

Construction Environmental Management Plan (Biodiversity)

Site: Greentree Farm, High Street, RH17 6JZ

Prepared for: Andrew Lambor

Date: 25/03/2025

Reference: Project 22_PEA_02_29

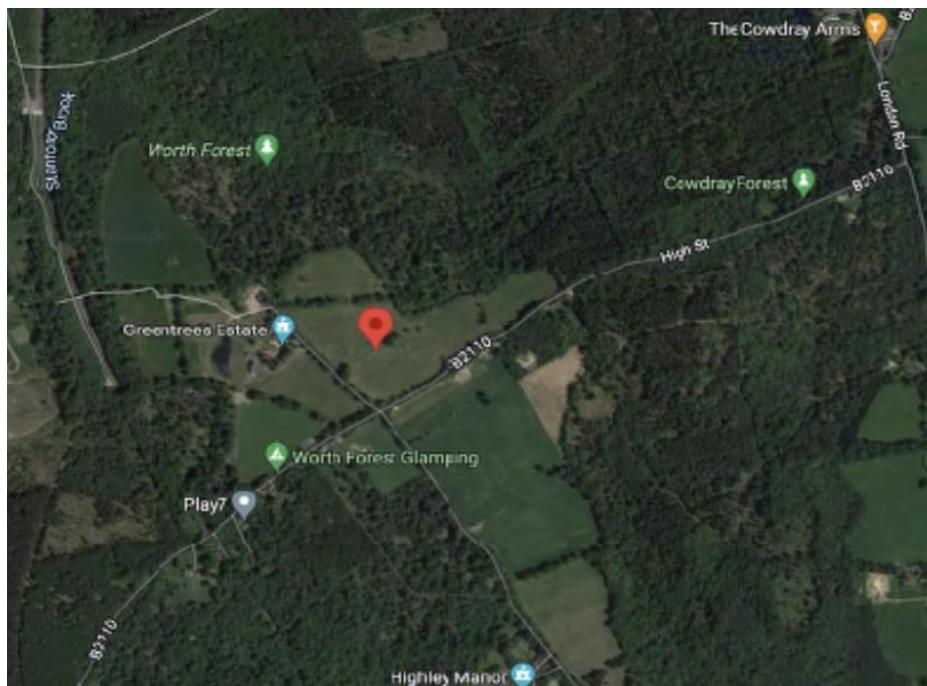
Prepared by: Jamie Weller

Overview

This Construction Environmental Management Plan has been prepared alongside the planning application ref **DM/22/2432**, issued by the Mid Sussex District Council which was approved on 22 Nov 2023.

Site description and location

The application site lies on the northern edge of the village of Balcombe in the Mid-Sussex district of West Sussex. It comprises of c. 170 acres of land, including broadleaved semi-natural woodland, coniferous plantation, dense scrub, scattered broadleaved and coniferous trees and a species of rich hedgerow, part of which includes mature trees.



CONSTRUCTION ACTIVITIES

2.1 Overview

This report sets out the proposals for monitoring the environmental impacts during the construction phase for Greentrees Hall.

The works will be carried out at Greentree Hall, High Street, Balcombe, RH17 6JZ and consists of an erection of a folly in a field to the north-eastern side of the access drive leading to the wedding business main venue building and to the northern side of the highway.

The responsible person for this site will be Andrew Lambor.

The clerk of works is Glenn Shearing.

a) Risk Assessment of Potentially Damaging Construction Activities

Activity	Potential Ecological Impact	Risk Level	Receptor(s)
Topsoil stripping and vegetation clearance	Disturbance or injury to amphibians, reptiles	High	Amphibians, reptiles
Excavations and open trenches	Entrapment of mammals (e.g., hedgehogs, badgers)	Medium	Terrestrial mammals
Lighting installation	Disruption of foraging/commuting bats	High	Bats
Machinery and construction traffic	Compaction of soils near tree roots, noise/disturbance	Medium	Mature trees, nearby habitats
Storage of materials and spoil heaps	Run-off into surrounding habitats, habitat degradation	Medium	Grasslands, adjacent woodland

b) Identification of 'Biodiversity Protection Zones'

- Ancient Woodland Buffer Zone (bordering Worth Forest SSSI) – minimum 15m no-work

zone.

- Scattered Trees Protection Areas – root protection zones (RPA) established with fencing.
- Semi-improved Grassland Edges – retained where feasible and protected during works.
- Waterbodies WB1 & WB2 – indirect protection as they provide connectivity for amphibians.

c) Practical Measures to Avoid or Reduce Impacts

1. 1. Vegetation Clearance

Maintain grassland in short sward condition prior to work.
Clearance to occur under ECoW supervision.

2. 2. Lighting Control

No artificial lighting to be installed during works.
Task lighting only, directed downward and shielded.

3. 3. Excavation Works

Excavations covered or fitted with escape ramps nightly.
Pipes >120 mm diameter capped at end of each day.

4. 4. Tree Protection

No construction within RPAs of scattered trees.
Install fencing around drip line.

5. 5. Sensitive Working

Limit vehicle movements to predefined routes.
Avoid working during extreme weather or dawn/dusk when wildlife activity peaks.

d) Location and Timing of Sensitive Works

Refer to specific calendar timing and ecological risks in detailed project schedule.

e) Times When Specialist Ecologists Must Be Present

- Initial vegetation/topsoil clearance
- Excavation commencement
- Any clearance near ancient woodland
- Discovery of unexpected fauna

f) Responsible Persons and Lines of Communication

Site Manager and Clerk of Works: GMS Landscaping - Glenn Shearing
Contractor Foreman: Greenleaf Construction Limited - Mathew Lambor
Client Representative: Andrew Lambor

****Communication Protocol:****

- Daily briefings led by Site Manager.
- Any ecological concerns reported to clerk of works immediately.
- Weekly updates sent to client

g) Role and Responsibilities of Ecological Clerk of Works (ECoW)

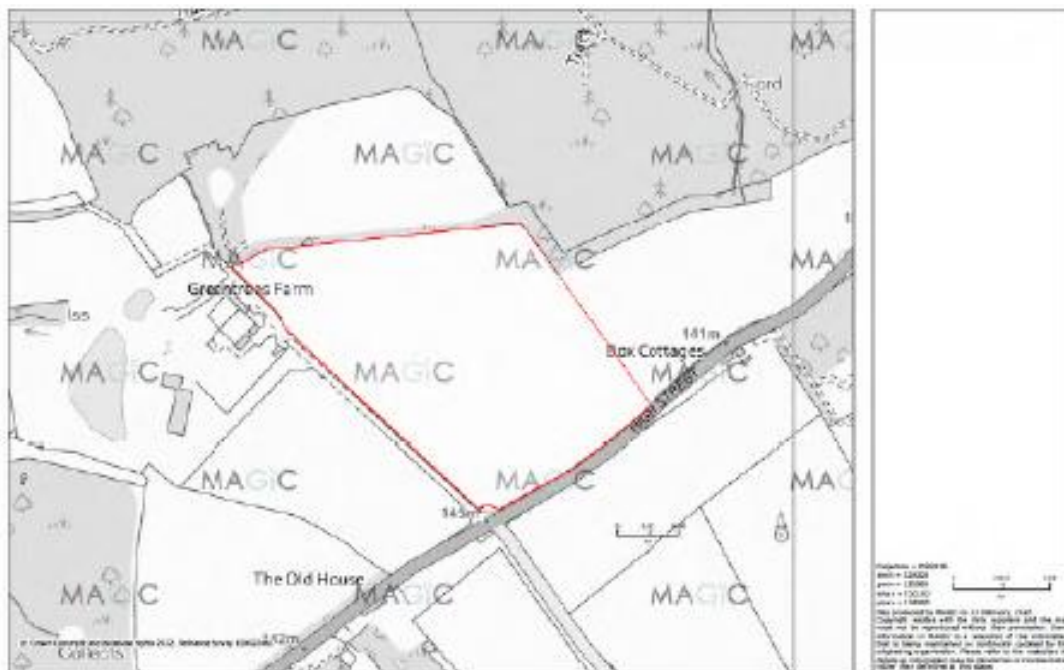
- Conduct toolbox talks before site works.
- Oversee all sensitive ecological operations.
- Carry out inspections pre-, during and post-works.
- Identify and mitigate ecological risks.
- Liaise with planning authority and ensure compliance with mitigation strategy.
- Approve methods of working in biodiversity zones.

h) Use of Protective Fences, Exclusion Barriers and Warning Signs

- Tree Protection Fencing: Around RPAs of all mature trees using Heras or chestnut pale fencing.
- Ecological Exclusion Zones: Fenced with temporary mesh or barrier tape with "No Access – Ecological Protection Zone" signage.
- Badger & Hedgehog Protection: Temporary exclusion fencing if evidence is found; ensure escape routes from trenches.
- Signage: Installed at all biodiversity zones and fenced areas.

CONCLUSION

We will carefully monitor and manage noise, dust and vibration throughout the works to keep disruption to an absolute minimum and ensure the biodiversity improvements are achieved. This has been considered and we will assess the risk associated with the construction of the folly and associated landscaping for the development at Greentrees Hall, High Street, Balcombe, RH17 6JZ



Appendix 2: Local Designated Sites



Appendix 3: Site Photographs



Grassland



Trees boundary with High Street



Semi-improved grassland underneath the existing trees



Scattered trees along southern boundary