied on for accurate measurements. Refer to the Tree Protection Plan (Appendix B) for accurate locations.



APPENDIX B TREE PROTECTION PLAN

Trees at Woodfield House, Isaac's Lane, Burgess Hill																						
Tree No.	Species	Tree No.	Branch Spread (m)				Stem diameter (cm)				More than 5 stems	Height of tree (m)	Height of first branch (m)	Age class	Category grading	Estimated remaining life (years)	Condition Physiological / Structural	Tree Works to BS5938:2012	Root protection radius (m)	Root protection area (sqm)		
			N	E	S	W	Stem 1	Stem 2	Stem 3	Stem 4												
1	Group of late ash	16av										3	SW	E	U	<10	Group of trees at entrance to property. All unsound in ivy. All look to be in poor condition. One tree has recently fallen. Small twin stemmed tree growing close to existing entrance. Both stems covered in ivy.	Remove.	4.80	72		
2	Scamonee	14	4	3	3	4						5	SN	S	C2	>10	Established tree growing adjacent to driveway. Twin stemmed tree circa 1.5m above ground level.	Remove.	3.39	36		
3	Yew	13	6	4	4	4	69					0	-	E	B1	>10	Established tree growing adjacent to driveway. Twin stemmed tree circa 1.5m above ground level.	Remove.	8.28	215		
4	Lawnmowers	18	7	7	6	3						15av	8	0	-	E	B1	>10	Several stems have collapsed. Tree in poor condition. Unable to retain.	Remove.	11.88	443
5	Home chestnut	10	2	8	6	2						2	2SE	S	C1	>10	Extensive decay in main stem. Tree in poor condition. Unable to retain.	Remove.	7.56	179		
6	Group of English oak	11av										0	-	E	B2	>10	Established group of trees growing alongside road. All stems unsound in ivy.	Remove.	4.60	137		
7	Group of yew	19av										6	6W	E	B2	>10	Established run of trees alongside road.	Remove.	5.40	92		
8	Scamonee	19	8	7	5	7	65a					7	7NE	E	R2	>10	Larger component of tree belt.	Remove.	7.80	191		
9	Scamonee	18	5	7	7	7	49					6	6E	E	R2	>10	Larger component of tree belt.	Remove.	8.28	215		
10	Hornbeam	17	7	8	6	6						2	2S	E	R2	>10	Larger component of tree belt.	Remove.	9.18	265		
11	Scots pine	20	5	6	6	6	73					10	10W	E	R2	>10	Larger component of tree belt.	Remove.	8.76	241		
12	False acacia	17	6	5	5	4	50e					13	13N	E	U	>10	Lacking vitality. Main stem unsound in ivy. Unsuitable to long term retention.	Remove.	6.00	113		
13	English oak	17	7	8	3	3	55e					4	4NE	E	R2	>10	Contributes to tree group. Lower stem unsound in ivy.	Remove.	6.60	137		
14	Group of home chestnut	19av										4	4N	E	C2	>10	Contributes to tree belt but extensive bark split due to bacterial canker infection.	Remove.	4.60	137		
15	Group of yew	19av										4	4N	E	R2	>10	Contributes to tree belt. All unsound in ivy.	Remove.	7.20	163		
16	Hornbeam	14	6	4	4	3	46	49				2	2NW	E	R2	>10	Contributes to tree group.	Crown lift to 3m above proposed pathway.	8.07	204		
17	Hornbeam	15	6	6	6	34						3	3W	S	R2	>10	Contributes to tree group.	Crown lift to 3m above proposed pathway.	4.08	52		
18	Ash	13	3	3	3	3	70a/100a					6	6NW	E	U	>10	Twin stemmed from ground level. Has been retained in ivy probably due to Ash Dieback.	Remove.	11.88	443		
19	Line	16	7	6	6	7	74					3	3W	E	R2	>10	Contributes to tree group.	Remove.	8.88	248		
20	Hornbeam	9	3	4	4	5	26					3	3S	E	C2	>10	Contributes to tree group. Main crown unsound in ivy.	Remove.	3.12	31		
21	Group of English oak	17av										4	4N	E	R2	>10	Contributes to tree group. Most stems unsound in ivy.	Remove.	6.00	113		
22	Group of English oak	16av										3	3NE	E	R2	>10	Contributes to tree group standing adjacent to site.	Remove.	5.40	92		
23	English oak	17	6	9	7	5	54					6	6S	E	R2	>10	Stands at edge of pond.	Remove.	6.48	132		
24	Yew	7	4	6	6	6						25	25	S	R2	>10	Small tree at edge of pond.	Remove.	5.20	85		
25	English oak	15	4	6	6	6	57					2	2S	E	R2	>10	Established tree adjacent to site.	Remove.	6.04	147		
26	Scamonee	11	2	3	2	0	23					2	2S	S	C1	>10	Small tree growing close to boundary.	Remove.	2.76	24		
27	Hornbeam	7	2	3	3	4	27					1	1E	S	C1	>10	Small tree growing close to boundary.	Remove.	2.63	23		
28	English oak	20	9	11	10	10	102					1.2	1.2E	M	A1	>40	Asymmetrical crown development due to competition with adjacent tree. Prominent tree at edge of site.	Remove.	12.24	471		
29	English oak	19	6	9	10	9	87					3	3NE	M	A1	>40	Prominent tree at edge of pond. Lower stem partially unsound in ivy.	Remove.	10.44	342		
30	English oak	20	12	10	5	10	79					6	6S	M	A1	>40	Prominent tree at edge of pond. Lower stem partially unsound in ivy.	Remove.	9.48	282		
31	Yew	10	2	3	3	3	26					2	2S	S	R2	>10	Contributes to tree group at northern edge of pond.	Crown lift to 3m above proposed pathway.	3.12	31		
32	Hornbeam	16	8	6	5	4	47					2	2E	S	R2	>10	Contributes to tree group at northern edge of pond.	Crown lift to 3m above proposed pathway.	5.64	100		
33	Scamonee	17	8	4	3	4	49					7	7N	E	U	>10	Decay of bark on lower stem. Southern stem used to support tree. Unsound in ivy.	Remove.	5.88	109		
34	Yew	11	6	4	4	4	39					3	3NE	E	R2	>10	Contributes to tree group at northern edge of pond.	Remove.	4.68	69		
35	Yew	11	3	4	3	3	36					2	2S	S	C1	>10	Contributes to tree group at northern edge of pond.	Remove.	4.32	59		
36	Yew	7	5	5	4	2	21	14				2	2S	S	C1	>10	Decay of bark on lower stem. Southern stem used to support tree. Unsound in ivy.	Crown lift to 3m above proposed pathway.	3.03	29		
37	Home chestnut	17	7	5	6	6	71					2	2SW	E	U	>10	Extensive decay at base.	Remove.	8.52	228		
38	Ash	18	7	6	6	5	49	51				5	5N	E	U	>10	Showing signs of Ash Dieback. Tight crown at ground level that is highly susceptible to fall.	Remove.	8.49	226		
39	Ash	17	6	8	8	3	74					2	2E	E	U	>10	Showing signs of Ash Dieback. Some decay pockets associated with past branch loss. Unsuitable to long term retention.	Remove.	8.88	248		
40	Copper tree	8	3	2	4	4						10	7	2	2W	S	C1	>10	Small tree growing at the edge of lawn.	Remove.	3.12	32
41	English oak	17	9	10	10	9	76					3	3W	E	R2	>10	Visually significant tree growing close to boundary.	Remove.	9.12	261		
42	Turkey oak	14	5	6	6	5	48					2	2S	S	C1	>10	Established tree growing close to boundary.	Remove.	5.76	104		
43	Turkey oak	6	2	3	3	3	36					1.2	1.2E	S	C1	>10	Small tree growing close to boundary.	Remove.	1.92	12		
44	English oak	3	3	3	3	27						2	2S	S	C1	>10	Small tree growing close to boundary.	Remove.	3.24	33		
45	English oak	17	11	12	10	9	115e					3	3E	M	A1	>40	Prominent broad spreading tree growing close to boundary. Lower stem partially unsound in ivy.	Remove.	13.80	599		
46	Line	17	5	5	5	5	67					2	2N	E	C1	>10	Prominent fluted low stem. Narrow crown. Suppressed by adjacent oak.	Crown lift to 3m above proposed pathway.	8.04	203		
47	English oak	17	12	10	10	12	110e					4	4S	M	A1	>40	Extensive decay at base. Branches spreading tree growing close to wall garden. Lower stem partially covered in ivy.	Remove.	13.20	547		
48	Monkey puzzle	16	4	5	6	5	94					14	14S	M	B1	>10	Prominent tree although obvious lack of vitality with extensive needle loss. These trees can be lost when they reach 40 years.	Remove.	11.28	400		
49	Black mulberry	7	2	4	6	4	23	27	31	29		1	1S	E	C1	>10	Established tree with typical form. One stem covered in ivy.	Remove.	4.64	138		
50	Indian bean tree	9	5	6	4	5	27					2	2E	S	C1	>10	Established tree with typical form. One stem covered in ivy.	Remove.	3.24	33		
51	Scots pine	16	5	6	5	4	71					3	3NE	E	C2	>10	Form part of a row of similar sized trees along eastern boundary. Extensive decay in lower stem. Extensive damage to bark on lower stem. Decay in upper third of stem as well as some crown damage.	Remove.	8.52	228		
52	Scots pine	13	4	5	4	4	47					3	3NE	E	C2	>10	Form part of a row of similar sized trees along eastern boundary. Extensive decay in lower stem. Extensive damage to bark on lower stem. Decay in upper third of stem as well as some crown damage.	Crown lift to 4m above proposed garden.	5.64	100		
53	Scots pine	11	5	4	3	4	43					3	3NW	E	C2	>10	Prominent fluting on lower stem that would indicate internal decay.	Remove.	5.16	84		
54	Scots pine	16	5	3	3	4	69					2	2W	E	C2	>10	Part of a row of trees on eastern boundary. Extensive decay in lower stem. Extensive damage to bark on lower stem. Decay in upper third of stem as well as some crown damage.	Remove.	8.28	215		
55	Hawthorn hedgehog	5av					15av					0	-	E	C2	>10	Removal of hedgehog along eastern boundary at site.	Remove.	1.80	10		
56	Ward	6	1	2	3	2	9	14				1	1S	S	C1	>10	Small tree growing close to hedgehog. Development suppressed by adjacent oak.	Crown lift to 4m above proposed garden.	2.00	13		
57	English oak	19	9	8	11	9	106					3	3NW	M	A2	>40	One of a pair of similar sized trees growing at north east corner of site. Small opening at ground level involving some internal decay but not significant in this tree. Some sections of discoloured within crown. Some small branches of Gleditsia twigs on the northern side of main stem.	Remove.	12.72	508		
58	English oak	19	12	14	10	10	132					3	3E	M	A2	>40	One of a pair of similar sized trees growing at north east corner of site. Small opening at ground level involving some internal decay but not significant in this tree. Some sections of discoloured within crown.	Crown lift to 4m above proposed garden.	15.00	767		
59	Mixed broadleaf hedgehog	6av					10av					0	-	E	B2	>10	Established hedgehog along north-eastern boundary of site. Predominantly holly, field maple and Hawthorn.	Remove.	1.20	5		
60	Ash	18	7	9	8	74						3	3N	E	C1	>10	Showing advanced Ash Dieback. Unsuitable to long term retention.	Crown lift to 4m above proposed garden.	8.88	248		
61	Line	16	7	5	6	5	60e					2	2S	S	R2	>10	Established tree growing along boundary. Lower stem covered in ivy. Some sections of discoloured within crown.	Crown lift to 4m above proposed garden.	7.20	163		
62	Ash	10	0	3	3	4	16/15e					2	2W	S	C2	>10	Twin stemmed tree growing within hedgehog.	Crown lift to 4m above proposed garden.	2.55	20		
63	Field maple	16	7	5	6	5	55e					4	4S	E	C1	>10	Larger component of hedgehog. Lower stem unsound in ivy.	Crown lift to 4m above proposed garden.	4.60	137		
64	Ash	15	6	5	6	6	50e					4	4S	E	C1	>10	Showing signs of Ash Dieback. Unsuitable to long term retention. Lower stem unsound in ivy.	Remove.	6.00	113		
65	Line	13	6	4	5	5	55e					2	2S	E	R2	>10	Larger component of hedgehog. Main stem unsound in ivy.	Crown lift to 4m above proposed garden. Phase to provide 3m clearance from proposed building.	6.60	137		
66	Group of apple	13av					15av					2	2S	S	C2	>10	Group of small trees growing within lawn.	Remove.	1.80	10		
67	Group of ash	15av					45av					2	2S	S	C2	>10	Dense cluster of trees along boundary of site. All stems unsound in ivy.	Remove.	5.40	92		
68	Group of Lawson cypress and western red cedar	16av					15av					0	-	E	C2	>10	Group of evergreens growing close to boundary of site.	Crown lift to 5m above proposed road.	1.80	10		
69	Ash	16	7	8	7	5	65e					4	4S	E	U	>10	Advanced Ash Dieback. Unsuitable to long term retention. It is so close to existing building. Pockets of decay on lower stem. Main stem covered in ivy.	Remove.	7.80	191		
70	English oak	14	6	2	4	7	70e					5	5W	E	R2	>10	Established tree growing in corner of site. Lower stem is unsound in ivy. Smaller field maple is intertwined with the tree. South western stem has recently collapsed and been cut off.	Remove.	8.40	222		
71	Field maple	9	0	2	7	3	50e					3	3S	E	C1	>10	Growing close to boundary with road. Lower stem unsound in ivy. Lacking vitality.	Remove.	6.00	113		
72	Scamonee	11	3	3	3	5	20e/20e/20e					4	4SE	S	C1	>10	Tight stemmed tree growing close to boundary with road. Some covered in ivy.	Remove.	4.16	54		
73	Scamonee	9	3	2	2	2	19					2	2SW	S	C1	>10	Suppressed by adjacent oak.	Remove.	2.28	16		
74	Scots pine	16	4	7	7	4	73					2	2S	E	C1	>10	Prominent middle tree. Although extensive damage to lower stem shortens the tree's life span in this situation.	Remove.	8.76			

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- ⁹ GOV.UK (2023); How to stop Japanese knotweed from spreading. Available at: [How to stop Japanese knotweed from spreading - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/how-to-stop-japanese-knotweed-from-spreading)
- ¹⁰ Environment Agency for England and Wales, the Environment and Heritage Service for Northern Ireland and the Scottish Environment Protection Agency (2007) Pollution Prevention Guidelines