

Construction Environmental Management Plan (CEMP)

Ecosupport Ltd
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[redacted]

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Report	Construction Environmental Management Plan (CEMP)
Site Name	Land East of Wandleys Lane, Fontwell
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Client	Bellway Homes Limited (Wessex)
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Table of Contents

1.0 INTRODUCTION 5
1.1 Brief 5
1.2 Aim 5
1.3 Site Description 6
1.4 Development Proposals 6
1.5 Structure of this Report 7
2.0 ECOLOGICAL BASELINE 8
2.1 Habitats 8
2.1.1. On-site Habitats 8
2.1.2 Designated Sites 8
2.2 Protected or Notable Species 9
2.2.1 Hazel Dormice 9
2.2.2 Great Crested Newt (GCN) 9
2.2.3 Bats 10
2.2.4 Reptiles 12
2.2.5 Badgers 12
2.2.6 Breeding and Nesting Birds 12
3.0 BIODIVERSITY PROTECTION ZONES 13
3.1 Protection of Retained Habitats 13
3.2 Reptiles 13
4.0 CONSTRUCTION MITIGATION MEASURES 15
4.1 Risk Assessment 15
4.2 General Good Practice Construction Measures 16
4.2.1 Dust generation 16
4.2.2 Excavations and trenches 16
4.2.3 Open pipework 16
4.2.4 Hazardous materials and waste 17
4.2.5 Storage of materials 17
5.0 Method Statements for Habitats and Protected Species 18
5.1 Toolbox Talk 18
5.1.1 Summary 18
5.1.2 Method Statement 18
5.1.3 Reporting & Further Requirements 18
5.1.4 Stop-works Protocol 19
5.2 Biodiversity Protection Zones 19
5.2.1 Summary 19
5.2.2 Method Statement 19
5.2.3 Reporting & Further Requirements 19
5.3 Bats 19
5.3.1 Summary 19
5.3.2 Method Statement 20
5.3.4 Reporting & Further Requirements 21

5.4 Great Crested Newts (GCN) 21
5.4.1 Summary 21
5.4.2 Method Statement 21
5.4.3 Reporting & Further Requirements 22
5.5 Reptiles 22
5.5.1 Summary 22
5.5.2 Mitigation Strategy 22
5.5.3 Reporting & Further Requirements 27
[redacted]
5.7 Nocturnal Mammals 28
5.7.1 Summary 28
5.7.2 Method Statement 28
5.7.3 Reporting & Further Requirements 28
5.8 Nesting Birds 28
5.8.1 Summary 28
5.8.2 Method Statement 29
5.8.3 Reporting & Further Requirements 29
5.9 Hazel Dormice 29
5.9.1 Summary 29
5.9.2 Mitigation Strategy 29
5.9.3 Reporting & Further Requirements 34
5.10 Lighting During Construction 35
5.10.1 Summary 35
5.10.2 Method Statement 35
5.10.3 Reporting & Further Requirements 35
5.11 Ecological Monitoring During Construction 35
5.11.1 Summary 35
5.11.2 Method Statement 35
5.11.3 Reporting & Further Requirements 36
6.0 TIMING OF SENSITIVE WORKS 37
6.1 Construction Programme 37
6.2 Timing of Sensitive Works 37
7.0 RESPONSIBLE PERSONS AND LINES OF COMMUNICATION 38
7.1 Ecological Clerk of Works (ECoW) 38
7.2 Roles 38
7.3 Training Awareness and Competence 39
7.4 Line of Communication Regarding Ecological Issues 39
8.0 SUMMARY OF CEMP 40
9.0 REFERENCES 42
APPENDIX 1. Biodiversity Protection Zones and Protective Fencing 43

APPENDIX 2. Ecological Inspection Form 44

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1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd were commissioned by Bellway Homes Limited (Wessex) to produce a Construction Environmental Management Plan (CEMP) for the development of the site known as 'Land East of Wandleys Lane, Fontwell'. The CEMP has been produced to ensure appropriate mitigation measures to protect the ecological features on site. This is required to discharge Condition 21 of Appeal Ref: APP/C3810/W/24/3349836, which states:

"21. No development shall take place, (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.

1. Risk assessment of construction activities potentially damaging to biodiversity.
2. Identification of "biodiversity protection zones".
3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce ecological impacts during construction (may be provided as a set of method statements).
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. Use of protective fences, exclusion barriers and warning signs.
9. Containment, control, and removal of any invasive non-native species present on site.

The approved CEMP (Biodiversity) shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority."

1.2 Aim

The aim of the CEMP is to protect the ecological interests on the site during the construction period. This includes habitats of importance to be retained and various protected species such as Great Crested Newt (GCN), bats, reptiles, badgers, birds, and Hazel Dormice. This report details the approach which construction workers will adopt in dealing with the potential ecological impacts associated with various construction activities, including:

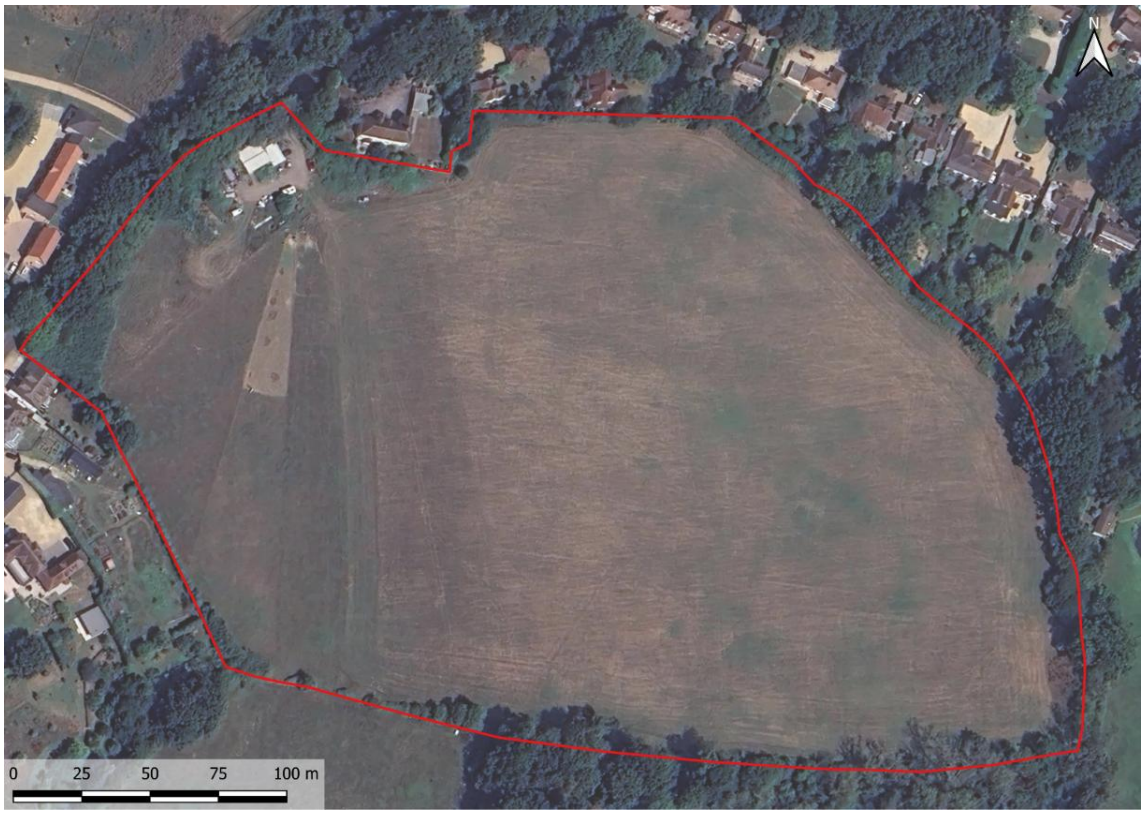
- Details of construction activities which have potential to impact on biodiversity interests of the site;
- Details of sensitive biodiversity zones that require specific protection;
- Method statements to avoid and mitigate impacts on protected species from construction works;
- Details of locations and timing of works to avoid impacts on protected species;
- Outline works which require supervision by an Ecological Clerk of Works (ECoW); and
- Outline the roles and responsibilities and lines of communication of the involved parties including the developer, site manager, ECoW and any other contractors/subcontractors.

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 and/or Natural England.

1.3 Site Description

The site lies to the east of Wandleys Lane, in Fontwell, West Sussex (centred on grid reference SU 95648 06681) (**Fig 1**). The site comprises approximately 7ha of land, supporting grazed grassland with areas of bracken and scrub, buildings, and treelines / hedgerow bordering the site. Furthermore, the site is bound by ancient woodland, known as Wandleys Copse, to the south. The wider environment comprises of semi-urban settlements, agricultural land, and woodland.

Figure 1. Aerial image of the site with approximate redline boundary (Google Satellite, 2026).



1.4 Development Proposals

The proposals entail the construction of 95 dwellings, with associated access, infrastructure, Sustainable Urban Drainage system, and landscaping (**Fig 2**).

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Figure 2. Site Layout (carlton design partnership 2026. Drawing No: 250515/SL10 Rev F).



1.5 Structure of this Report

The following sections are included within this report:

- Ecological Baseline;
- Biodiversity Protection Zones;
- Construction Mitigation Measures;
- Method Statements for Habitats and Protected Species;
- Timing of Sensitive Works; and
- Responsible Persons and Lines of Communication.

2.0 ECOLOGICAL BASELINE

A review of all ecological survey work to date has been undertaken to help inform the ecological baseline on site. This includes a review of the following documents:

- Update Preliminary Ecological Appraisal (The Ecology Partnership, 2023);
- Biodiversity Net Gain Assessment (The Ecology Partnership, 2023);
- Bat Activity Surveys 2022 (The Ecology Partnership, 2023);
- Ecological Impact Assessment (The Ecology Partnership, 2023);
- Technical Note to Inform Habitat Regulations Assessment (The Ecology Partnership, 2023);
- Reptile Survey 2022 (The Ecology Partnership, 2023);
- Update Dormouse Survey 2022 (The Ecology Partnership, 2023); and
- Land east of Wandleys Lane update eDNA surveys (The Ecology Partnership, 2022).

2.1 Habitats

2.1.1. On-site Habitats

The habitat assessment which forms the basis of the findings of this report, were carried out by The Ecology Partnership on the 10th April 2017 and 29th July 2022, with a number of further visits carried out over the survey season including an updated walkover carried out by Ecosupport Ltd on the 29th January 2026.

The following habitats were identified on site:

- Modified Grassland (g4) – Sheep Grazed (102);
- Bracken (g1c);
- Tall Forbs (16) under g4 – Modified Grassland;
- Mixed Scrub (h3h);
- Line of Trees (33) under w1g – Other Woodland Broadleaved;
- Native hedgerow (h2a) – hedgerow with trees (11);
- Non-native and Ornamental Hedgerow (h2b);
- Developed Land; Sealed Surface (u1b); and
- Buildings (u1b5).

No invasive species were identified on site. As such, no further mitigation or recommendations regarding containment, control, or removal of invasive species are required.

2.1.2 Designated Sites

A 2km data request was submitted to Sussex Biodiversity Record Centre (SxBRC) to ascertain areas of statutory and non-statutory designated sites and priority habitats. SxBRC identified one statutory designated site within 2km of the site, this is the South Downs National Park, located approximately 0.4 km north of the site. SxBRC identified four non-statutory designated sites (Local Wildlife Sites - LWS) and three designated road verges (DRVs) within 2km of the site. The nearest LWS is Slindon Bottom, located approximately 0.53km north of the site and closest DRVs is located approximately 0.38km west of the site.

Furthermore, SxBRC identified several Section 41 (Priority Habitats) within 2km of the site, comprising Chalk Stream, Lowland Fen, Traditional Orchard, Lowland Meadow, Lowland Calcareous Grassland,

Deciduous Woodland, and Ancient Woodland. The closest Section 41 (Priority Habitat) is ancient woodland located adjacent to the south of the site.

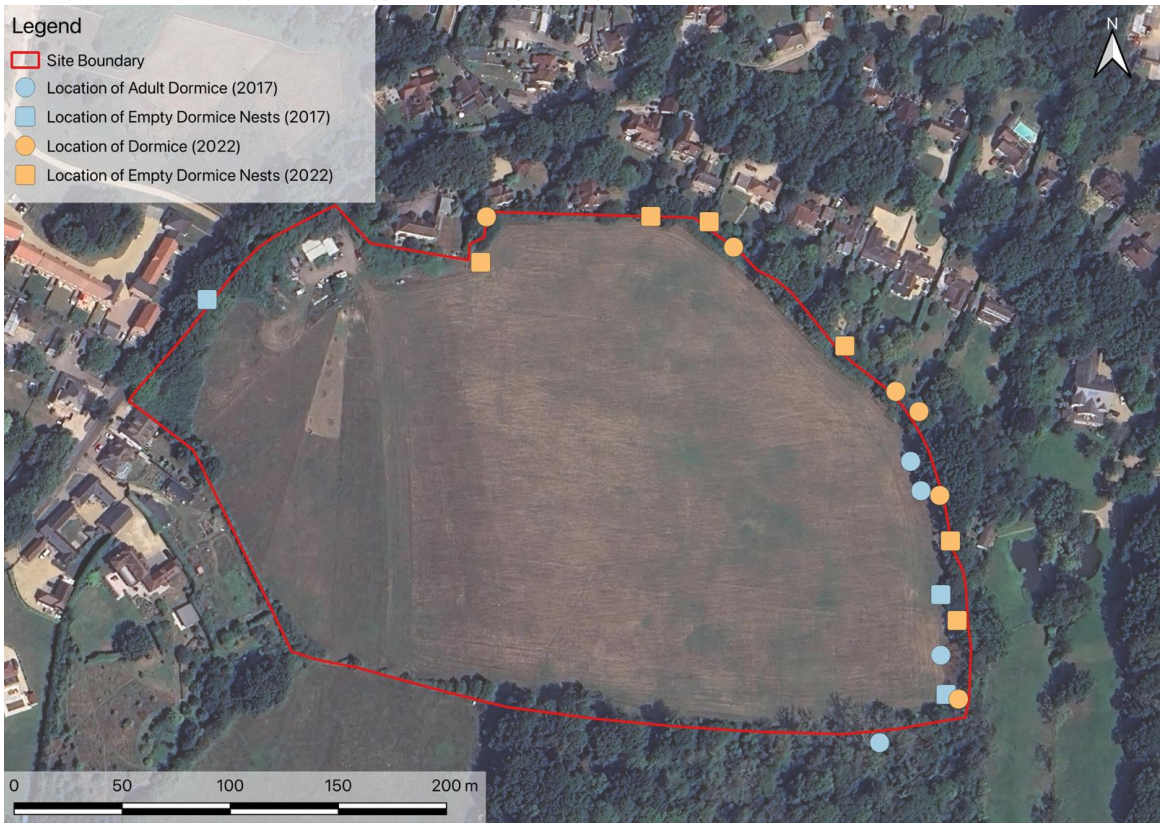
2.2 Protected or Notable Species

Full details of the survey results can be found within the Ecological Impact Assessment (EcIA) (Ecology Partnership, 2023); however, the findings have been summarised in the sections below.

2.2.1 Hazel Dormice

The Ecology Partnership (2023) identified suitable habitat present on site to support Hazel Dormice (*Muscardinus avellanarius*) and subsequently undertook Phase II Dormouse surveys in 2017 and updated in 2022. The 2017 survey effort concluded a least four individual Dormice on site, with a total of three nests in the south-eastern site corner and northern treeline. The 2022 updated survey effort between April – October 2022 concluded a minimum of five individual Dormice on site, with an additional eight nests across the eastern and northern site boundaries. The locations of the Dormice and Dormouse nests are located in **Figure 3**, below. Due to the presence of Hazel Dormice, a Natural England licence has been recommended.

Figure 3. The location of the Hazel Dormouse individuals and nests throughout the 2017 and 2022 Dormouse surveys undertaken by The Ecology Partnership (Google Satellite, 2026).



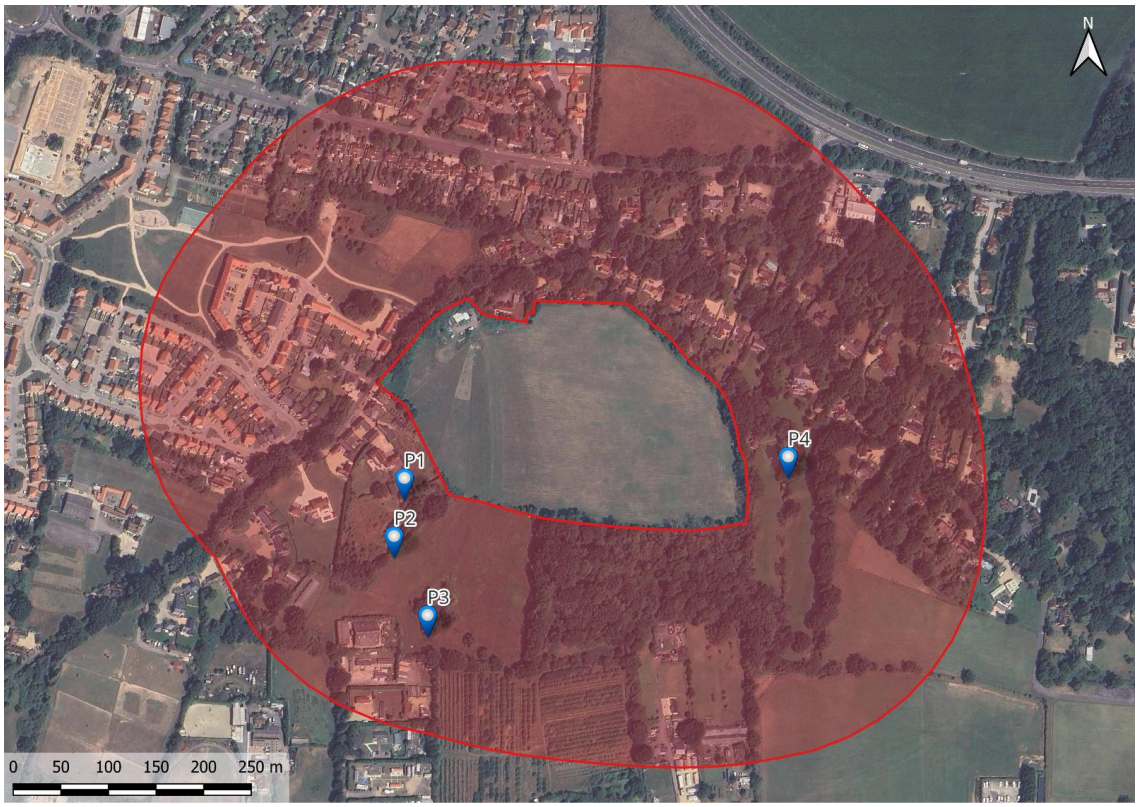
2.2.2 Great Crested Newt (GCN)

The Ecology Partnership (2017, 2022 & 2023) identified a total of four waterbodies within 250m of the site (**Fig 4**). Pond 1 (P1) tested negative for eDNA indicating (*Triturus cristatus*) (GCN) absence in 2018 and The Ecology Partnership noted this pond appears to have been dried since September 2019. Pond 2 (P2) tested positive for eDNA indicating GCN presence in 2017, but negative for eDNA

indicating absence in 2022. Pond 3 (P3) tested negative for eDNA indicating absence in 2017, 2018, and 2022. GCN surveys were undertaken on Pond 4 (P4) in 2014 which concluded the likely absence of GCN, however, access has not been permitted since. As such, considering the restriction of suitable habitat to the site boundaries and with assistance of the Natural England risk calculator, the potential for GCN to be present on site was considered to be limited and of Site level only. Consequently, The Ecology Partnership have recommended reasonable avoidance measures.

As outlined above, a total of four waterbodies were identified within 250m of the site. No waterbodies are present on site. Following an updated review of aerial imagery and OS mapping, Pond 1 no longer appears to be present. All four waterbodies have historically been subject to an EDNA survey, with all ponds returning as negative for GCN presence (including Pond 2 testing as negative in 2022, despite testing as positive in 2017). It is important to note that access to Pond 4 has not been permitted since 2014 and as such, a worst case scenario is presumed. Notwithstanding this, similarly to reptiles, to the site is considered to offer suitable commuting and foraging habitat around the site boundaries. However, the main body of the land is considered to lack the structure and heterogeneity to support GCN. The updated walkover identified minimal change in habitats and their condition and as such, it is considered that the site remains as being of Site value for GCN.

Figure 4. The waterbodies identified and surveyed by The Ecology Partnership from 2014 to 2022 (Google Satellite, 2026).



2.2.3 Bats

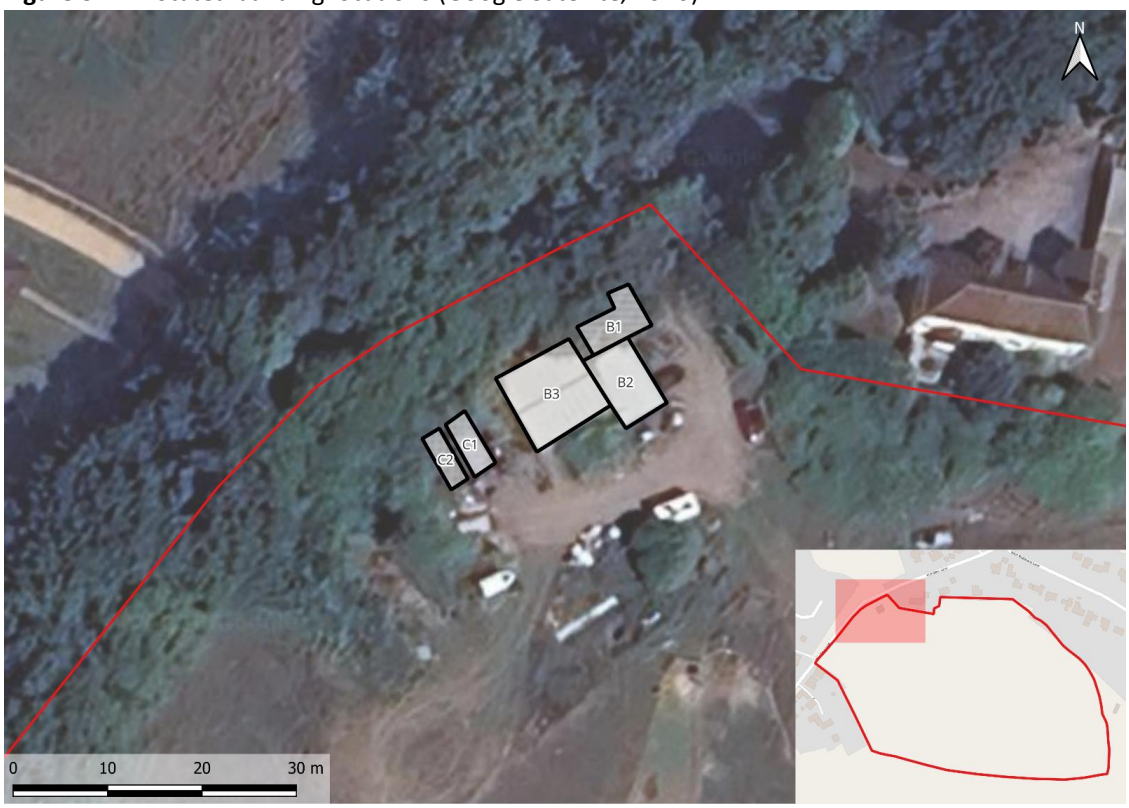
Several Phase II bat surveys have been undertaken on site, comprising a preliminary roost assessment, ground level tree assessment, night-time bat walkovers, and static monitoring.

In the absence of a tree survey plan which indicates tree numbers and any trees that may be removed as part of the development, it was not possible to identify specific trees around the site or site boundary that require further assessment. Notwithstanding this, a number of trees scattered throughout the site were noted to contain PRFs in the form of knot holes, woodpecker holes, and decay. As such, pending a tree removal plan, the trees on site may require further assessment in regard to roosting bats.

Three buildings and two metal containers are present at the north of the site (**Fig 5**). No potential roosting features (PRFs) were identified on either container, with container 2 mostly encroached by Bramble. As such, containers 1 & 2 were considered to offer negligible potential to support roosting bats. Similarly, B2 was considered to offer negligible potential to support roosting bats.

B3 comprises breezeblock walls with a slightly metal roof with a foam layer. Externally, the ridge comprises of thin metal. One minor PRF was identified at the south-western elevation through a gap beneath the ridge. This potential roosting feature is considered to have resulted from recent wear of the building, as it was not previously identified by The Ecology Partnership (2023). No further PRFs, bats, or evidence of bats was identified within B3 and as such, this building was considered to offer low potential for roosting bats.

Figure 5. Annotated building locations (Google Satellite, 2026).



The site was offering suitability to support commuting and foraging bats and as such, monthly Phase II transect and static surveys were undertaken between May to September 2022. The transects identified a minimum of nine bat species utilising the site, including Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Nathusius' Pipistrelle (*Pipistrellus nathusii*),

Serotine (*Eptesicus serotinus*), Noctule (*Nyctalus noctula*), Leisler's (*Nyctalus leislerii*), Brown Long-eared (*Plecotus auritus*), Barbastelle (*Barbastella barbastellus*), and *Myotis* species. Common Pipistrelle was the most frequently recorded species identified on site (73.14% of calls), followed by Serotine (10.8% of calls). Low numbers of the remaining species were identified, with Soprano Pipistrelle accounting for 5.36% of the calls, Barbastelle accounting for 4.9% of the calls, *Myotis* species accounting for 2.23% of the calls, Noctule accounting for 1.68% of the calls, Leisler's accounting for 0.94% of the calls, Brown Long-eared accounting for 0.71% of the calls, and Nathusius' Pipistrelle accounting for 0.08% of the calls. In conclusion, the site was considered to be of Local value for commuting and foraging bats.

The Ecology Partnership (2023) also noted the presence of Slindon Estate, approximately 500m north and functionally connected to the site, known to support a maternity colony of Barbastelle.

2.2.4 Reptiles

The Ecology Partnership (2023) noted that reptile surveys were previously undertaken on site in 2017. The 2017 survey effort concluded a 'good' population of Slow-worm (*Anguis fragilis*) and a 'low' population of Grass Snake (*Natrix natrix*). The Ecology Partnership undertook updated reptile surveys throughout August to October 2022, using a total of 70 refugia mats distributed along the field margins, around scrub, and around tall forb vegetation. The updated survey effort in 2022 concluded that the site supported a 'low' population of Slow-worm and a 'low' population of Grass Snake. The site was not considered to be a key reptile site and as such, was considered to be of Local value for common reptiles.



2.2.6 Breeding and Nesting Birds

The Ecology Partnership (2023) identified suitable habitat on site to support breeding and nesting birds, predominantly within the boundary habitats, buildings, and scrub. The buildings were not considered suitable to support Barn Owls (*Tyto alba*), however, old bird nests were present. A low number of bird pellets were recorded at the south of the site, considered to belong to Buzzard (*Buteo buteo*), with three individuals noted flying over the site on various occasions/ Other species The Ecology Partnership recorded on or around the site included Robin (*Erithacus rubecula*), Marsh Tit (*Poecile palustris*), and Wood Pigeon (*Columba palumbus*). Marsh Tit are red listed Birds of Conservation Concern (BoCC) however this species was only recorded once. As such, it was concluded that the site offers Site value for BoCC.

3.0 BIODIVERSITY PROTECTION ZONES

Two Biodiversity Protection Zones (BPZ) will be established within the site to ensure the protection of important priority habitats (ancient woodland) and other valuable habitats on the site (trees, hedgerows), and the reptile receptor area, which also contain valuable commuting and foraging habitat for bats and Hazel Dormice.

3.1 Protection of Retained Habitats

All existing habitats that will be retained will be protected from damage during the works. There will be a minimum of a 5 – 15m buffer from the retained mature trees, hedgerows, woodland which will be fenced using Heras fencing or similar to prevent access by machinery or contractors. This buffer will ensure that all retained woodland / trees / hedgerows along the boundaries are appropriately protected. No vehicles will enter the protective ring fencing and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the retained habitats during the works and ensure the habitats and any wildlife species, such as Hazel Dormice, that may be using them are protected.

Due to the presence of replanted ancient woodland at the south of the site, in line with the advice from the UK Gov website the following will be implemented:

"For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic."

No development is proposed within the root protection zones of the ancient woodland, and the woodland will be fenced off for protection during development, with no access post development. A 15m buffer has been incorporated into the design, with the proposed buffer comprising of a mix of native scrub planting and tree planting, then further buffered by a strip of species-rich wildflower grassland. This will ensure no adverse impacts to the woodland during the construction and operational phase.

The location of the tree protection fencing can be found within the Arboricultural Implications Assessment (Aspect Arboriculture, 2023).

3.2 Reptiles

Due to the legal protection relating to reptiles, it is necessary to implement mitigation to ensure these animals are not harmed as a result of the impending construction works and to ensure that there is no net reduction in the conservation status of reptiles in the local area. Therefore, a mitigation strategy has been produced in accordance with best practice guidelines relating to reptiles and development, published by Gent & Gibson (1998) and the HGBI (1998). The desirable approach is to avoid development within the areas used by reptiles. If this is not possible, reptiles should be moved

to areas within the site that are to be retained, enhanced and managed to provide suitable habitat (relocation).

The reptile mitigation strategy and location of Biodiversity Protection Zone can be found in **Section 5.5**.

4.0 CONSTRUCTION MITIGATION MEASURES

4.1 Risk Assessment

A summary of the risk assessment of potential impacts and reference to relevant method statements has been provided in **Table 1.**

Table 1. Summary of risk assessment and mitigation.

Ecological Feature	Risk Assessment of Potential Impacts	Summary of Mitigation Required & Relevant Method Statements
Retained habitats	Damage from machinery or from storage of materials, soil compaction. Accidental killing, harm or disturbance to species using retained habitats.	**Before construction** • Protective fencing and BPZs established (**Section 5.2**) • Toolbox talk (**Section 5.1**) **During construction** • Regular monitoring of fencing and fencing repairs as needed (**Section 5.11**)
	Damage from pollution such as atmospheric pollution (e.g. dust) coating vegetation or aquatic pollution from runoff leading to deposition of soil, silt or chemicals in sensitive habitats, which could lead to degradation of habitat.	**Before construction** • General good practice measures are detailed in **Section 4.2** below. **During construction** • Ecological monitoring (**Section 5.11**)
Roosting bats	Killing, injury and/or disturbance of bats and destruction or damage to roosts within trees or building, if present.	**During construction** Any trees to be removed will be subject to an updated assessment and Building 3 will be subject to a precautionary working method statement for removal (**Section 5.3**).
Foraging and commuting bats	Lighting may impact bat foraging and commuting activity.	**During construction** Sensitive lighting (**Section 5.10**).
Great Crested Newts	Accidental killing or harm to GCN, if present.	**Before construction** • Toolbox Talk (**Section 5.4**) **During construction** • Sensitive habitat removal (**Section 5.4**). • Destructive search (**Section 5.4**).
Reptiles	Accidental killing or injury of reptiles.	**Before construction** • Erection of reptile exclusion fencing with subsequent capture and translocation method (**Section 5.5**) • Toolbox talk (**Section 5.5**). **During construction** • Sensitive habitat removal / destructive search (**Section 5.5**).

[redacted]

Nesting Birds	Nesting birds in habitats such as buildings and may be impacted by vegetation clearance, resulting in death, injury or disturbance.	**During construction** • Timing of vegetation clearance and buildings will take place in September to February if possible. • If not possible, a nesting bird check will be carried out within 48 hours prior to works and any nests retained. (**Section 5.8**)
Hazel Dormice	Accidental killing or injury of Hazel Dormice during vegetation clearance works.	**Before construction** • Application to Natural England for a European Protected Species Licence (**Section 5.9**) • Toolbox Talk (**Section 5.9**) **During construction** • Sensitive habitat removal under licence (**Section 5.9**).

4.2 General Good Practice Construction Measures

The below sections outline general good practices to adopt to ensure protection of ecological features. This will ensure that any adverse impacts during the construction phase towards the adjacent ancient woodland are mitigated and minimised.

4.2.1 Dust generation

Generation of dust will be mitigated by wetting down and/or using screening as needed. Particular care will be taken around the BPZs or valuable retained habitats such as trees.

[redacted]

4.2.4 Hazardous materials and waste

Any chemicals or hazardous materials and waste will be stored in secure areas according to best practice and will be well-labelled. No construction materials will be stored within BPZs, and any hazardous materials will be stored away from the BPZs.

4.2.5 Storage of materials

Materials will be stored to avoid creating potential refuges for wildlife. This includes avoiding stacked or piled materials on the ground. The site should be kept tidy with storage of materials off the ground such as on pallets or in skips. Materials will be stored away from valuable retained vegetation where possible (e.g. treeline) to avoid impacts from dust generation or disturbance of wildlife species.

Storage of stockpiles or soils should be smoothed as much as possible to prevent opportunities for cavities or burrows being created. If an animal is found within the site, it should be moved gently to a habitat away from the working area, or an ecologist consulted if required.

5.0 Method Statements for Habitats and Protected Species

The following method statements have been produced to ensure the protection of retained habitats and protected species within the site:

1. Toolbox talk;
2. Biodiversity Protection Zones;
3. Bats;
4. Great Crested Newts;
5. Reptiles;
6. [redacted]
7. Nesting birds;
8. Hazel Dormice;
9. Lighting during construction; and
10. Ecological Monitoring during construction.

5.1 Toolbox Talk

5.1.1 Summary

- **Description:** A Toolbox Talk provided to all site personnel to cover all ecological constraints and method statements.
- **Purpose:** To ensure site personnel are aware of ecological obligations and will carry out construction works as per method statements for the protection of habitats and species
- **Dates:** Prior to construction commencing, and throughout the construction period for any new site personnel or if there are any significant changes in status of ecological features requiring a change in practice.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW) and Site Manager.

5.1.2 Method Statement

A Toolbox Talk will be provided prior to the commencement of construction. This will be provided by the ECoW to all site personnel. Following this, it will be the responsibility of the Site Manager to provide all information within the toolbox talk to any new site workers as part of their site induction. The information provided to site personnel will include all method statements included within this report to sufficient detail necessary for site personnel to understand ecological constraints and obligations.

5.1.3 Reporting & Further Requirements

A record of the Toolbox Talk will be kept of details including location, date and participants. Participants will sign or initial the record to confirm they have understood the constraints and method statements. Following the initial talk, all new site workers will be provided the toolbox talk as part of their site induction and they will sign to confirm they have understood.

If the Site Manager changes, a Toolbox Talk will be provided by the ECoW to the new Site Manager.

5.1.4 Stop-works Protocol

In the unlikely event that any incidents occur on site, the following protocol will be implemented:

- **Trigger:** Discovery of a protected species, injured animal, or damage to BPZ/fencing.
- **Action:** Stop relevant works, inform Site Manager, Site Manager contacts ECoW, ECoW advises and records.

5.2 Biodiversity Protection Zones

5.2.1 Summary

- **Description:** Biodiversity Protection Zones (BPZs) will be established and protected.
- **Purpose:** To protect retained habitats and protected species.
- **Dates:** Established prior to construction and maintained in place until all construction completed.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW), Fencing Contractor and Site Manager.

5.2.2 Method Statement

Two Biodiversity Protection Zone (BPZ) will be established on site prior to the commencement of construction. One will be protected by protective fencing following BS 5837:2012, installed around the edges of the BPZs adjacent construction zones, which will prevent entry to this area. The second will be protected by reptile exclusion fencing to provide a division between the 'working' areas (i.e. those areas where humans and machinery will disturb the ground) and the retained habitats surrounding the development area. See Appendices for plans showing the BPZs and protective fencing.

No site personnel or machinery will enter the BPZs at any time and materials will not be stored in these areas. The fencing will remain in place until all construction works have been completed.

The fencing installation will be overseen by the ECoW, who will ensure it has been correctly installed.

5.2.3 Reporting & Further Requirements

The fence will be inspected monthly (see **Section 5.11**) and an Ecological Inspection Form will be completed monthly by the ECoW and provided to the Site Manager. It will be the responsibility of the Site Manager to ensure the fencing is maintained and any repairs are carried immediately as necessary.

5.3 Bats

5.3.1 Summary

- **Description:** Several trees offering roosting potential for bats with impacts to be determined and one building offering low potential to support roosting bats.
- **Purpose:** To avoid death or injury to bats, should they be present.
- **Dates:** Prior to tree removal and building demolition works.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW) and Site Manager

5.3.2 Method Statement

5.3.2.1 Precautionary Working Method Statement for Trees

A number of trees were identified as supporting several potential roost features on site. Should any further trees not presently identified as requiring removal or remedial works, an updated Ground Level Tree Assessment will be undertaken on the subjected trees.

Following this, a single PRF inspection survey will be required for each tree (BCT, 2023) to record characteristics of the PRFs and categorise them according to **Table 2** below. This can be conducted at any time of year by a suitably qualified ecologist and entails a more detailed assessment of the likely suitability of a PRF for roosting bats as well as searching for evidence of bats (e.g. droppings) within the PRF via an endoscope. Access equipment (such as ladders, climbing equipment using qualified climbers, MEWPS or scaffold towers) may be required to gain access to PRFs.

Table 2. Categorisation of PRFs (from Table 6.2, BCT 2023).

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

For those trees noted to only possess PRF-Is, the Roost Resource Approach will be followed in which no further surveys are required, and a precautionary working method statement will be adhered to (BCT, 2023).

For those trees noted to possess PRF-Ms, the Further Surveys Approach will be followed in which a total of three PRF inspection surveys will be required between May – September (with at least two between May – August), with these visits spaced at least 3 weeks apart (BCT, 2023).

5.3.2.1 Precautionary Working Method Statement for Building 3

B3 at the north of the site was considered to offer low potential for roosting bats. No evidence of potential use by bats was found and only one external PRF was identified. Therefore, while there is potential for bats, it is not considered highly likely and therefore a precautionary method statement is considered to be a suitable mitigation measure.

Precautionary measures will be employed during works impacting the roof on B3. The following measures will be carried out:

- Prior to the commencement of works, a licensed ecologist will provide a Toolbox Talk which will detail best practice methods of sensitive stripping/removal of roofing and identifying signs of bats. Personnel will be educated on signs of bats and that in the unlikely event a bat is found whilst the licensed ecologist is not on site, that all works must stop immediately and the licensee contacted immediately.
- The materials and PRF will be removed via sensitive methods by the licensed ecologist with help from the contractors. Scaffolding will be put in place to facilitate the removal of material by hand, if needed.

- These works will be carried out in suitable weather conditions, with temperatures >10ºC
- In the unlikely event a bat is identified, all works will stop immediately and a mitigation licence will be required to continue (which will require three emergence / re-entry surveys to inform requirements)

5.3.4 Reporting & Further Requirements

The ECoW will keep records of a Bat Mitigation Work Log, which will be provided to the Site Manager. No additional monitoring is required.

5.4 Great Crested Newts (GCN)

5.4.1 Summary

- **Description:** Any amphibians present will be translocated from works area towards the site boundaries under a Precautionary Working Method Statement. Should any GCN be identified, works will halt and Natural England will be consulted.
- **Purpose:** To prevent accidental death or injury to GCN.
- **Dates:** Prior to the start of construction.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW) and Site Manager.

5.4.2 Method Statement

5.4.2.1 Avoidance Measures (Precautionary Working Method Statement)

A reptile mitigation strategy will be implemented including the erection of protective exclusion fencing, capture, and translocation of reptiles. A Precautionary Working Method Statement will be adopted for any remaining areas of suitable vegetation.

5.4.2.2 Toolbox Talk

An ecologist holding a GCN licence must brief all site operatives, providing a Toolbox Talk. This briefing must include details of the legal protection of GCN, all precautionary steps that must be taken during the proposed works, an annotated key detailing the appearance, characteristics and optimal habitat of GCN, as well as what actions need to be taken if a GCN is found on site.

5.4.2.3 Sensitive Habitat Removal

Any scrub or suitable habitat requiring removal on-site will be reduced in height gradually (50cm and then 10cm), which will encourage any sheltering amphibians to move out of the area prior to removal. All vegetation removal will be carried out under the direct supervision of an ecologist which will encourage any sheltering amphibians to move out of the area prior to removal of the scrub. An ecologist will undertake a fingertip search of the remaining scrub stalks / vegetation bases prior to clearance to ground level.

Furthermore, any longer areas of grass must be strimmed / cut to a length of 6 inches followed by a fingertip search focusing on optimal GCN habitat such as tussocks. This must be carried out by a suitably qualified ecologist holding a Natural England survey licence.

5.4.2.4 Destructive Search

Following sensitive habitat removal, the remaining vegetation can be gradually removed (to a depth of 1 to 2 inches) by a digger with a toothed bucket, which will allow any amphibians on site to be removed if discovered. This work must be supervised by a suitably qualified ecologist searching each bucket of removed vegetation and must be undertaken during the GCN active period (between March and October depending on the weather).

NB. If any GCN are found during the works, all works must immediately stop and the project ecologist must be informed with Nature Space or Natural England contacted in order to obtain a European Protected Species development licence or get the site registered to the DLL scheme.

5.4.2.5 Supervision

The ECoW will oversee the implementation of this method statement. They will supervise the destructive search and hand search and vegetation management works.

5.4.3 Reporting & Further Requirements

The ECoW will keep records of a GCN Mitigation Work Log, which will be provided to the Site Manager. No additional monitoring is required.

5.5 Reptiles

5.5.1 Summary

- **Description:** Any reptiles present will be translocated from works area towards the site boundaries under a capture and translocation method.
- **Purpose:** To prevent accidental death or injury to reptiles.
- **Dates:** Prior to the start of construction.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW) and Site Manager.

5.5.2 Mitigation Strategy

5.5.2.1 Receptor Area – Location & Description

The Herpetofauna Workers Manual (Gent & Gibson 2003) recommends that *in situ* relocations are always preferable and as such, the proposals have sought to retain as much of the existing habitat within which reptiles were recorded as possible. An area along the northern and eastern site boundary will be managed and retained as an on-site reptile receptor during the construction period, as shown in **Figure 6**, below. The receptor area will not be fully enclosed during the construction period to allow for the dispersal of reptiles towards the wider site and adjacent habitats including ancient woodland, scrub, hedgerow, and adjacent residential gardens.

Once the construction period is complete, the exclusion fencing will be removed allowing for dispersal back into the site and public open space, particularly at the south-east of the site (**Fig 7**). Due to the presence of Grass Snakes on-site, the SUDs feature will be planted with a species-rich wetland seed mixture, with marginal plug planting. The SUDs and surrounding wildflower grasslands will be managed and maintained as a species-rich long-sward. Although this area is not included within the

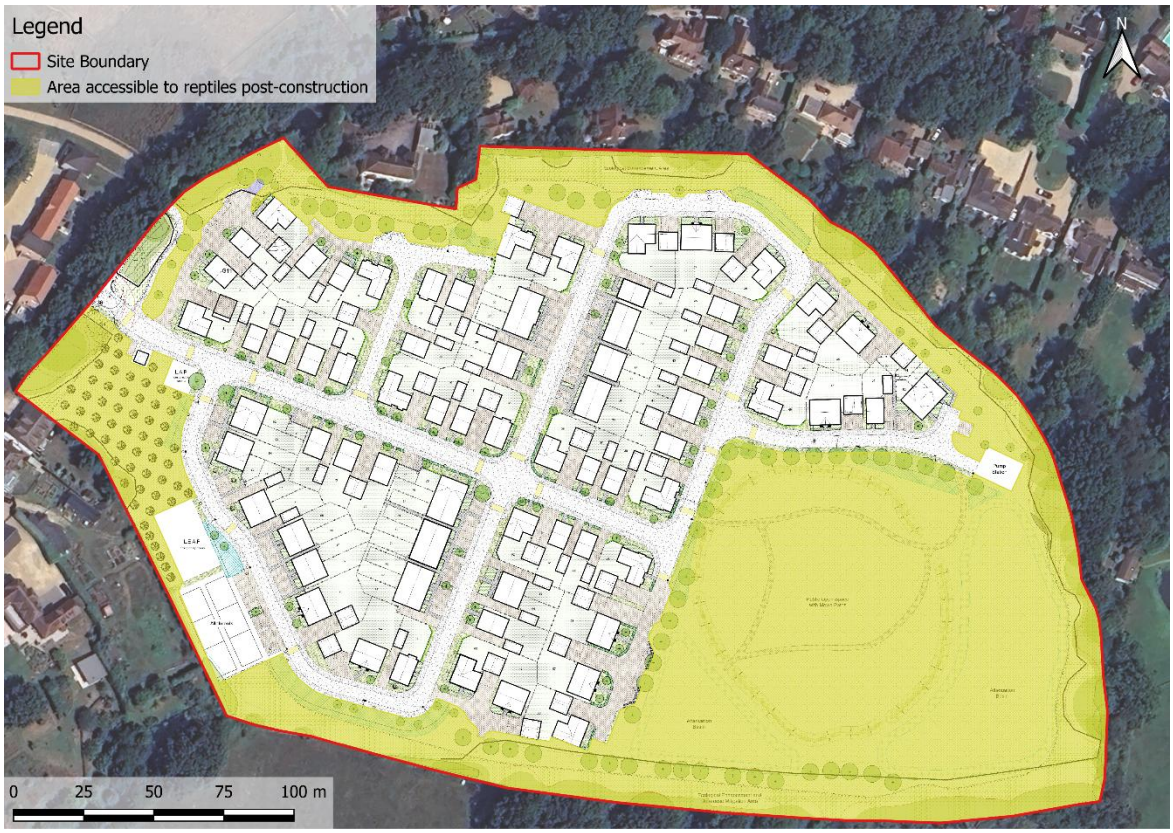
'reptile receptor area', this area will be secured for a minimum of 30 years through Biodiversity Net Gain.

Figure 6. Location of the reptile receptor during the construction phase (Google Satellite, 2026).



Ecosupport Ltd K4 Keppel, Daedalus Park, Daedalus Drive, Lee-on-the-Solent, Hampshire, PO13 9FX
[redacted] www.ecosupport.co.uk

Figure 7. Location of the reptile receptor during the operational phase (Google Satellite, 2026).

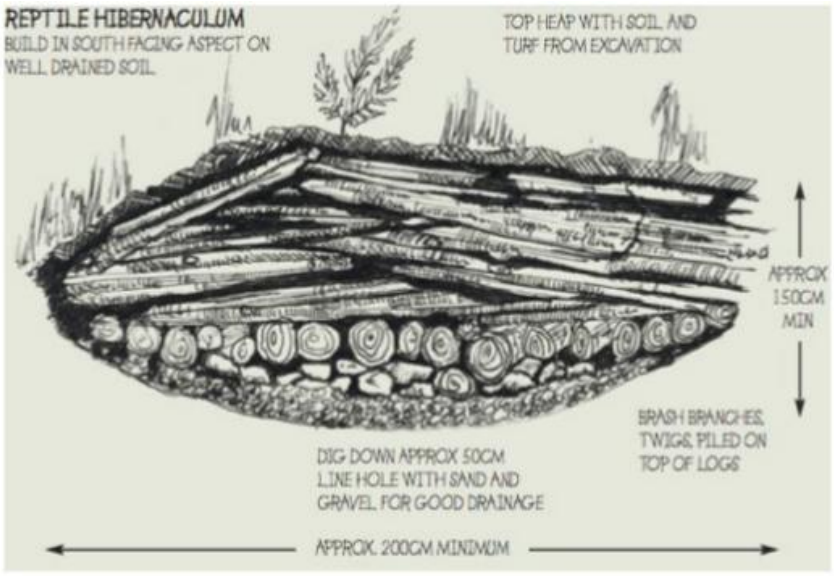


5.5.2.2 Receptor Area – Enhancement

To further improve the habitat within the receptor area, the grassland within the receptor area will be allowed to grow prior to the translocation of reptiles to provide additional cover. Additionally, 2 hibernacula will be created following the specification outlined within Reptile Habitat Management: Guidelines for Landowners (HART, 2009) (**Figure 8**). This will provide shelter and hibernation opportunities as well as providing a significant habitat resource for invertebrates (a food resource for reptiles).

Any habitat enhancements must take place prior to the capture and translocation of reptiles.

Figure 8. Reptile hibernaculum design as provided in HART (2009).



5.5.2.3 Receptor Area – Management

The grassland receptor area on site will be managed specifically to benefit reptiles (whilst also benefiting the wildflowers on site and providing resources for a range of other species). The grassland will be cut twice a year (late July – Sept and Autumn) to a height of 30cm using hand held tools (such as a strimmer). This will allow the grassland to develop structure at ground level to provide enhanced levels of cover for reptiles whilst also ensuring that reptiles are not harmed during the cutting process. This will be undertaken yearly to ensure that scrub doesn't become dominant and ensure the long-term suitability of the area for reptiles. Some informal grass paths will be maintained in these areas providing basking opportunities and a varied sward height.

All management works as described above should be secured through an appropriate agreement such as a planning condition, that will oblige the developer to carry out the works. The responsibilities for the long-term management will be adopted by a (yet to be appointed) management company.

5.5.2.4 Exclusion Fencing

Reptile exclusion fencing will be installed to provide a division between the 'working' areas (i.e. those areas where humans and machinery will disturb the ground) and the retained habitats surrounding the development area. Fencing will not be installed within the root protection zone of the wood pasture or other tree / woodland habitat to avoid any damage to tree roots. The location of the fencing can be seen in **Figure 6**, above. The proposed location of the reptile fencing aligns with the tree protection plan.

The fencing will remain in place and will not be breached until all works are completed. Any breaches will need to be repaired immediately.

5.5.2.5 Capture - Method

The methodology used for the capture of reptiles will be the same as that used during survey. Artificial refugia, made from materials such as roofing felt or corrugated metal, allow reptiles to be detected

and captured relatively easily. HGBI guidelines (1998) state artificial refugia should be distributed across the site at a minimum density of 50/ha. However, a considerably higher density of refugia will be used (approx. 100/Ha) in order to maximise the catching potential. These will be distributed across the suitable areas of habitat for reptiles on site. Reptile captures will take place during suitable weather conditions (i.e between 10 – 20 degrees, dry and with no – low levels of wind). Captured reptiles will then be placed within the protected receptor area.

To assist with the capture process the habitat on site can be manipulated to increase capture rate and encourage reptiles into the surrounding areas prior to the installation of the fencing. This can be done through sensitive strimming directionally towards the boundaries of the site to a height of 10cm and then to ground level under the supervision of an ecologist.

5.5.2.6 Capture - Timing

The optimum period for capture of reptiles is April to June and September, however it is possible to capture reptiles outside of this period providing weather conditions are suitable. By ensuring that all reptiles are translocated by mid-October, it will allow sufficient time for reptiles to find suitable hibernation sites within the receptor site.

5.5.2.7 Capture Effort

The recent survey data indicates that there is a ***'low'*** population of Slow Worm and a ***'low'*** population of Grass Snake and present on site. The HGBI (1998) and Natural England (2011) guidelines recommend a minimum of 30 capture effort days are to be expended (**Table 3**) (however should capture rates be higher than anticipated this may need to be extended). Reptile mats will be deployed at an increased density of >50 / ha and habitats will be sensitively manipulated prior to the installation of fencing. This will increase the capture rate and encourage reptiles to naturally disperse into the retained habitats and help reduce the number of capture days required. The capture effort will be reviewed on an *ad hoc* basis during the translocation (i.e. when 5 consecutive visits have been carried out in ideal weather conditions[1] where no reptiles are captured (or seen), it is considered that the relocation can come to an end).

Table 3. The minimum capture effort for common reptile species based on HGBI (1998). The figures relevant to this scheme are emboldened and italicised.

Species	Population Size (adult density)	Refugia Density / ha	Minimum No of Trapping Days in Good Weather
Common Lizard	High (>80 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Medium (>40 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (<20 / ha)	***50***	***60 Suitable days***
Grass Snake	High (>4 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Moderate (2-4 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (<2 / ha)	***50***	***60 Suitable days***

[1] Suitable weather conditions are generally considered to be between 10 and 18°C with intermittent sunshine and little or no wind and rain (see Froglife 1999).

Slow Worm	High (> 100 / ha)	100	All suitable days between March and September (min 90 suitable days)
	Medium (> 50 / ha)	100	All suitable days between march and September (min 70 suitable days)
	Low (< 50 / ha)	***50***	***60 Suitable days***

5.5.2.8 Destructive Search

Following the conclusion of the relocation, a destructive search of the site may be necessary. This would entail the sensitive stripping of vegetation on site using a toothed bucket where habitat is suitable for reptiles and can be focused on areas where reptile numbers were highest.

5.5.2.9 Protection of Receptor

The receptor area for both GCN and reptiles lies adjacent to the tree protection fencing and nearby the ancient woodland buffer zone, ensuring protection both during construction and during occupation. Therefore, it will be safeguarded from future development. The receptor site will need to be managed and secured for a minimum period of 30 years.

5.5.2.10 Post-completion Monitoring

Given the low population of common reptiles present on site, it is not considered necessary to conduct any monitoring post completion.

5.5.2.11 Supervision

The ECoW will oversee the implementation of this method statement. They will supervise the destructive search and vegetation management works.

5.5.3 Reporting & Further Requirements

The ECoW will keep records of a Mitigation Work Log, which will be provided to the Site Manager. No additional monitoring is required.

[redacted]

[redacted]

5.7 Nocturnal Mammals

5.7.1 Summary

- **Description:** Avoidance measures during construction
- **Purpose:** To prevent accidental death or injury or various wildlife such as Badgers and other mammals
- **Dates:** During construction period
- **Relevant Personnel:** Site Manager

5.7.2 Method Statement

The following avoidance measures will be carried out during construction to allow connectivity within the site for mammals and prevent any harm to mammals that may be present:

- Any excavations or trenches will be covered nightly and/or a rough wooden plank will be placed inside at a 45 degree angle to allow animals to climb out.
- Pipework with a diameter >15cm will be covered at the end of each day to prevent animals such as hedgehogs from entering
- All electrical equipment or installations will be secured or fenced to prevent wildlife entering and being electrocuted
- A 10mph speed limit will be imposed on site to prevent collision with wildlife
- If an injured animal is found, the ECoW must be immediately consulted and if required the RSPCA Helpline (0300 123 4999) to rescue the animal

5.7.3 Reporting & Further Requirements

No additional monitoring beyond the monthly ecological monitoring and Ecological Inspection Forms (see **Section 5.11**) is required.

5.8 Nesting Birds

5.8.1 Summary

- **Description:** Vegetation and buildings which could support nesting birds will have preventative measures and/or nesting bird checks
- **Purpose:** To prevent accidental death or injury to birds or disturbance (and abandonment) of nests
- **Dates:** Prior to construction until completion of construction
- **Relevant Personnel:** Site Manager and Ecological Clerk of Works (ECoW)

5.8.2 Method Statement

5.8.2.1 Vegetation clearance and demolition

Vegetation clearance and demolition of buildings will be carried out between September and February where possible to avoid bird nesting season.

Where this is not possible, the following measures will be carried out as relevant:

- Any vegetation to be cleared will be checked by the ECoW for nesting birds within 48 hours prior to clearance. If any active nests are present, they will be retained in situ with a minimum c.5m exclusion zone until the birds have fledged. The exclusion zone will be marked with barrier tape with notices placed stating this area will not be disturbed due to nesting birds.
- Any buildings to be demolished will be checked by the ECoW for nesting birds within 48 hours prior to clearance. If any active nests are present, they will be retained in situ and demolition of the building will be delayed until chicks have fledged with an exclusion zone as decided by the ECoW. The exclusion zone will be marked with barrier tape with notices placed stating this area will not be disturbed due to nesting birds.

If any birds begin to nest in new buildings being constructed, works will cease and the ECoW will be contacted. An exclusion zone marked with barrier tape and a notice will be put in place as above and works will not proceed until the chicks have fledged.

5.8.3 Reporting & Further Requirements

No additional reporting beyond the monthly ecological monitoring and Ecological Inspection Forms (see **Section 5.10**) is required. However, if nesting activity is identified, active nests may be monitored more regularly to determine when nesting activity is completed for any delayed works to proceed.

5.9 Hazel Dormice

5.9.1 Summary

- **Description:** A European Protected Species Licence for vegetation clearance works that support a population of Hazel Dormice.
- **Purpose:** To prevent accidental death or injury to birds or disturbance (and abandonment) of nests
- **Dates:** Prior to construction until completion of construction
- **Relevant Personnel:** Site Manager and Ecological Clerk of Works (ECoW)

5.9.2 Mitigation Strategy

5.9.2.1 European Protected Species Licence

The proposed plans will require removal of some areas of some mixed scrub at the north and south west of the site, as well as a section of the line of trees along the access. Throughout the 2017 and 2022 Dormouse surveys (The Ecology Partnership, 2023), Dormouse were predominantly found along the northern, eastern, and southern linear features and scrub; however, an empty nest was also identified on the western line of trees, and as such, other habitat may contain Hazel Dormice (**Fig 7**). Therefore, Dormice should be assumed to be present within all areas of the site and a European

Protected Species Licence (EPSL) will be required for any works impacting the mixed scrub (and the hedgerow if this becomes necessary).

5.9.2.2 Vegetation Clearance

It is expected that a total of 0.105 ha of suitable Hazel Dormouse habitat in the form of mixed scrub and line of trees will be cleared under a single / two stage methodology (see **Fig 7** for location of sensitive vegetation removal). Furthermore, works will take place adjacent to retained suitable habitat (total 0.216 ha suitable habitat retained (including 0.077 ha enhanced)). Any Dormice discovered during the works will either be left undisturbed in place (if deemed safe by the ecologist) or will be relocated to a retained habitat in a similar location to where they were found (e.g. if the animal is found within leaf litter, then the animal will be placed in leaf litter). 5 No. Dormouse nest boxes (2 No. Mitigation and 3 No. Enhancement) will be placed into the retained scrub / linear features to act as receptors in the unlikely event of any Dormice being found (**Fig 8**).

Figure 7. Location of retained, enhanced, created, and lost dormouse habitat with directions of proposed single / two stage clearance indicated (Google Satellite, 2026).

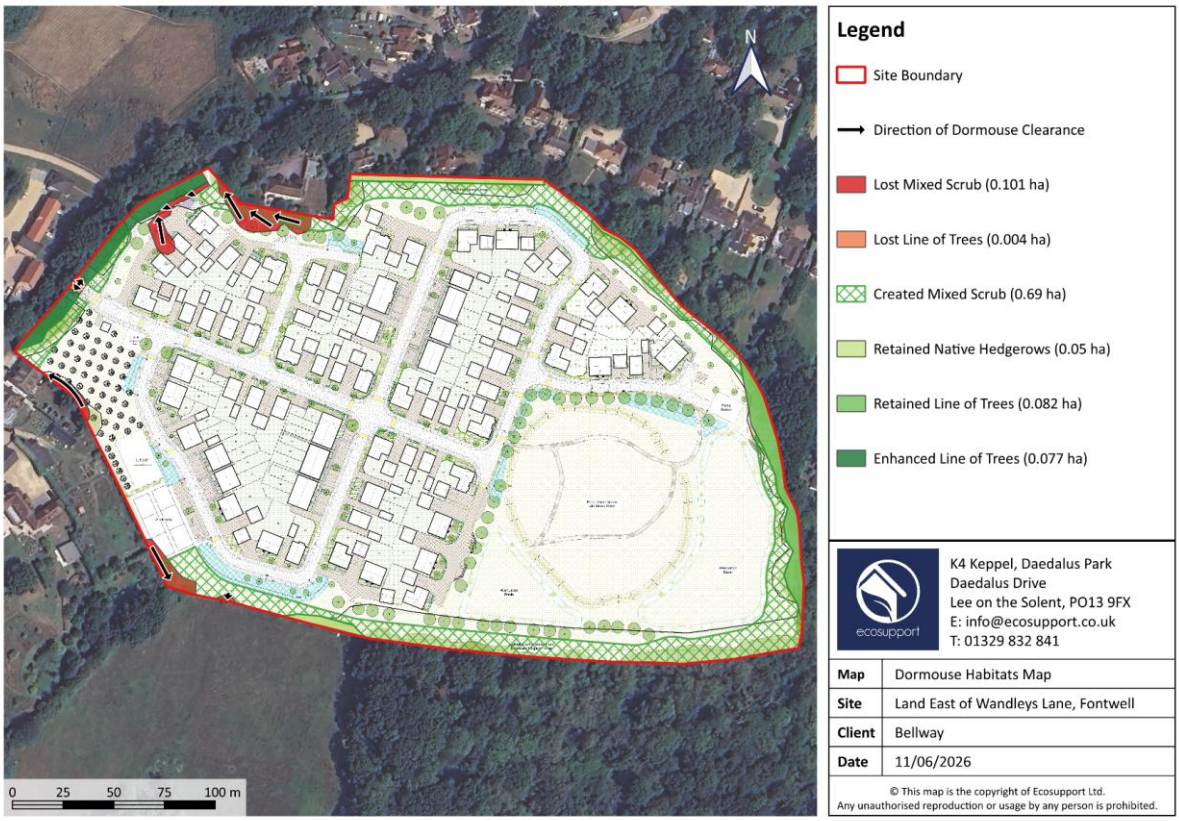
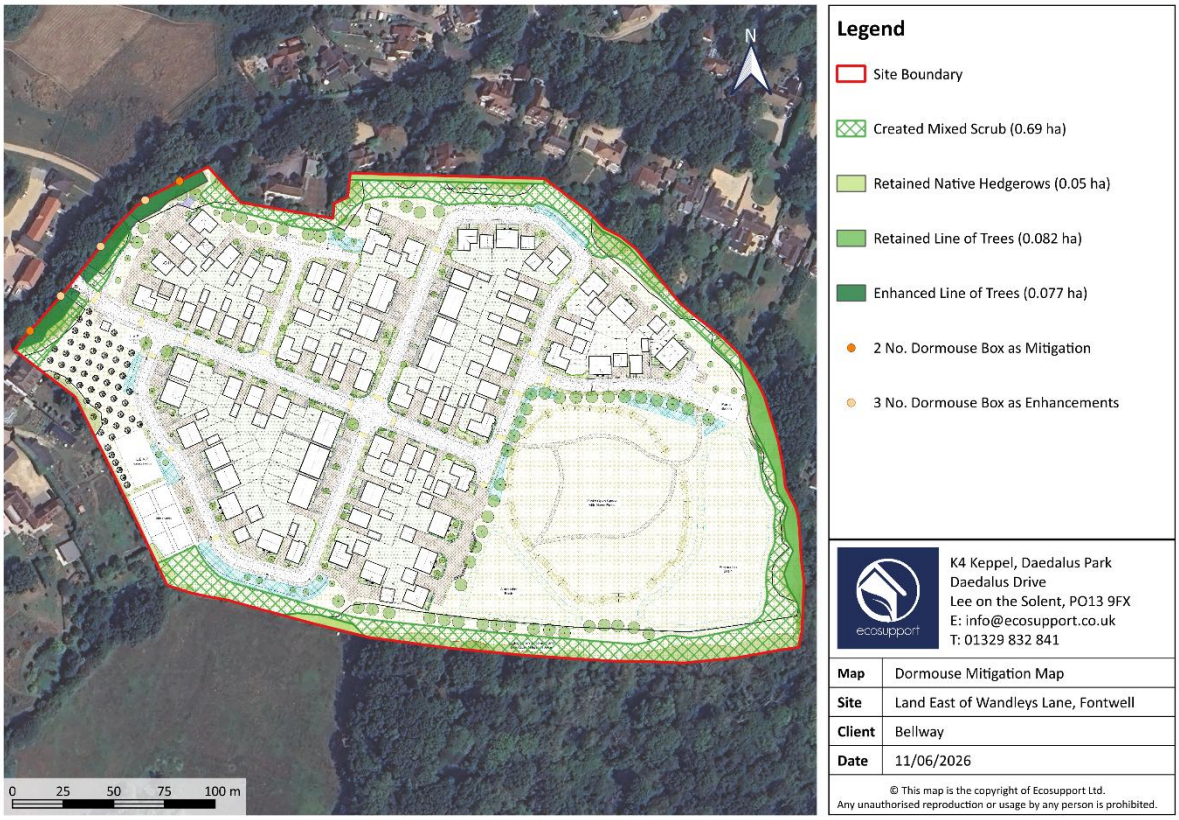


Figure 8. Proposed location of 5 No. Dormouse boxes (2 No. for mitigation and 3 No. for enhancement) to be erected within the retained line of trees on site (Google Satellite, 2026).



5.9.2.3 Clearance Methodology

The following methodologies outline both a single stage option and two stage option for the clearance work to be carried out once a NE EPSL has been granted.

Single stage methodology:

- Fingertip search of all vegetation to be cleared, by the licenced ecologist, immediately prior to clearance commencing (on the same day and every day clearance occurs).
- Prior to works commencing, the named ecologist or accredited agent will provide all site operatives with a toolbox talk to inform them of the potential presence of dormice, their legal status, means of identification, habitat requirements, the methodologies required to avoid impacts on the species and what they should do if a dormouse is found. A written record that this has been undertaken, signed by attendees, will be kept and made available to Natural England should it be required.
- Hand tools will be utilised to sensitively cut vegetation down to ground level in ***a single stage***. This will be undertaken in a directional fashion to passively encourage Dormice to move away from the works area towards retained, suitable hedgerow / treeline habitat. Where areas of scrub are being cut, this will be done directionally towards the retained habitats. All arisings will be chipped on site immediately.
- Cut material will be removed from the areas and chipped and removed from site or area of working operations.

- 2 Dormouse nest boxes will be placed into the areas of retained scrub / woodland around the site to act as receptors in the event of any Dormice being found (**Fig 8**). An additional 3 will be erected as an enhancement measure.
- Works will take place outside of the core breeding periods (June - September inclusive) and avoid the hibernation period (late November – March) and as such, the most appropriate timings would be April - May and late September - October
- ***No more than 50m² of habitat will be cleared in a single day***

Two Stage methodology:

Clearance of the vegetation within the site will be carried out sympathetically and under the supervision of a Licenced Ecologist (LE) who will search for nests by hand and capture Dormice (if necessary) before and during clearance works. If any active animals are discovered during the works, then these animals will be captured and placed, with their original nest where present, within previously erected nest boxes (outlined above). If any hibernation nests/potential hibernation nests are identified during the first stage of the clearance over winter, these will be left undisturbed, with vegetation retained in a buffer around the nest, due to the vulnerable nature of hibernating or torpid Dormice. All arisings / cuttings will also be removed from site each day following a hand search by the licenced ecologist to prevent re-occupation.

- The licenced ecologist will deliver a toolbox talk to the vegetation clearance contractors, detailing the sensitive measures required. The ecologist will then supervise all vegetation clearance. No clearance will be undertaken without the supervision of the ecologist.
- To avoid any impacts to Dormice the removal of all vegetation will adopt a two staged approach with the upper sections removed over winter (when Dormice may be hibernating in the lower parts) and the trunk and roots removed during spring.

<u>Winter clearance</u>

This should remove sufficient vegetation to persuade Dormice emerging from hibernation in April or May to move to more appropriate habitat nearby. Once emergence is complete, by the end of May, full clearance of the area can continue. Winter clearance should thus be planned as a two- stage process.

Trees and shrubs within the area in question should be cut down between November and March inclusive, to avoid both the bird nesting season and the majority of the period when Dormice might be found in nests above ground. Clearance should be done by hand and in a sensitive manner, to minimise the likelihood of disturbing or killing hibernating Dormice. Similarly, the process of removing the cut material should, as far as possible, be designed to protect Dormice hibernating on the ground. This can involve such techniques as:

- Sacrificing a single 'haul- route', which has first been cleared by hand if necessary;
- Using a long-reach mechanical grab and/or limiting the number of 'drag-lines' along which stems are removed; and/or
- Directional felling to minimise the ground impact.

In addition to the above, all vegetation being removed, and the ground beneath, will first be hand searched as far as possible to identify the presence of any hibernation nests. Similarly, any proposed

drag/haul routes will first be searched by hand before such usage commences. If any hibernation nests are identified, these will be retained and protected and, if present within a haul/drag routes these will be re-routed to avoid the retained nest.

Spring clearance

Once the above works have been completed, the roots will be removed using hand tools where possible or with a digger using a toothed bucket under the supervision of the licenced ecologist from mid-April onwards (provided the temperatures have been warm enough for Dormice to emerge from hibernation at the discretion of the ecologist).

5.9.2.4 Minimising Disturbance

Prior to construction works commencing the retained scrub / treelines and the adjacent woodland will be protected from damage during the works. They will be fenced using Heras fencing or similar with a tarpaulin screen to prevent the spread of dust and access by machinery. Where large mature trees are present, they will be protected using standard arboricultural tree protection measures which include protection of the canopy and prevention of root compaction. Access will not be permitted behind this fencing by construction personnel. This will protect Dormouse habitat from direct damage/disturbance and dust. Signage will also be added (on top of the usual warnings for tree protective fencing) stating things such as:

Protected Dormouse Habitat

It is an Offence to Damage / Disturb this Habitat

This will also provide protection for wildlife species, including Badgers, that may be using the margins of the site as well as bats, invertebrates and other mammals. No vehicles will enter the protective ring fencing and no materials will be stored within their circumference. All protective fencing must be in place prior to any construction machinery arriving on site, before any works on site get underway, and will remain in place until all work is completed. This will minimise the level of disturbance within the boundary habitat / buffer areas during the works and ensure the habitats and any wildlife species that may be using them are protected.

5.9.2.5 Habitat Compensation / Connectivity

The permanent loss of approximately 0.105 ha of mixed scrub and line of trees will be compensated for through the creation of 0.69 ha of mixed scrub and the enhancement of the line of trees with hedgerow planting on the east (0.077 ha), 0.767 ha total. Specifically, mixed scrub comprising a variety of species of known benefit to Hazel Dormice (e.g. Hazel, Hawthorn, Blackthorn) will be created along the southern, eastern, and northern boundary of the site to reinforce and enhance the area where the Dormice and nests were found and provide long-term food sources (**Fig 8**). The retained line of trees along the access will be enhanced planting of native species (Hawthorn, Blackthorn, Holly, Dog-rose), to provide a dense vegetation, with appropriate management to ensure a mixture of species is maintained without a single species dominant, resulting in an increase in foraging resources for Hazel Dormice and other protected species (**Fig 7**). Given the extensive scrub creation along the boundaries and the enhancement of linear features, it is expected that the loss (in ha) of suitable habitat is considered acceptable at a landscape scale.

The areas of mixed scrub being removed are on the periphery of the existing suitable Dormouse habitat on site with little connectivity into further suitable habitat within the wider environment. The majority of the Dormouse habitat, which is connected to the wider landscape (i.e. the retained site boundaries) is to be retained with the proposed compensatory Dormouse habitat being planted to increase commuting opportunities. Vegetation is proposed to be removed for access; however, this is a mature line of trees, and extensive scrub and hedgerow planting is proposed along this area and the existing arboreal connection should still be maintained providing connectivity over the new access road. Therefore, it considered that there will be no residual loss of connectivity for Hazel Dormice using the site.

5.9.2.6 Mitigating Operational Impacts

Lighting

A sensitive lighting scheme for the site will be implemented as described in the EDMMS (Ecosupport, 2026) and Condition 7 which includes specific recommendations for lighting types to mitigate against the impact of artificial lighting on nocturnal species, including further information on dark corridors. Furthermore, where there is any light spill into the newly created and retained Dormouse habitats, this will also be kept to a minimum level of no higher than 0.5 Lux.

Cat Predation

To minimise the risk of cat predation once the houses have been completed and the new occupants moved in, thorny species (such as *Prunus spinosa*) will be planted up within the retained scrub along the edges / newly planted mixed scrub on site (with known Hazel Dormouse presence) at a minimum density of 1 per linear metre. As these species mature, they will provide a natural deterrent to cats moving into the Dormouse areas on site.

Monitoring

As iterated in the above sections, prior to the commencement of vegetation removal, at least 5 No Dormouse boxes will be installed by a suitably qualified ecologist in suitable habitat to be retained to enhance the site for Dormice (as per **Fig 8**). The boxes will be checked at years 1 – 10 post clearance works by a licenced ecologist and the data submitted to the National Dormouse Monitoring Programme (NDMP).

5.9.2.7 Responsibility

The retained and newly created habitats will be managed for a minimum period of 12 months by the developer post completion of development, covering the first part of the establishment period. Ownership / management responsibilities will then be transferred to a management company which is as yet unappointed, when required.

5.9.3 Reporting & Further Requirements

No additional reporting beyond the monthly ecological monitoring and Ecological Inspection Forms (see **Section 5.11**) is required. However, if nesting activity is identified, active nests may be monitored more regularly to determine when nesting activity is completed for any delayed works to proceed.

5.10 Lighting During Construction

5.10.1 Summary

- **Description:** Artificial lighting will be avoided or minimised
- **Purpose:** To reduce impacts on bats and other nocturnal wildlife
- **Dates:** During construction period
- **Relevant Personnel:** Site Manager

5.10.2 Method Statement

The following avoidance measures will be carried out during construction to minimise impacts from lighting on nocturnal wildlife:

- Works will be limited to daylight hours and no artificial lighting will be employed unless necessary and agreed with the ECoW
- No lighting will be used outside daytime working hours. If required for security, this will be on a motion sensor with a time limit.
- Where lighting is necessary, it will be directed away from retained habitats, site boundaries or Biodiversity Protection Zones.

5.10.3 Reporting & Further Requirements

No additional monitoring beyond the monthly ecological (see **Section 5.11**) is required. Any changes to lighting will be reported to the ECoW by the Site Manager.

5.11 Ecological Monitoring During Construction

5.11.1 Summary

- **Description:** Monthly monitoring will be carried out
- **Purpose:** To ensure protection of retained habitats and protected species
- **Dates:** Beginning at least one month prior to construction and until the completion of construction works
- **Relevant Personnel:** Ecological Clerk of Works (ECoW)

5.11.2 Method Statement

Monthly inspections will be carried out of the following to ensure compliance with the CEMP:

- Fencing is correctly installed and remains in good repair;
- Biodiversity Protection Zones (BPZs) are protected and in good condition;
- Condition of all retained habitats;
- Implementation of all previous method statements, with the following specific actions as relevant:
    - Inspection of reptile fencing to ensure correctly installed and hibernaculum within the receptor site;
    - Identification of any signs of Badger or mammal activity;
    - Identification of any nesting bird activity that may be impacted by works;
    - Inspection of mitigating Dormouse boxes to ensure correctly installed and maintained; and
    - Adherence to the lighting strategy.

5.11.3 Reporting & Further Requirements

An Ecological Inspection Form will be completed monthly, which will summarise the findings of the monthly inspection. The form will be provided to the Site Manager and Client. If any immediate action is required, the Site Manager and Client will be informed immediately, with necessary remedial actions to be carried out as soon as possible.

6.0 TIMING OF SENSITIVE WORKS

6.1 Construction Programme

The construction period is expected to commence in 2026 following approval of the Reserved Matters Application.

6.2 Timing of Sensitive Works

Timings for sensitive works are required. The above method statements detail where specific timings are required. A summary of timings of sensitive works can be seen in **Table 4.**

Table 4. Timing of Sensitive Works.

Species & Relevant Method Statement	Dates / Weather Conditions	Details
Retained habitats (**Section 5.2**)	Any time prior to construction	Erection of tree protection fencing.
Roosting bats (**Section 5.3**)	Spring or Autumn (optimal)	Updated assessment of any trees to be removed. Avoidance works for bats to be carried out.
Foraging and commuting bats (**Section 5.10**)	Throughout the construction period	Avoidance of artificial lighting at night
Great Crested Newts (**Section 5.4**)	March – October in suitable weather >15°C	Avoidance works for reptiles can be carried out.
Reptiles (**Section 5.5**)	March – October in suitable weather >15°C	Reptile exclusion fencing to be erected and capture and translocation method to be carried out.
[redacted]		
Nesting Birds (**Section 5.8**)	September - February	Vegetation clearance and demolition works should be carried out outside bird nesting season. If not possible, a nesting check will be required between March-Aug, with any nests suitably protected.
Hazel Dormice (**Section 5.9**)	May or late September / early October	Vegetation clearance works under a granted European Protected Species Licence to be carried out.

7.0 RESPONSIBLE PERSONS AND LINES OF COMMUNICATION

7.1 Ecological Clerk of Works (ECoW)

A suitably qualified Ecological Clerk of Works (ECoW) will be appointed for the development. This person will have suitable qualifications, training, experience and licences to carry out the works on site. The ECoW will be responsible for providing advice to the Client and Site Manager appointed and overseeing sensitive works as needed.

The ECoW will have the following specific responsibilities for the duration of the project:

- Implementation of method statements to ensure all ecological features are protected with mitigation, compensation and enhancements carried out as needed;
- Provision of training and informative updates such as through toolbox talks;
- Completion of monthly monitoring and reporting as per Section 5.11;
- Completion of all specific Mitigation Work Log Reports including for Hazel Dormice, nesting birds, bats, GCN, and reptiles;
- Supervision of all sensitive works, as per the method statements;
- Investigation and reporting of any incidents which may affect ecological features (e.g. spills, pollution, damage to retained habitats, protected species in works site, etc.)
- Completion of regular records and reporting to Site Manager, Client, Contractors, Natural England, LPA, etc. as needed;
- Provision of advice to the Client on any ecological constraints or features as needed; and
- Monitoring post-construction to ensure a compliance check of all compensation / enhancement features, management of habitats and implementation of any additional mitigation needed.

7.2 Roles

The CEMP will be distributed to all responsible parties to ensure that the environmental requirements are communicated effectively. **Table 5** below describes the roles and responsibilities to ensure the implementation of this CEMP. It is the overall responsibility of the Client to ensure roles are appointed prior to works commencing and that the Contractors are suitably trained to be carrying out the work.

Table 5. Key roles and responsibility.

Role	Responsible Party	Responsibilities
Client	Bellway Homes Limited (Wessex)	• Responsible for appointing Contractors and ensuring all contractors comply with environmental legislation • Responsible for appointing ECoW • Overall responsibility for the implementation of this CEMP
Lead Contractor	TBC	• Responsible for appointing Site Manager • Prepare site specific Risk Assessment and Method Statements taking into account all environmental issues
Site Manager	TBC	• Have a detailed understanding of ecological constraints on site • Provide toolbox talk for all new contractors/sub-contractors are part of site induction • Regular communication with ECoW

		• Ensure works on site conform to method statements
Contractor/Sub-Contractors	TBC	• Understand ecological constraints on site (i.e. through the toolbox talk as part of site induction) • Report any concerns to Site Manager • Take appropriate action to rectify any non-conformance
Ecological Clerk of Works	TBC	• As described in **Section 7.1** • Maintain regular communication and report to Site Manager all ecological constraints, findings or breaches of the CEMP within the site; • Provide monitoring reports to Client at regular intervals

7.3 Training Awareness and Competence

Site staff shall be competent to perform tasks that have the potential to cause a significant ecological impact. Competence is defined in terms of appropriate education, training and experience. Ecological awareness and training shall be achieved by:

- Site induction, including a talk given by the ECoW (or by the Site Manager after the initial Toolbox Talk), during which information on all ecological sensitivities, constraints and the method statements within this CEMP will be provided. The importance of leaving areas outside of the construction zone undisturbed once the protective fencing is installed will be emphasised.
- Information on protected species will be given including field signs to look out for during construction work.
- Environmental posters and site notices will be erected around the site.

7.4 Line of Communication Regarding Ecological Issues

Prior to works getting underway, all staff will be aware of the ecological features and associated issues on site. They will be conscious of the impacts of their actions not only on the retained areas on site but also the locality of nationally and internationally designated sites nearby. They will also be mindful during works of field signs of protected species and finally of the steps to take in the eventuality that an ecological situation arises. Therefore, as soon as an issue is uncovered/advice is needed, the Site Manager will be contacted immediately, who will inform the ECoW to visit site if needed and to advise accordingly.

8.0 SUMMARY OF CEMP

Table 6 below provides a summary of the construction mitigation measures, species at risk, responsibilities and timing of year the works are to be undertaken.

Table 6. Summary of the CEMP

Ecological Feature	Mitigation Required	Responsible Party / Parties	Timing
Retained habitats	Protective fencing will be put in place in line to protect retained habitat and BPZs (**Section 5.2**)	**Site Manager**	Any time prior to construction
	Toolbox talk will be provided to all personnel accessing site to outline ecological features and risks (**Section 5.1**)	**ECoW** **Site Manager**	Any time prior to construction and continuing during construction for new staff
	Regular monitoring will be carried out of fencing. Any damage to protective fencing will be reported to the site manager, who will organize repairs (**Section 5.2**)	**ECoW** **Site Manager**	Prior to and during construction
	A Construction Method Statement will be in place prior to commencement of works.	**Client**	Prior to commencement of construction
	Ecological monitoring will be carried out including inspection of habitats regularly (**Section 5.11**)	**ECoW**	Monthly throughout entire construction period
Bats	Any trees to be impacted will be subject to an updated assessment and Building 3 will be subject to a precautionary working method statement for demolition (**Section 5.3**)	**ECoW**	Late March – October in suitable weather
Foraging and commuting bats	A sensitive lighting method statement will be in place and adhered to throughout the construction period (**Section 5.10**).	**Site Manager**	During construction
Great Crested Newts	Passive dispersal methodology as avoidance measures (**Section 5.4**)	**ECoW**	March to October in suitable weather Prior to Construction
	A destructive search to be carried out if required, under supervision of the ECoW (**Section 5.4**)	**ECoW**	March to October in suitable weather Prior to Construction

	Avoidance measures including storage of machinery and materials on piles, skips used, excavations covered/escape ramps provided, drainage of water and using existing tracks/access roads	**Site Manager**	Throughout construction
Reptiles	Reptile fencing to be erected with subsequent capture and translocation method. Followed by destructive search methodology as avoidance measures if required (**Section 5.5**)	**ECoW**	April to September in suitable weather
	Avoidance measures including storage of machinery and materials on piles, skips used, excavations covered/escape ramps provided, drainage of water and using existing tracks/access roads	**Site Manager**	Throughout construction period
[redacted]			
Nocturnal Wildlife	Precautionary measures will be employed during construction (**Section 5.7**)	**Site Manager**	Throughout construction period
	Artificial lighting will be avoided or sensitive measures will be used (**Section 5.10**)	**Site Manager**	Throughout construction period
Nesting birds	Timing of vegetation clearance and buildings to avoid nesting season.	**Site Manager**	September - February
	If not possible to avoid vegetation clearance and building demolition outside nesting season, a nesting bird check will be carried out. Any identified nests will be retained with a suitable exclusion zone (typically c.5m exclusion zone in vegetation). (**Section 5.8**)	**ECoW**	March – August, within 48 hours prior to works
Hazel Dormice	A European Protected Species Licence will be applied for prior to any vegetation clearance works (**Section 5.9**)	**Client**	At least 30 working days prior to vegetation clearance works
	Vegetation clearance to undertaken under supervision of suitably qualified ECoW holding a Natural England Dormouse Licence (**Section 5.9**).	**ECoW**	May or Mid-September to Mid-October
All features	Monthly monitoring inspections will be carried out to inspect all features and ensure compliance with CEMP	**ECoW**	Monthly, throughout construction period

9.0 REFERENCES

The Ecology Partnership (2023). Bat Activity Surveys 2022. April 2023.

The Ecology Partnership (2023). Biodiversity Net Gain Assessment. April 2023.

The Ecology Partnership (2023). Ecological Impact Assessment. April 2023.

The Ecology Partnership (2023). Land east of Wandleys Lane update eDNA surveys. 23rd November 2022.

The Ecology Partnership (2023). Reptile Survey 2022. April 2023.

The Ecology Partnership (2023). Technical Note to Inform Habitat Regulations Assessment. April 2023.

The Ecology Partnership (2023). Update Dormouse Survey 2022. April 2023.

The Ecology Partnership (2023). Update Preliminary Ecological Appraisal. April 2023.

UKHab Ltd. (2023). *UK Habitat Classification – Habitat Definitions Version 2.0*

APPENDIX 1. Biodiversity Protection Zones and Protective Fencing



Legend

- Site Boundary
- Reptile Fencing
- Tree Protection Barrier
- Tree Protection Barrier (Secondary Protection)
- Biodiversity Protection Zone

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Map	Biodiversity Protection Zone
Site	Land East of Wandleys Lane, Fontwell
Client	Bellway
Date	15/06/2026

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APPENDIX 2. Ecological Inspection Form

Report no._____ Date:_____	**Ecological Inspection Form**
Site Conditions	
Biodiversity Protection Zones & Retained habitats	Is protective fencing in place?..... Condition..... CEMP Compliance: YES / NO Action required..... Responsibility..... Date must be completed..... Additional Comments.....
Lighting strategy	Comments..... CEMP Compliance: YES / NO Proposed changes..... Responsibility..... Date must be completed.....
Avoidance Measures for Nocturnal Mammals	Comments..... CEMP Compliance: YES / NO Remedial action:..... Responsibility..... Date must be completed.....
Species specific method statements	
Bats	Works completed since previous inspection.....

	..... Works planned..... CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....
GCN	Works completed since previous inspection..... ..... Works planned..... CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....
Reptiles	Works completed since previous inspection (i.e fencing erected, reptile capture commenced and no of reptiles captured)..... ..... Works planned..... CEMP Compliance: YES / NO Departures from CEMP..... Action required.....

	Responsibility..... Date must be completed.....
Nesting Birds	Description..... ..... Restrictions on works..... CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....
Badgers	Any potential badger setts / holes..... CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....
Hazel Dormouse	Description of works complete to date i.e. licence application, scale of vegetation works) ..... CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....
Any other relevant works	Description.....

	Action required..... Responsibility..... Date must be completed.....
Signed by ECoW	
Date	
Communicated to and copy has been provided to Site Manager	YES / NO (if no, state reason)

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