



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR BIODIVERSITY

FOR

WEALDEN HOUSE, EAST GRINSTEAD

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1 Introduction

1.1 Overview

- 1.1.1 Corylus Ecology Ltd was commissioned by Antler Homes to produce this Construction Environmental Management Plan (CEMP) for Biodiversity (hereafter CEMP (Biodiversity)) for the proposed construction works at Wealden House, East Grinstead (hereafter the 'Site').
- 1.1.2 The CEMP (Biodiversity) has been produced in order to address and discharge Condition 10 of Planning Consent (ref: DM/22/2832) issued by Mid Sussex District Council in November 2024.
- 1.1.3 Condition 10 states "Prior to any development commencing (including 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".*
- 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). This should include reference to the Bat Mitigation Strategy and Hazel Dormice Non-Licensed Method Statement (Surrey Wildlife Trust, March 2023)).*
- d) *The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) *The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) *Responsible persons and lines of communication.*
- g) *The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.*
- h) *Use of protective fences, exclusion barriers and warning signs.*

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

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (Priority habitats and species) and to accord with Policy DP38 of the Mid Sussex District Plan 2014 - 2031. "

- 1.1.4 All contractors and subcontractors involved in the construction of the proposed development are required to adhere to this CEMP (Biodiversity), and no development (including demolition, ground works, vegetation clearance) shall take place until this document has been submitted to and approved in writing by the local planning authority.

1.2 Project Background

Site Location

- 1.2.1 The Site is located in Ashurst Wood, to the south-east of East Grinstead, at Ordnance Survey grid reference TQ 4120 3690. The Site measures approximately 1.26ha, of which 0.5ha comprises Wealden House and EDF comprises 0.76ha. An additional area of 1.14ha broadleaved woodland lies beyond the red line boundary to the south-west, within the blue line boundary. Refer to the Site Location Plan in Figure 1 (Lytle Associates Architects, Drawing 2053_001).

- 1.2.2 The Site comprises buildings (predominately a large detached period property at Wealden House and a large office/warehouse at EDF), hardstanding, grassland, ornamental shrubs/flower beds, scattered trees, scrub and a small pond.
- 1.2.3 The Site is bordered by the A22 to the north-east, with low density detached properties to the north-west and south-east, and Blunds Hole woodland to the south-west. The wider landscape is dominated by Ashurst Wood and East Grinstead and by areas of broadleaved and mixed woodland.

Baseline Ecology

- 1.2.4 The following ecological surveys have been undertaken since 2018, and unless otherwise stated were undertaken across the Site:
- Phase 1 Vegetation Survey and Risk Assessment for Protected Species at the EDF site (Ralph Hobbs, 2018)
 - Preliminary Ecological Appraisal (PEA) at the Wealden House site (Corylus Ecology, 2021)
 - Bat Emergence and Owl Survey at the Wealden House site (Corylus Ecology, 2021)
 - Update Ecology Survey (Corylus Ecology, 2024)
 - Update Bat Emergence Survey the Wealden House site (Corylus Ecology, 2024)
 - Reptile Presence/Likely Absence Survey (Corylus Ecology, 2024)
 - Great crested newt *Triturus cristatus* eDNA Survey at the Wealden House site (Corylus Ecology, 2024)
 - Dormouse *Muscardinus avellanarius* Presence/Likely Absence Survey (Corylus Ecology, 2024 – 2025)
- 1.2.5 The surveys identified that the following protected species and habitats were present and would need to be considered further:
- Ancient woodland (in the form of Blunds Hole along the south-western boundary)
 - Trees
 - Reptiles (low population of slow worms and grass snake)
 - Dormice
 - Nesting birds
- 1.2.6 This CEMP (Biodiversity) details the measures required to protect the known protected species and habitats, via avoidance and minimisation/mitigation techniques. [REDACTED]
- 1.2.7 Measures to protect wildlife potentially present on site, namely roosting bats and great crested newts, will be detailed in the Precautionary Biodiversity Method Statement, produced to discharge Condition 9.

Proposed Development

- 1.2.8 The Proposed Development comprises demolition of existing buildings and erection of residential redevelopment scheme comprising 2 x three storey buildings containing 15 apartments together with 35 x three and four bedroom houses, 105 car and garage spaces, associated landscaping and open space.

1.3 Report Objectives

- 1.3.1 The objectives of this report are to:

- a) Risk assess the potential damaging construction activities;
- b) Identify 'biodiversity protection zones';
- c) Identify practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- d) Identify the location and timing of sensitive works to avoid harm to biodiversity features;
- e) Identify the times during construction when specialist ecologists need to be present on site to oversee works;
- f) Identify the responsible persons and lines of communication;
- g) Confirm the role and responsibilities on site of an ECoW or similarly competent person; and
- h) Confirm the use of protective fences, exclusion barriers and warning signs.

- 1.3.2 The structure of this report addresses the objectives as set out above. With regards to point (c), there is no reference to the Bat Mitigation Strategy and Hazel Dormice Non-Licensed Method Statement (Surrey Wildlife Trust, March 2023)) as these documents are not applicable to this proposal.

2 Baseline Biodiversity

2.1 Ancient Woodland

- 2.1.1 Blunds Hole comprises a broadleaved ancient woodland located on a slope within the blue line boundary. The trees within the woodland include oak *Quercus robur*, beech *Fagus sylvatica*, cherry *Prunus* sp, birch *Betula pendula* and sweet chestnut *Castanea sativa*, with a shrub understorey comprising hawthorn *Crataegus monogyna*, hazel *Corylus avellana*, holly *Ilex aquifolium*, with bramble *Rubus fruticosus* and bracken *Pteridium aquilinum* scrub. Ground flora includes common ivy *Hedera helix*, foxglove *Digitalis purpurea*, wood avens *Geum urbanum*, pendulous sedge *Carex pendula*, green alkanet *Pentaglottis sempervirens* and bluebell *Hyacinthoides non-scripta*. Non-native invasive species including cherry laurel and rhododendron *Rhododendron ponticum* lie along the north-eastern boundaries of the woodland, where it abuts the red line boundary. There are several outcrops of exposed sandstone cliffs within the woodland.

Legislation

- 2.1.2 Ancient woodland is an irreplaceable habitat, and within the National Planning Policy Framework (NPPF, December 2024) Section 193 states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 2.1.3 The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended) provides statutory protection to bats, birds, dormice and other species that inhabit trees or associated vegetation (e.g. hibernating reptiles). This imposes constraints on the timing and extent of works proposed. Mitigation requirements for these receptors are detailed further in Section 4.

2.2 Trees

- 2.2.1 The Site supports a number of native and non-native deciduous and coniferous trees, which are mixed ages and largely scattered in groups. Species present include leyland cypress *X Cuprocyparis leylandii*, silver birch, holly and beech.
- 2.2.2 The following trees and tree groups are proposed to be removed: Trees G2, G3, T5, G6, G7, T11, G12, G13, T14, G16, T17, T18, G34, G35, G40 (part), T45, G46, G47, G48. According to the Arboricultural Assessment and Method Statement (ref: 21115-AA2-DC, Barrell Tree Consultancy, 2022), these trees are considered low-quality trees with very little potential to contribute to local character because of their poor condition and small size.

Legislation

- 2.2.3 Works to trees are governed by the Town and Country Planning Act 1990. Trees can be subject to a Tree Preservation Order (TPO) or be located within a Conservation Area (CA) and, if so, consent is required from the Local Planning Authority (LPA) for any proposed work, apart from urgent safety works to address immediate risks. The Site is not located within a CA and no TPOs have been identified on the site.
- 2.2.4 The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended) provides statutory protection to bats, birds, dormice and other species that inhabit trees or associated vegetation. This imposes constraints on the timing and type of tree works proposed. Mitigation requirements for these receptors are detailed further in Section 4.

2.3 Reptiles

- 2.3.1 A peak count of one adult slow worm *Anguis fragilis* was recorded in the longer grassland area to the south of the Wealden House building. In addition to the adult, a number of juvenile slow worms were recorded in the same area and within the rank grassland to the south of the EDF building. The presence of young slow worms indicates that there is a breeding population on site and in the immediate area. In addition to the slow worms, a grass snake *Natrix natrix* was also encountered on a wood pile adjacent to the woodland edge along the south-western boundary during the update ecology survey (Corylus Ecology, 2024). Locations of the reptiles found are shown on Figure 2.
- 2.3.2 A peak count of one adult slow worm and a single grass snake were found during the surveys, which constitutes a ‘low’ population for each species.
- 2.3.3 The less intensively managed grassland and scrubby boundaries provide reptiles with basking and foraging opportunities, whilst the pond might additionally provide some limited foraging habitat for grass snakes. The rockery around the pond and the wood pile associated with Wealden House are likely to offer refuge habitat for reptiles, whilst the adjacent ancient woodland is likely to provide hibernacula in the form of tree stumps, dead wood and mammal holes.

Legislation

- 2.3.4 It is an offence under the Wildlife and Countryside Act 1981 (as amended) to kill or injure common species of reptiles. Measures to avoid and mitigate impacts on reptiles are detailed further in Section 4.

2.4 Dormice

- 2.4.1 A number of dormice have been recorded across the Site, as detailed in the table below. The locations of the boxes and tubes in which dormice have been found is shown in Figure 3.

Table 1. Locations of Dormouse and Data

Tube (T) / Box (B)	Survey Date	Dormouse Data
T16	23/10/24	Juvenile female (14g) with loose nest
T16	27/06/25	Start of dormouse nest
T16	23/07/25	Start of dormouse nest
T1	23/07/25	Pregnant female (22g) with nest
B3	23/07/25	Potential dormouse nest – green leaves
T1	08/10/25	Dormouse nest
T10	08/10/25	Dormouse nest
B1	08/10/25	Adult male (16.5g) with nest
B3	08/10/25	Potential dormouse nest – green leaves
B4	08/10/25	1 x adult/lactating female (17.5g), 1 x juvenile female (9g), 1 x juvenile male (9g) with nest

- 2.4.2 The dormice were found across the Site with the majority found within the ancient woodland adjacent to the south-western boundary. A juvenile female and pregnant female dormouse were also found on site, within a section of trees, shrub and scrub, to the north of the EDF building. The data suggests that a breeding dormouse population is present on and adjacent to the Site. It has been assumed that dormice are present across the Site in all areas of trees, shrubs and scrub and the ancient woodland, which are arboreally linked.

Legislation

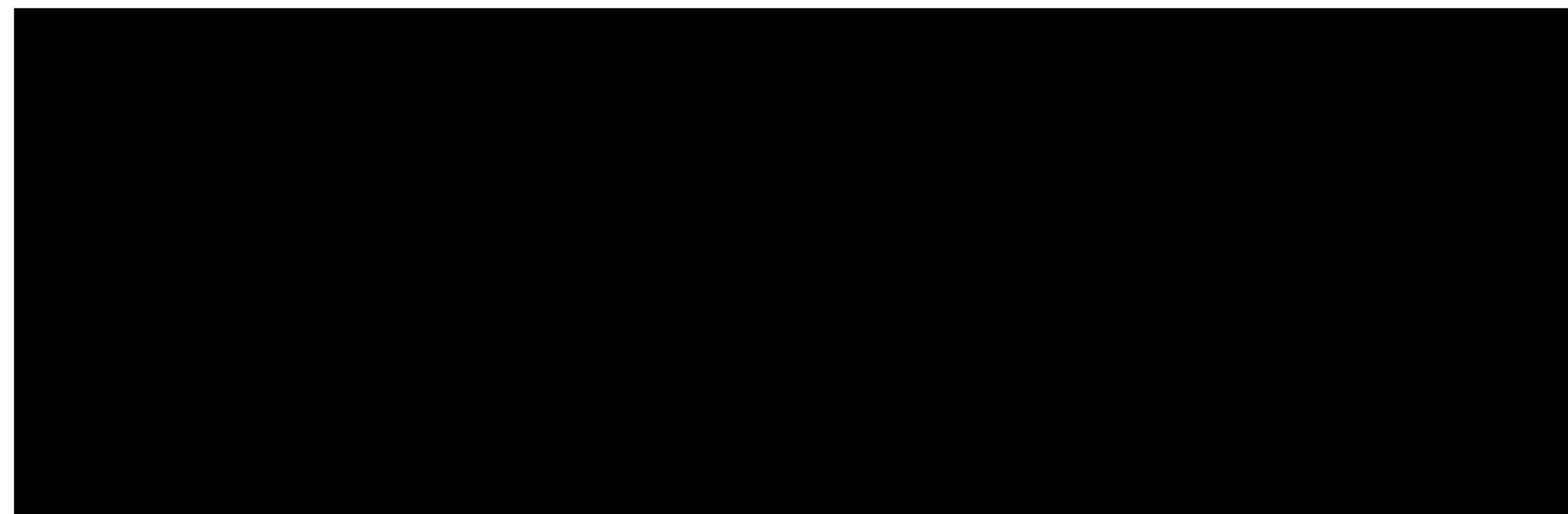
- 2.4.3 It is an offence under the Conservation of Habitats and Species Regulations 2017 (as amended) to deliberately kill or injure a dormouse, to destroy a nest or breeding site, or to deliberately disturb dormice and affect their ability to survive, breed, rear young, or hibernate.
- 2.4.4 Furthermore, it is an offence under the Wildlife and Countryside Act 1981 (as amended) to intentionally or recklessly disturb a dormouse whilst it is in a place of shelter, or to obstruct access to a place of shelter. Measures to avoid and mitigate impacts on dormice are detailed further in Section 4.

2.5 Nesting Birds

- 2.5.1 It has been assumed that nesting birds will use the arboreal habitat (namely trees, shrub and scrub) to nest in during the breeding season. Whilst no evidence of nesting birds was noted on the buildings, there is a possibility that these structures could also be used as nest sites.

Legislation

- 2.5.2 It is an offence under the Wildlife and Countryside Act 1981 (as amended) to damage or destroy a bird's nest whilst it is in use, and to kill or injure a bird or destroy an egg. Measures to avoid impacts on nesting birds are detailed further in Section 4.



3 Proposed Construction Activities and Potential Risks to Biodiversity

3.1 Proposed Construction Activities

- 3.1.1 The purpose of this Precautionary Method Statement is to provide detail on the measures recommended to avoid impacts during the construction phase on great crested newts and roosting bats, and to minimise impacts if any animals are found.
- 3.1.2 The main construction activity on site will be the demolition of the existing buildings, and construction of infrastructure and buildings. This will include the following activities:
- i. Site clearance, namely:
 - removal of soil;
 - vegetation clearance; and
 - removal of portacabins
 - ii. Site set-up, including:
 - location of site office/welfare facilities;
 - temporary storage areas;
 - site lighting;
 - construction of access routes; and
 - site fencing
 - iii. Groundworks, including:
 - excavations;
 - earthworks;
 - foundations; and
 - installation of underground services
- 3.1.3 Construction activities will generate an increase in use across the site via traffic and site operatives which will generate increased levels to dust, noise, lighting and general disturbance. There is a risk that some of the construction activities could lead to environmental incidents, including pollution (air, ground and water) and accidents (e.g. fuel leaks and spills).
- 3.1.4 As illustrated in Appendix A (Site Set-up & Traffic Management Plan (ref: AH000.SK.800, Rev B)), with the exception of contractors/sales parking positions 'v, 1 – 6', the site welfare facilities, car parking, storage areas, and pedestrian routes will be located on the existing hard standing on site, thus avoiding valuable habitat and areas supporting protected species.
- 3.1.5 For this proposed contractors/sales parking positions 'v, 1 – 6' this area currently supports ornamental shrubs which provides habitat to nesting birds and dormice. As such, the construction of these areas will adhere to the measures prescribed to mitigate impacts on nesting birds and dormice.

3.2 Potential Risks to Biodiversity

- 3.2.1 The unmitigated risks habitats and protected species associated with construction activities are summarised in the table below. The mitigation of the risks is addressed in Section 4.

Table 2: Unmitigated risks to biodiversity associated with construction activities

Ecological receptor	Risk	Construction Activity				
		Site clearance	Site set-up	Groundworks	Construction	Environmental incidents
Ancient woodland	Damage to retained woodland	✓	✓	✓	✓	✓
Trees	Loss of felled trees	✓	X	X	X	X
	Damage to retained trees	✓	✓	✓	✓	✓
Reptiles	Injury or killing of reptiles	✓	X	✓	✓	X
	Loss of refuge and hibernation habitats	✓	X	✓	X	X
Birds	Injury or killing of birds	✓	X	X	X	X
	Damage/destruction of occupied birds' nests	✓	X	X	X	X
	Loss of nesting habitat	✓	X	X	X	X
Dormouse	Disturbance of dormice	✓	✓	✓	✓	X
	Loss of foraging, commuting and refuge habitat	✓	X	X	X	X
	Injury or killing of dormice	✓	X	X	X	X

4 Construction Mitigation and Management

4.1 Overview

- 4.1.1 In order to reduce the risks associated with the construction phase on the identified biodiversity, the mitigation measures detailed in the following sections will be implemented by the responsible party identified. Further detail on roles and responsibilities is provided in Section 5.
- 4.1.2 Surveys to date have identified a number of ecological receptors on site that will need to be considered during the construction phase. The key seasonal constraints that could influence construction activities are outlined in the table below, and mitigation measures to avoid and protect these receptors are detailed in this Section.

Table 3: Key Seasonal Constraints

Constraint	Time Period
Reptile activity period	March - October (inclusive)
Reptile hibernation period	October – March (weather dependent)
Bird nesting period (covering any vegetation and buildings which could be used by nesting birds)	March – mid-August (inclusive)
Hazel dormouse hibernation period	October/November – April/May
Hazel dormouse activity period	April/May – October/November

4.2 Ancient Woodland

Protection of Ancient Woodland

- 4.2.1 The ancient woodland will be protected within a no-build buffer, which extends at least 15m from the woodland edge. This buffer is considered the ‘biodiversity protection zone’ and forms the basis for the ancient woodland protection, and includes the RPA for the woodland trees, and the receptor area in which reptiles from the construction footprint will be translocated.
- 4.2.2 Prior to any development commencing tree protection fencing will be installed as per the Tree Protection Plan shown in Appendix B (Barrell Tree Consultancy, 2022 (ref: 21115-2)).

Responsibilities

- 4.2.3 Antler Homes will be responsible for appointing a Suitably Qualified Ecologist (SQE)/suitably qualified arboricultural contractors/ACoW to implement appropriate tree protection along the ancient woodland.
- 4.2.4 The arboricultural contractor/ACoW will be responsible for:
- Installation of tree protection fencing
 - Overseeing excavations within RPA, in particular the swale construction within the ancient woodland buffer
 - Adhering to protective measures for the ecological constraints
- 4.2.5 The SQE will be responsible for:

- Installing signage to inform other workers of the 'biodiversity protection zone'

4.3 Trees

Tree Removal

- 4.3.1 As per the recommendations made within the Arboricultural Assessment and Method Statement (ref: 21115-AA2-DC, Barrell Tree Consultancy, 2022), tree removal will be undertaken by a suitably experienced contractor in accordance with BS3998:2010. The methods for felling trees and for removal of tree stumps should ensure that retained trees are not damaged during these operations.
- 4.3.2 Tree removal is subject to the following ecological constraints:
- Dormice
 - Nesting birds
- 4.3.3 Tree removal will be directed by the mitigation measures required to protect these receptors, as detailed in below.

Protection of Retained Trees

- 4.3.4 A Root Protection Area (RPA) has been identified for each tree; the RPA represents an area around retained trees which should be left undisturbed. RPAs have been generated in accordance with BS5837 (British Standards Institute, 2012) and are detailed in the Arboricultural Assessment and Method Statement (Barrell Tree Consultancy, 2022 (ref: 21115-AA2-DC)).
- 4.3.5 A 'Construction Exclusion Zone' is based upon the RPA and will be demarcated by tree protection fencing before site activity commences. An Arboricultural Clerk of Works (ACoW) will oversee installation and removal of tree protection fencing. The tree protection fencing is shown in Appendix B (Tree Protection Plan (Barrell Tree Consultancy, 2022 (ref: 21115-2))). Tree protection fencing will be installed before any development on site commences.
- 4.3.6 Any works required in the areas of tree protection will be supervised by an ACoW. Works within RPAs will be carried out with hand tools to prevent damage to the tree.
- 4.3.7 Changes to the ground within RPA, including changes to surfaces and grills surrounding trees, will be designed and utilise appropriate techniques to ensure that retained trees are not damaged. These considerations will include:
- No severance of significant tree roots
 - Provision for sufficient water penetration to the root environment of retained trees
 - Provision for sufficient gaseous exchange between the root environment of retained trees and the surrounding environment
 - Ensuring that de-icing salt and other contaminants will not leach into the root environment of retained trees
- 4.3.8 Consideration will be given to the implications of storing materials, such as oil, bitumen and cement, upslope of trees in order to avoid the risk of potential spillages leaching down-slope and contaminating the RPA of a tree.
- 4.3.9 The following will be avoided within the RPA:

- Lowering of soil levels
- Installation of underground services or inspection chambers
- Concrete mixing

Responsibilities

- 4.3.10 Antler Homes will be responsible for appointing suitably qualified arboricultural contractors/ACoW to implement appropriate tree removal and protection.
- 4.3.11 The arboricultural contractor/ACoW will be responsible for:
- Installation of the tree protection fencing
 - Adhering to protective measures for the ecological constraints

4.4 Reptiles

Protection of Animals

- 4.4.1 In order to avoid contravening the Wildlife and Countryside Act 1981 (as amended), the reptile population found on site will be translocated to the retained and protected receptor area within the 'biodiversity protection zone' in advance of any construction activities, to avoid killing or injuring any reptiles present.

Installation of Exclusion Fencing and Habitat Enhancement

- 4.4.2 Prior to any capture of reptiles, temporary reptile exclusion fencing will be installed as per Figure 4 to create a safe reptile receptor area.
- 4.4.3 The fencing will avoid the RPAs of the ancient woodland and retained trees. The exclusion fencing will remain in place until construction operations have ceased and signage installed to inform site operatives of its purpose. The area within the exclusion fencing will be enhanced prior to receiving translocated reptiles, with two artificial refugia and one hibernacula created in the approximate locations shown in Figure 4. Habitat management operations within the reptile receptor area will be guided by advice from the SQE until such time that the Landscape and Ecological Management Plan (LEMP) informs management.

Reptile translocation

- 4.4.4 In order to capture reptiles, mats comprising bitumen roofing felt will be deployed across suitable habitat on site in February/March.
- 4.4.5 Following the Herpetofauna Groups of Britain and Ireland (HGBI, 1998) guidelines for translocation and mitigation programmes for low populations of slow worms and grass snakes, the reptiles within the development footprint will be captured for approximately 60 suitable days, using at least 50 refugia per hectare in suitable habitat. In order to enhance capture effort, refugia density may be increased and up to two visits per day may be carried out. Reptile captures will be undertaken on suitable days (when temperatures are between 9 and 18°C, avoiding periods of rain and string wind) during the animals' active period which runs from March until October.
- 4.4.6 Reptiles will be caught by hand by an SQE/ECOW and transported in secure plastic containers before being released into the receptor area. Capture will continue for at least 60 visits and only ceased once five consecutive days with no captures or sightings has occurred.

Destructive search

- 4.4.7 The destructive search will proceed during warm, dry days when reptile are active (March –October). The practical methodology adopted for conducting a destructive search comprises two stages, a hand and mechanical search to the following guidelines:
- Vegetation within the destructive search area will be managed to 50mm until the destructive search commences;
 - A SQE/ECow will supervise all aspects of the destructive search unless agreed otherwise;
 - Hand searches and dismantling of all natural refugia, including roots of trees, log piles and shrubs, rockery and stone slabs will be carried out to remove potential reptile refuges;
 - Following confirmation of a safe system of work, to be agreed by the SQE/ECow and the excavator operator, an excavator (of no larger than 12 tonnes) with a toothed bucket will be used to gradually strip the top 25 – 50mm of topsoil within areas identified as still having reptile potential;
 - The SQE/ECow will check the soil from the stripped area and the subsequent spoil heaps for reptiles;
 - Deeper scrapes, such as beneath root systems will be carried out where necessary.
- 4.4.8 Any reptiles found will be removed to the receptor area.
- 4.4.9 Spoil heaps will be located away from any boundary habitats, towards the centre of the Site, so that they do not become colonised by residual reptiles which may be present along the boundaries.

Responsibilities

- 4.4.10 Antler Homes will be responsible for:
- Implementing and appointing a SQE/ECow to carry out the reptile translocation, habitat enhancement and destructive search
 - Appointing suitably qualified contractors to install the reptile exclusion fence, and implement habitat enhancement and the destructive search as per SQE/ECow advice
- 4.4.11 The SQE/ECow will be responsible for:
- Supervising the installation of reptile exclusion fencing, creation of the hibernacula/refugia and destructive search
 - Installing signage on the receptor site to inform site workers
 - Translocating reptiles from the development footprint and advising on measures to enhance capture effort

4.5 Dormice

Protection of Animals

- 4.5.1 The mitigation and compensation detailed at this stage are outline and will be subject to approval from Natural England as part of the European Protected Species Mitigation (EPSM) licence application required for the development proposal.
- 4.5.2 Prior to any site clearance, including vegetation removal operations, an EPSM licence will be sought from Natural England to lawfully remove dormouse habitat and disturb the species. Mitigation will be implemented to minimise impacts to dormice via sensitive habitat removal to avoid killing/injuring animals.
- 4.5.3 Once the EPSM licence has been received, the following mitigation would be implemented in the construction phase, as per the agreed licence:
- Prior to site clearance/vegetation removal, 15 dormouse boxes will be installed on suitable shrubs/trees in the Blunds Hole woodland to the south-west of the Site.
 - Prior to site clearance/vegetation removal, all retained trees and shrubs on and adjacent to the Site will be protected in line with BS 5837:2012 *Trees in relation to design, demolition and construction* to identify the limit of vegetation removal.
 - A SQE/ECOW will also mark up any addition dormouse habitat with warning tape and signs to ensure that this is not cleared inadvertently.
 - A suitably qualified ECoW will oversee vegetation removal and will perform hand searches of the vegetation prior to any cutting. They will either be licensed to handle dormice or listed as an accredited agent on the EPSM licence.
 - Removal of these shrub, scrub and trees will avoid the breeding season and will be undertaken in either a two-stage clearance or single stage clearance as per the methods below to be determined by the EPSM licence:

Two Stage Clearance

- 1) The above ground vegetation will be cut back by hand to a height of 300mm during December to February with all arisings carefully removed off site. All works will be supervised by a licensed dormouse ECoW, who will perform hand searches of the vegetation prior to cutting. Any torpid dormice will be left undisturbed and in-situ and the area where found will be appropriately fenced with linking vegetation at least 1m in height retained to provide a habitat corridor to the nearest retained habitat.
- 2) Stump and root removal will be undertaken in May, the following season after the dormouse hibernation season ends and prior to the dormouse breeding season. All works will be supervised by a licensed dormouse ECoW who will carry out a site check prior to stump removal. Excavation will be undertaken directionally towards retained habitat, in case any dormice are present, to allow them to naturally disperse into the retained vegetation.

Single Stage Clearance

- Single stage clearance involves removal of vegetation progressively towards retained dormouse habitat when dormice are active usually in autumn. Vegetation will be cleared using hand tools and the persuasion technique with the areas cleared on consecutive days being dictated by the Natural England licence. Clearance will be from north to south, and from west to east to allow

dormice to relocate of their own accord to retained trees/scrub along the eastern boundary and woodland along the southern boundary. The SQE/licensed ecologist will supervise the clearance.

- If any dormice are found during vegetation removal operations, vegetation clearance will stop and the dormouse captured by the SQE/licensed ecologist and translocated to a mitigation nest box within an area of retained vegetation that is connected to existing habitat (where possible within their existing home range - approximately 100m of where they have been found).

4.5.4 With both methods of clearance, where necessary, dead hedging will be used to provide links between habitats, particularly down the eastern side of the Site.

4.5.5 In addition to the mitigation, habitat compensation will be delivered to off-set the habitat lost during vegetation clearance in the construction phase. Details of habitat compensation will be documented in the EPSM licence, and the subsequent Biodiversity Enhancement Strategy and LEMP (produced to aid the discharge of Conditions 11 and 16 respectively).

Responsibilities

4.5.6 Antler Homes will be responsible for appointing a SQE/licensed ecologist to provide on-going advice and implementing any mitigation measures.

4.5.7 The licensed ecologist will be responsible for

- Installing warning tape and signs around dormouse vegetation prior to any works commencing
- Supervising the removal of tree/shrub/scrub habitat, and advising on mitigation as per the issued EPSM licence

4.6 Nesting Birds

Protection of Animals

4.6.1 Where possible, habitat suitable for nesting birds (trees, shrubs and scrub) will be removed outside of the bird breeding season, which is considered to be March to August. It should be noted that the vegetation on site which is suitable for birds is largely suitable for dormice and the clearance of any vegetation will need to be approved in relation to dormice as well as birds.

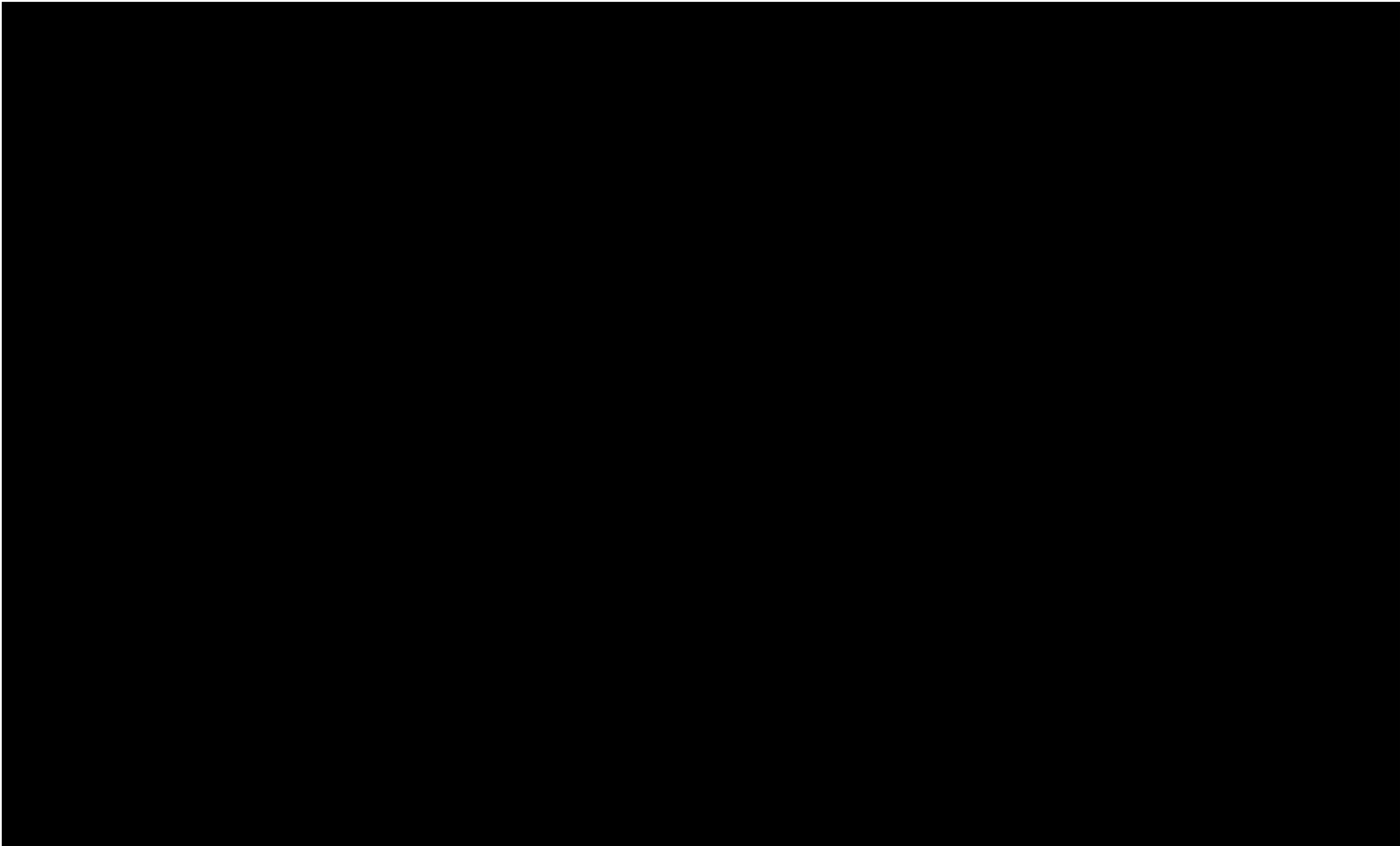
4.6.2 If any bird nesting habitats are to be removed during the bird breeding season, a SQE/ECOW will carry out a nesting bird survey no longer than 48 hours in advance to ensure that birds are not nesting in those particular habitats prior to clearance. The SQE/ECOW will also routinely inspect the buildings prior to and during demolition to ensure nesting birds are not impacted.

4.6.3 If an active nest is found, an appropriate buffer (usually considered to be a minimum of 5m, but dependent on species and type of impact) will be marked out using hazard tape by the SQE/ECOW and retained around the nest until all young have fledged. The period that nests are active for varies between species of birds but can be several months.

Responsibilities

4.6.4 Antler Home will be responsible for appointing a SQE/ECOW where nesting habitat is to be removed during the bird breeding season.

4.6.5 The SQE/ECOW will ensure that active nests are identified to the Site Manager and appropriately marked out.



5 Role and Responsibilities

5.1 Overview

- 5.1.1 Prior to the commencement of any construction operations on site and as part of their site induction, all site operatives will be given a toolbox talk by a SQE and/or the Site Manager (who will be briefed in advance by the SQE).
- 5.1.2 The toolbox talk will summarise the details of this Precautionary Biodiversity Method Statement and the CEMP (Biodiversity), the reasons for the protective measures and where on site ecological constraints occur/could occur.
- 5.1.3 Both documents will be available in the Site Office, as will posters identifying protected species which could be found on site. All construction operatives will be asked to be vigilant when on site and to report any signs of protected species or breaches in protective methods. The contact details of the SQE will be retained within the Site Office and held by the Site Manager. The SQE will be able to advise in the event that a protected species is found during works.

5.2 Site Manager

- 5.2.1 Antler Homes will appoint a suitable Site Manager for the duration of the construction phase. The Site Manager will be on site at all times during working hours and will be responsible for ensuring that the measures to protect biodiversity on site, as detailed in this Precautionary Method Statement, are adhered to.
- 5.2.2 They will be responsible for ensuring that all site operatives are given a toolbox talk to inform them of the ecological constraints on site. S/he will review method statements for all works which could impact ecological receptors and will ensure that a SQE is on site during any works where the presence of an ECoW or licensed ecologist is required.

5.3 SQE/ECoW

- 5.3.1 Antler Homes will appoint a SQE/ECoW who will be responsible for the following:
 - Briefing the Site Manager/site operatives on this CEMP (Biodiversity) by means of a toolbox talk
 - Inspecting vegetation for nesting birds prior to clearance
 - Installing signage/buffers to inform of 'biodiversity protection zone', reptile receptor, dormouse habitat or any active birds' nests identified
 - Overseeing reptile hibernacula, refuge creation and exclusion fencing installation
 - Removal of reptiles from development footprint by means of translocation and overseeing destructive search
 - Responding to alerts raised by the Site Manager/site operatives
- 5.3.2 The SQE/ECoW will be suitably informed about the ecological constraints on site and the measures required to protect and minimise impacts upon these receptors. They will be suitably experienced and able to impart the ecological information to their audience.

5.4 Suitably licensed ecologist

- 5.4.1 Antler Homes will appoint a suitably licensed ecologist to oversee work relating to dormice. The ecologist may be the same person as the ECoW.
- 5.4.2 The suitably licensed dormice ecologist will be a Natural England Level 1 licence holder and will be responsible for:
- Carrying out nest searches and overseeing clearance of dormouse habitat
 - Communicating any EPSM licensing requirements

5.5 Site Operatives

- 5.5.1 Antler Homes will appoint suitably trained contractors/site operatives to carry out the construction operations.
- 5.5.2 The site operatives will be briefed on this CEMP (Biodiversity) and will each be responsible for ensuring that their activities comply with wildlife legislation and the methodologies/restrictions set out in this document.

5.6 Arboricultural Clerk of Works (ACoW)

- 5.6.1 Antler Homes will appoint a suitably qualified Arboricultural Clerk of Works (ACoW). The ACoW will be responsible for overseeing all operations specified in the Tree Protection Plan (Barrell Plan Ref: 21115-2), including:
- Briefing the Site Manager/site operatives on the tree protection measures
 - Installing appropriate tree protection fencing
 - Overseeing excavations within RPA, in particular swale construction within the ancient woodland buffer
 - Adhering to protective measures for the ecological constraints

6 Timetable for Implementation

- 6.1.1 As per the Antler Homes Build Programme (refer to Appendix C), the demolition of the buildings on site is proposed from March – May 2026. It is understood that site clearance will also be undertaken within the same timeframe as demolition. As such, the toolbox talk will be given ahead of the proposed start date in February.
- 6.1.2 Installation of tree protection fencing will be prioritised so that this is installed between January and February. Clearance of trees, shrub and scrub (dormouse habitat) is proposed in two stages, with the above ground structures being removed in winter, and the stumps/roots being removed in May. The methods and thus timescales will be subject to approval in the EPSM licence.
- 6.1.3 Further detail of proposed timeframes is provided in the table below, and these, together with the mitigation measures, will help to ensure that construction activities avoid and minimise impacts to biodiversity.

Table 4: Proposed Phasing of Mitigation Works

Biodiversity feature	Activity	2025	2026											
		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ancient Woodland	Installation of protective tree fencing ¹													
	Oversee excavations in RPA ¹													
	Installation of reptile receptor/biodiversity protection zone signs ²													
Trees	Installation of protective fencing ¹													
	Removal of trees ¹³													
Reptiles	Oversee installation of exclusion fencing & habitat enhancement ²													
	Capture & translocation ²													
	Destructive search ²													
Dormice	EPSM licence sought ²													
	Installation of protective tree fencing ¹													

¹ Arboricultural contractor/ACoW

² SQE/ECoW

³ Licensed ecologist (once EPSM licence issued) to oversee

Biodiversity feature	Activity	2025	2026											
		Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	Installation of signs to protect other dormouse habitat ²													
	Supervision of habitat clearance as per EPSM licence methods ³													
Nesting Birds	Inspection of habitat within 48hrs of clearance ²													
	Habitat clearance outside of bird breeding season (supervision not needed, apart from within dormouse habitat)													



² SQE/ECoW

³ Licensed ecologist (once EPSM licence issued)

7 Conclusion

- 7.1.1 Corylus Ecology Ltd was commissioned by Antler Homes to produce this Construction Environmental Management Plan (CEMP) for Biodiversity for the proposed construction works at Wealden House, East Grinstead, in order to address and discharge Condition 10 of Planning Consent (ref: DM/22/2832) issued by Mid Sussex District Council in November 2024, which states:

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

- 7.1.2 The CEMP (Biodiversity) details the measures to protect habitats and protected species known to be present on site or immediately adjacent to the red line boundary. These include the ancient woodland (Blunds Hole), trees, reptiles, dormice, nesting birds and badgers.
- 7.1.3 In order to protect retained trees and the ancient woodland, the following sequence of measures will be adhered to prior to construction:
- i) Installation of appropriate tree protection fencing
 - ii) Toolbox talks to be delivered by arboricultural contractors/ACoW and SQE
 - iii) Arboricultural contractors/ACoW to oversee excavations within RPA
- 7.1.4 All tree clearance will take account of dormice and nesting birds, with methods implemented to avoid/minimise impacts and adhere to the dormouse EPSM licence.
- 7.1.5 In order to protect reptiles, the following sequence of measures will be adhered to prior to habitat clearance taking place:
- i) Supervision by SQE to create a reptile receptor site with habitat enhancement, secured with exclusion fencing
 - ii) Toolbox talk to be delivered by a SQE
 - iii) Reptile mat searches, capture and translocation of any reptiles found
 - iv) Dismantling of natural refugia
 - v) Destructive search
- 7.1.6 In order to protect dormice, the following sequence of measures will be adhered to prior to habitat clearance taking place:
- i) EPSM licence sought
 - ii) Installation of appropriate tree protection fencing and signage at additional dormouse habitat
 - iii) Toolbox talk to be delivered by a SQE
 - iv) Once EPSM licence received, SQE to search vegetation ahead of clearance with removal of habitat avoiding dormouse hibernation and breeding seasons (in either a two-stage clearance or single stage clearance)

- 7.1.7 In order to protect nesting birds, where dormice are not a constraint, habitat will be cleared outside of the bird breeding season (i.e. between September – February), otherwise a SQE/ECOW will inspect nesting habitat within 48hrs and advise further.

- 7.1.9 Implementation of the CEMP (Biodiversity) will safeguard the known habitats/wildlife, and ensure that construction activities avoid and minimise impacts to biodiversity (i.e. by avoiding vulnerable stages in their lifecycle).
- 7.1.10 Antler Homes will appoint suitably trained Site Managers/contractors/site operatives/arboricultural contractors to carry out the construction operations and following a toolbox talk on this CEMP (Biodiversity), each be responsible for ensuring that their activities comply with wildlife legislation and the methodologies/restrictions set out in this document.

8 References

Barrell Tree Consultancy (2022) *Arboricultural Assessment and Method Statement* (Ref: 21115-AA2-DC).

Barrell Tree Consultancy (2022) *Tree Protection Plan* (Ref: 21115-2).

Bullion, S & Co. (2025) *Hazel Dormouse Conservation Handbook – Third edition*. The Mammal Society

Department for Levelling Up, Housing and Communities, *National Planning Policy Framework, (2024)*. [online] Available at: https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2024.pdf [Accessed 30/10/2025]

Froglife (1999) *Froglife Advice Sheet 10: reptile survey*. Froglife, London

Herpetofauna Groups of Britain and Ireland (HGBI) (1998) Evaluating local mitigation/translocation programmes: Maintaining Best Practice and Lawful Standards.

HMSO (2006). *Natural Environment and Rural Communities Act 2006*. [online] Available at: <https://www.legislation.gov.uk/ukpga/2006/16/contents> [Accessed 30/10/2025]

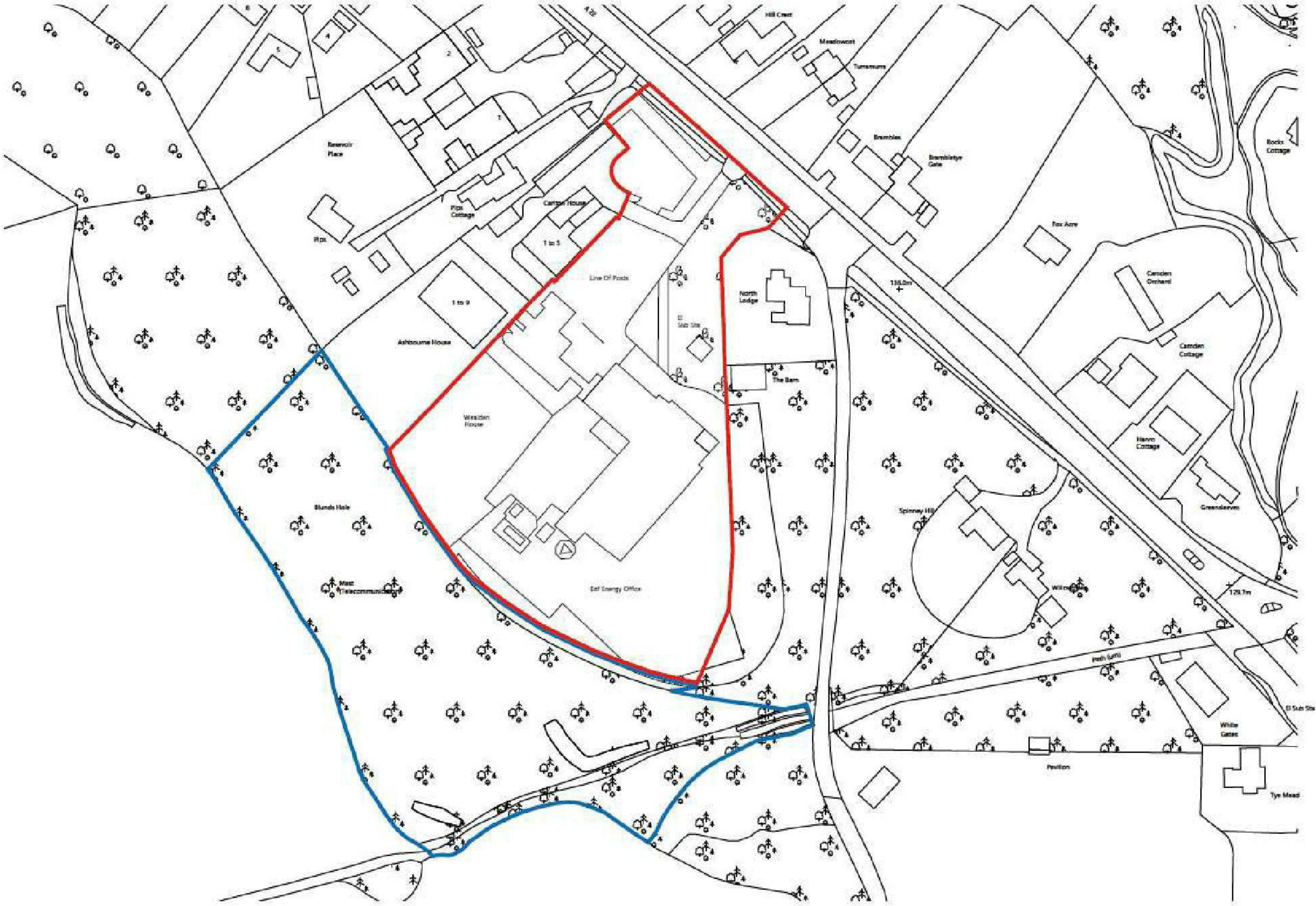
HMSO (2017). *The Conservation of Habitats and Species Regulations 2017*. [online] Available at: <https://www.legislation.gov.uk/uksi/2017/1012/contents> [Accessed 30/10/2025]

HMSO. (1981). *The Wildlife and Countryside Act 1981 (as amended)*. [online] Available at: <https://www.legislation.gov.uk/ukpga/1981/69/contents> [Accessed 30/10/2025]

Wells, D. & Co. (2025) *Hazel Dormouse Mitigation Handbook*. The Mammal Society.

9 Figures

- Figure 1: Site Location
- Figure 2: Location of Reptile Records
- Figure 3: Location of Dormouse Records
- Figure 4: Location of Wildlife and Biodiversity Protection Areas

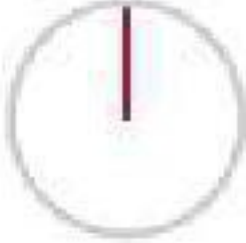


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REV	AMENDMENT	BY	CHECK	DATE
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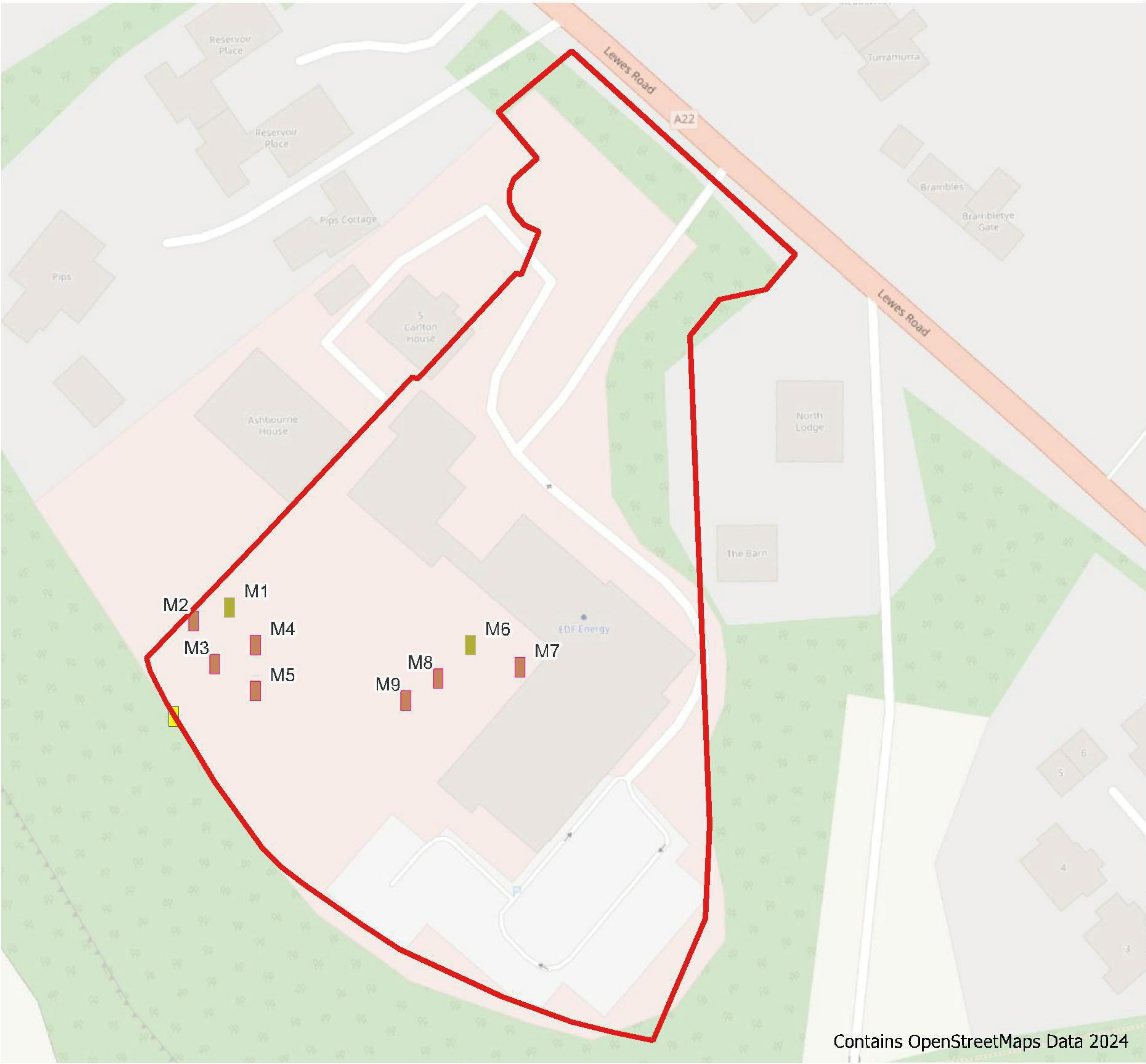


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LytleAssociates
ARCHITECTS

THE FOUNTAIN HEAD, QUARRY STREET, GUILDFORD
SURREY GU1 3UY 01483 301661
LYTLE-ASSOCIATES.COM

CLIENT	PROJECT	TITLE	DRAWING NUMBER	REV
Ashgrove Homes Limited	Wealden House/Former EDF Office, Lewes Road, Ashurst Wood, West Sussex	Site Location Plan	2053_001	-



Key

- Site boundary
- Grass snake
- Slow worm
- Reptile mat - nil return

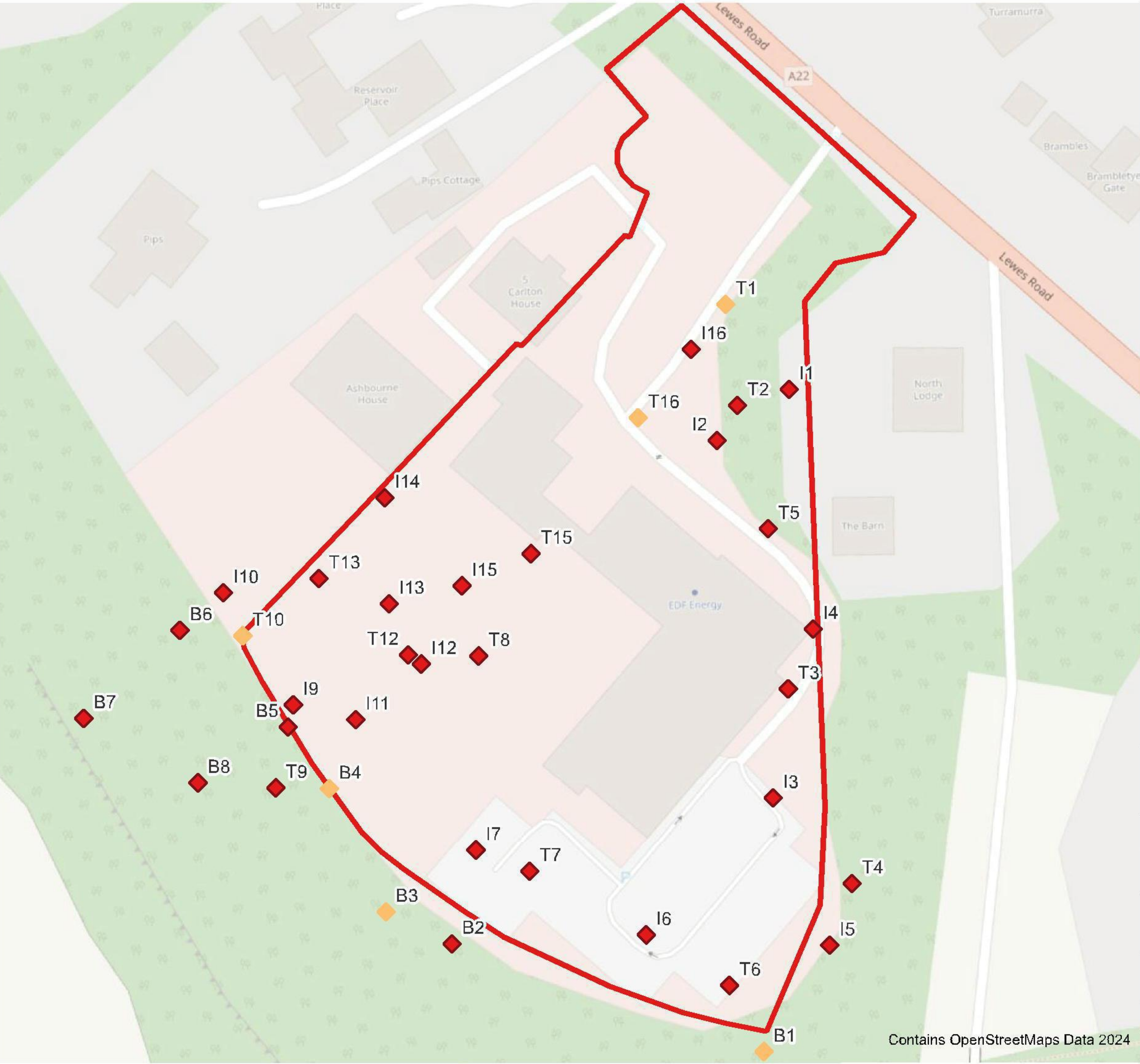
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Corylus Ecology Ltd, Unit A3 Speldhurst Business Park, Went Farm, Langton Road, Speldhurst, Kent TN3 0NR.
Corylus Ecology is the trading name of Corylus Ecology Ltd registered in England, No 5005553, Registered Office: Henwood House, Henwood, Ashford, Kent TN24 8DH

Project: 24043 Wealden House

Title: Reptile Plan

Date: 06/11/2025	Figure 2
Drawn N.Davies	Checked H.Lucking



Key

Site boundary

Dormouse tube (T), box (B) & ink tunnel (I) locations

Dormouse absent

Dormouse present

01020 m

Corylus Ecology Ltd, Unit A3 Speldhurst Business Park, Went Farm, Langton Road, Speldhurst, Kent TN3 0NR. Corylus Ecology is the trading name of Corylus Ecology Ltd registered in England, No 5005553, Registered Office: Henwood House, Hanwood, Ashford, Kent TN24 8DH

Project: 24043 Wealden House

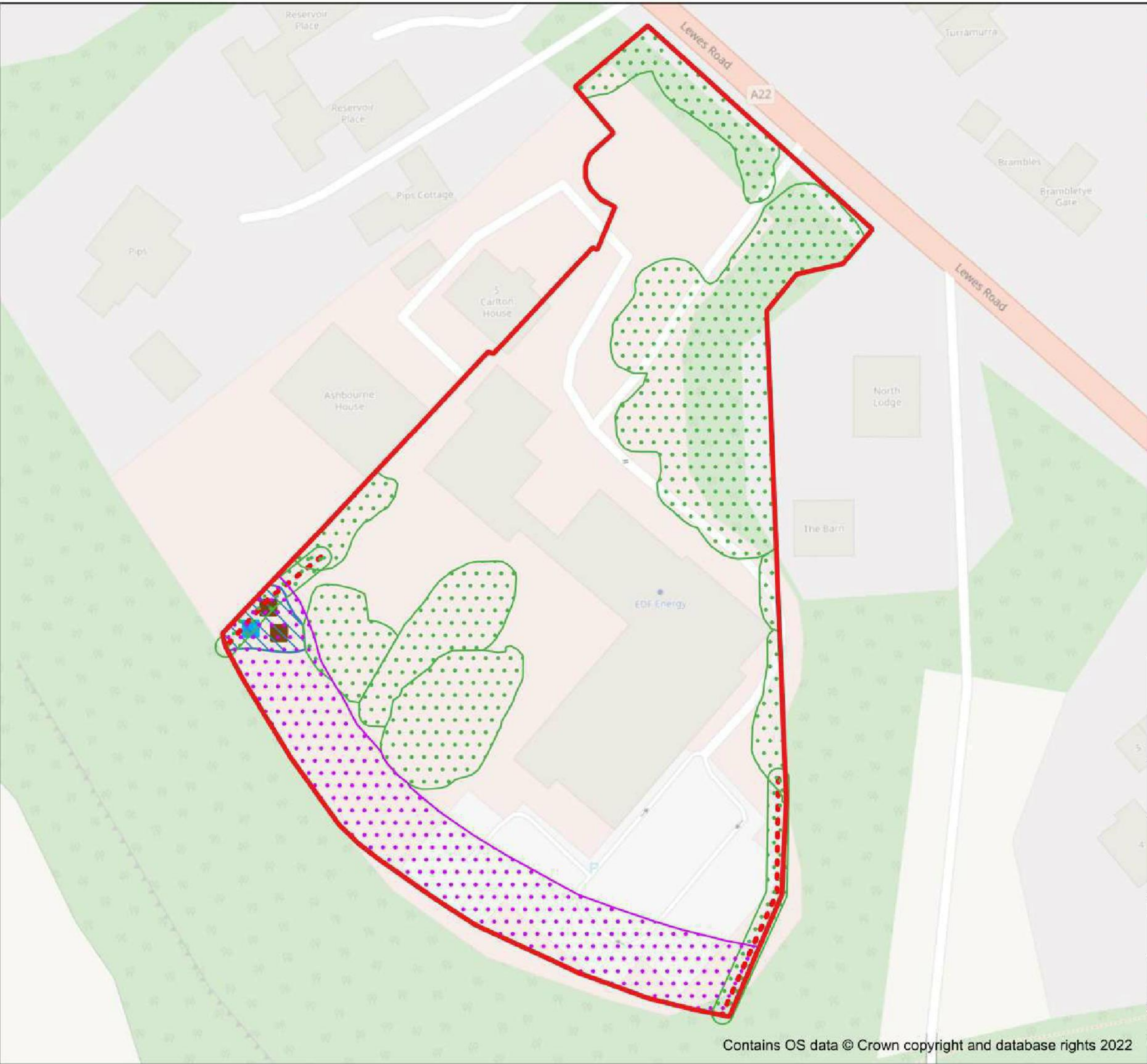
Title: Dormouse Plan

Date 06/11/2025

Figure 3

Drawn N.Davies

Checked H.Lucking



Key

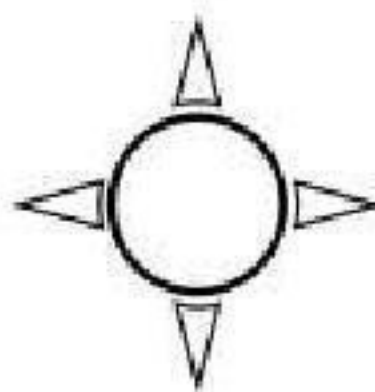
- Site boundary
- Biodiversity Protection Area

Dormice

- Dormouse habitat protection
- Dead hedge

Reptiles

- Reptile receptor site
- Hibernacula
- Refugia



0 25 50 m

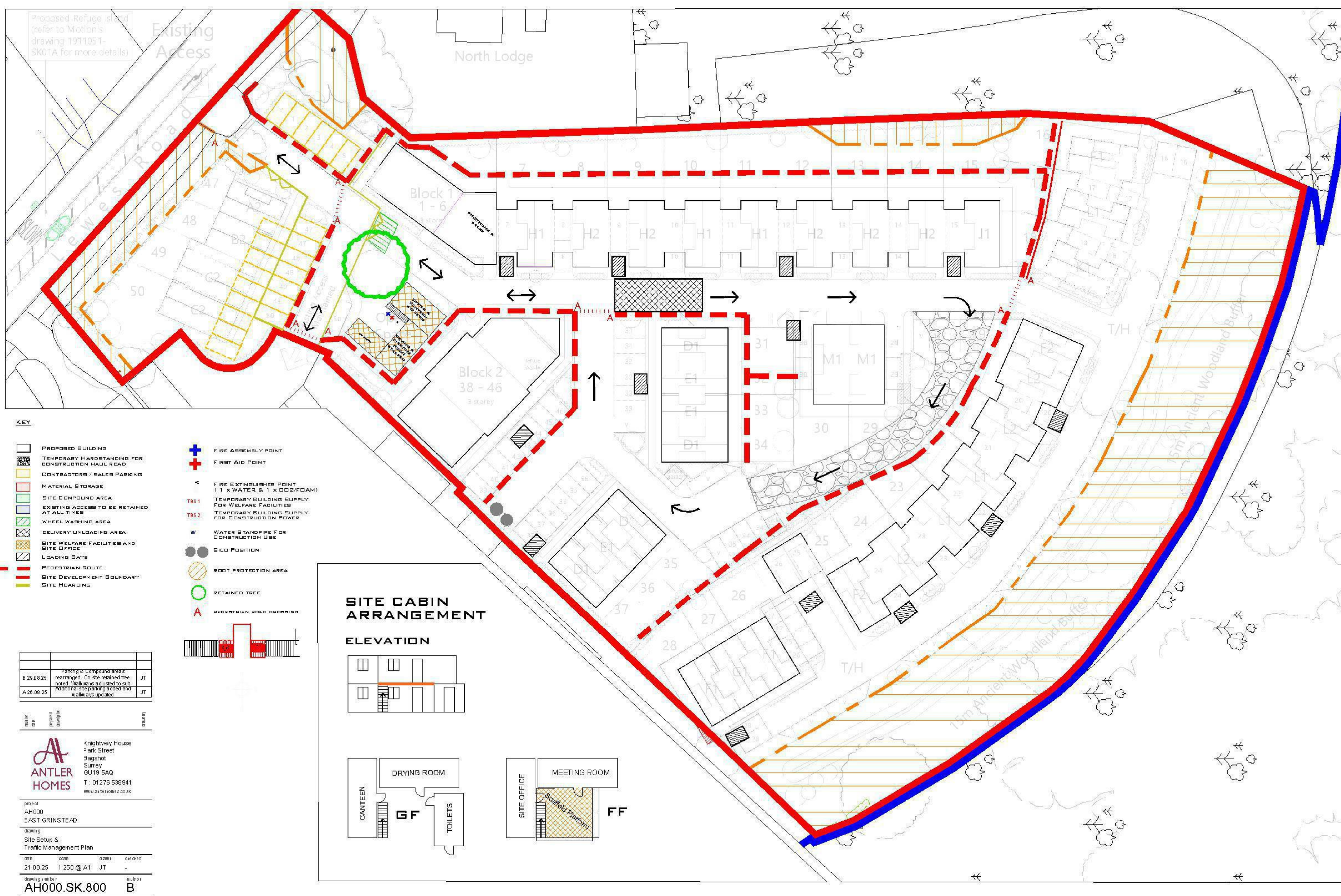
Corylus Ecology Ltd, Unit A3 Speldhurst Business Park, Went Farm, Langton Road, Speldhurst, Kent TN3 0NR. Corylus Ecology is the trading name of Corylus Ecology Ltd registered in England, No 5005553, Registered Office: Henwood House, Henwood, Ashford, Kent TN24 8DH

Project: 24043 - Wealden House

Title: Figure 4 - Location of Wildlife and Biodiversity Protection Areas

1:1,000	11/11/2025	Drawing No 001
Drawn: JD	Checked: NxD	

**Appendix A Site Set-up & Traffic Management Plan (ref:
AH000.SK.800, Rev B)**



**Appendix B Tree Protection Plan (Barrell Tree Consultancy,
2022, Ref: 21115-2)**

Tree protection plan				
Location of trees, categorisation & protection/management proposals				
Tree No	Species	Category	RPA Radius	Tree Works
All retained trees				
Carry out safety check and lift over site to 3-4m as necessary.				
T1	Oak	C	9.0	-
G2	Cypress & yew	C	42	fall for development
G3	Oak, hazel, acacia, maple	C	3.0	fall for management
T4	Acacia	C	5.1	-
T5	Beech	C	3.0	fall for development
G6	Swallow cypress	C	8.4	fall for management
G7	Leyland cypress & Norway maple	C	1.8	fall for development
T8	Beech	B	6.0	-
T9	Yew	B	6.4	-
T10	Yew	B	9.0	-
T11	Field maple	C	3.0	fall for development
G12	Cherry, yew, cypress	C	3.0	fall for development
G13	Holly, hazel, oak, laurel	C	1.8	fall for development
T14	Birch	C	2.4	fall for development
T15	Norway spruce	B	42	-
G16	Hazel, holly, cherry	C	3.6	fall for development
T17	Beech	C	42	fall for development
T18	Yew	C	48	fall for development
G19	Sycamore & beech, oak, yew, laurel, holly	C	2.4	-
T20	Norway maple	C	3.0	-
T21	Lime	B	7.2	-
T22	Beech	C	6.0	-
T23	Oak	B	10.8	-
T24	Beech	C	7.2	-
T25	Birch	B	5.4	-
T26	Sweet chestnut	B	5.4	-
G27	Oak, sweet chestnut	B	7.2	-
G28	Hazel, holly, cherry, laurel	C	3.6	-
T29	Cherry	B	48	-
G30	Oak, birch, beech	B	7.2	-
G31	Cherry	J	6.0	-
T32	Douglas fir	A	10.8	-
T33	Yew	C	5.4	-
G34	Laurel	C	48	fall for development
G35	Cypress, cherry	C	3.6	fall for development
T36	Cordian pine	B	9.6	-
T37	Cordian pine	B	9.6	-
T38	Cordian pine	B	7.2	-
W39	Beech, oak, pine, holly, sweet chestnut, birch, hazel	B	7.2	-
fall weak or poor quality cypress individual stems to be identified on site with contractor.				
G40	Beech, cypress	C	7.2	-
T41	Apple	C	3.6	-
G42	Yew	C	42	-
T43	Birch	C	5.4	-
T44	Magnolia	J	5.4	fall for management
T45	Cypress	C	5.4	fall for management
G46	Cypress, birch, cherry, sweet chestnut, ash, holly	C	48	fall for management
G47	Sumac, cypress, pear	C	3.0	fall for management
G48	Cypress x2	C	3.0	fall for management
T50	Cypress	C	8.4	-
T51	Yew	C	5.4	-
T52	Birch	C	3.6	-

BS category A: Trees of high quality

BS category B: Trees of moderate quality

BS category C: Trees of low quality

BS category U: Trees unsuitable for retention

Trees to be removed

Proposed layout

Estimated tree positions not included on original land survey and/or adjusted crown spread

Precautionary Areas:
Location of new surfacing and cycle refuse base to be constructed using a raft type foundation with a three dimensional cellular confinement system in accordance with the guidance in SGNs 9 & 10.

Protective barrier fencing

Construction exclusion zone (CEZ)

Root protection area (RPA) boundaries for category A and B trees

Root protection area (RPA) boundaries for category C trees

Attention IPA Tree Officer - if you would like a 'b scale' printed version of this plan please contact us on 01476 651470 or email enquiries@barrelltreecare.co.uk

Drawing References:
Topo = (June-07-2021) AGN710036
Layout = (June-29-2022) 2053_SK01 Rev p5

0 Metres 5 10 15 20

Scale: 1:250 @ A0

Proposed Refuge Island
(refer to Motions
drawing 1911051-
SK01A for more details)

For new tree planting refer to
the Landscape Masterplan

Localised swale to be carried out
under arboricultural watching brief
in accordance with the guidance
set out in SGN 7.

Localised swale to be carried out
under arboricultural watching brief
in accordance with the guidance
set out in SGN 7.

SGN 1 Monitoring tree protection

Always:

- have a pre-commencement meeting with the tree consultant before development starts
- use the tree consultant to regularly check that protection remains fit for purpose
- use the tree consultant to supervise work in RPAs
- keep a written record of supervision

SGN 2 Fencing protected trees

Always:

- install protection before development starts
- make sure protection is fit for purpose, i.e. it prevents damage to trees and soil
- keep protection in place until there is no risk to trees
- get written permission to move or remove any protection

SGN 4 Pollution control

Always:

- keep toxic products away from RPAs

SGN 5 Site cranes & piling rigs

Always:

- use the tree consultant to supervise work with cranes and piling rigs in RPAs

SGN 7 Excavating in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- use hand tools to dig in RPAs
- protect exposed roots from sunlight and drying out

SGN 9 Installing/upgrading surfacing in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- minimise damage to roots and disturbance to soil in RPAs
- minimise excavation when installing or upgrading surfacing in RPAs

SGN 10 Installing structures in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- hand-dig pile, post, or post locations down to at least 60cm
- protect pile heads from contamination from poured wet concrete

SGN 11 Installing services in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- select the least damaging option when installing services, so prioritise tree loss, over bottom trench over continuous trench
- hand-dig trenches if trenchless is not feasible

SGN 12 Landscaping in RPAs

Always:

- use the tree consultant to supervise work in RPAs
- avoid raising ground levels within 1m of the trunks of retained trees

How to use plan

More detailed guidance on each of the Guidance Notes (SGNs) can be found in a printed hard copy completion of all the SGNs, Manual for Managing Trees On Development Sites version 2.1, issued to the SRA Manager at the pre-commencement site meeting (Note: This should be retained on site throughout the duration of work). Additionally, an electronic pdf completion of all the SGNs, was submitted with this drawing to the local planning authority and the client. Alternatively, a pdf of each SGN can be downloaded by:

- clicking the image links in the electronic pdf version of this plan;
- holding a mobile phone QR (Quick Response) code reader over the QR code in the paper version of this plan; or
- visiting our website at <https://www.barrelltreecare.co.uk/resources/technical-guidance>

Appendix C Build Programme

21/07/2025

East Grinstead

None

Antler Homes

Stewart Kirk

