Squirrels

CEMP (Biodiversity)

July 2024

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Report Ref: DFA24063

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1 INTRODUCTION

1.1 Background

1.1.1 Derek Finnie Associates was commissioned by L&G to provide ecological advice in relation to a development on an area of land known as Squirrels, Old Holbrook, Horsham, here in referred to as the 'Site'. The Site benefits from planning permission for the demolition of existing bungalow and erection of a replacement three bedroom bungalow with basement (Planning Ref: DC/21/2440). The permission was granted subject to certain conditions.

1.1.2 Condition 3 of the planning permission states:

Condition 3

No development shall take place 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.

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

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.

1.1.3 The following report, therefore, has been prepared to inform Condition 5 with the aim of fully discharging the Condition across the entire Site. Each of the aims highlighted in the Condition are discussed in turn in Section 2 of this report.

2 METHOD STATEMENT

2.1 Potentially Damaging Construction Activities.

2.1.1 The demolition of the building risk causing to disturbance to any species that may be using the site for roosting (bats) or nesting (birds). However, previous surveys submitted in support of the application (Arbtech 2022) dismissed the potential for bats to be present within the building, hence the only potential impact, as far as the existing building is concerned, is the potential impact upon any breeding birds that may be present within the structure. However, it is understood the current timetable calls for the building to be demolished in September, which is deemed tb e outside the breeding bird season.

2.1.2 The wider site was assessed to be sub-optimal for great crested newts with no habitats that could provide significant terrestrial or aquatic opportunities being impacted or fragmented by the works.

2.1.3 No habitats of potential value to reptiles require removal to facilitate the proposed development.

2.2 Biodiversity Protection Zones

2.2.1 The areas of retained vegetation around the periphery of the Site have been identified as Biodiversity Protection Zones; these are protected from the works area by Tree Protection fencing (see Appendix 1).

2.3 Practical Measures to Avoid or Reduce Impacts During Construction

Amphibians

2.3.1 Due to the low potential for amphibians to be present within the Site, a precautionary working method is considered suitable for the development to mitigate potential impacts to amphibians; this will include the following measures:

- Regular grassland management will continue up until the proposed development is complete. This will ensure that the grassland continues to retain a short sward length and subsequent homogenous structure and low species diversity;
- Given that no habitats with hibernation potential for amphibians will be impacted, site clearance works should be undertaken during the winter period between November and February;
- Building materials stored on site will be raised to prevent creating suitable amphibian resting places. Materials will be stored on pallets during construction;
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations;

Reptiles

2.3.2 Regular grassland management will be undertaken until the proposed development is complete. This will ensure that the grassland continues to retain a short sward length and subsequent homogenous structure and low species diversity which is suboptimal to support reptiles.

Bats

2.3.3 To minimise potential impact on foraging bats, the construction zone lighting will be kept to a minimum during the demolition and construction phases of the scheme, with any essential lighting pointing away from retained vegetation. As the site will operate during normal hours, lighting will only be required during winter months, when bat activity is minimal. Where lighting is required, it will adhere to the following specifications:

- Use narrow spectrum light sources to lower the range of species affected by lighting;
- Use light sources that emit minimal ultra-violet light;
- Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin.
- Not use bare bulbs and any light pointing upwards;
- Light spill will be reduced via the use of back shields where necessary;

[redacted]

2.4 The location and timing of sensitive works

2.4.1 As stated in section 2.1, the demolition of the building has been identified as the main impact. This is scheduled to occur in September, outside the breeding bird season, to avoid any significant adverse impact.

2.5 Ecological Supervision

2.5.1 An ecologist will be present at the start of the demolition process to ensure that the ecological receptors previously identified have not change and that there are no new potential impacts. A toolbox talk will also be given to site staff at this time.

2.5.2 Thereafter, the project ecologist will be available on request.

2.6 Responsible Persons and Lines of Communication

2.6.1 The project will be overseen by the Planning Manager at Legal & General Strategic Land with ecological support provided by Derek Finnie Associates Ltd.

2.7 Protective Fences

2.7.1 The location of the protective fencing, in the guise of Tree Protection fencing, is shown on the Tree Protection Plan attached as Appendix 1.

2.8 Invasive non-native species

2.8.1 There are no known non-native invasive species on Site.

3 SUMMARY

3.1.1 The implementation of the CEMP (Biodiversity) presented in this document will ensure the scheme proceeds in a lawful fashion, minimising potential impacts upon the biodiversity resource within the Site.

Tree Protection Areas - Construction Exclusion Zones

INSTALLING PROTECTION Protective barriers and ground protection (as approved), must be installed before any materials or machinery are brought onto the site and before the commencement of any demolition, general site clearance, ground or construction works of any description.

RETENTION OF PROTECTION All protective measures must remain fully intact, vertical (in the case of barriers), , in their approved locations, from the outset of the development and maintained, at all times, until all works have been completed on site, including any earthworks and associated soft landscaping works. Any approved phasing of protective measures must be fully observed and complied with.

RESTRICTIONS Tree Protection Areas/ Construction Exclusion Zones are to remain completely undisturbed for the duration of all development works. No construction activity of any description including but not limited to the following must occur within these areas at any time.

- No excavation of any description.
- No storage, disposal of soil, rubble or materials of any other description.
- No alterations to existing levels or ground conditions.
- No vehicular access, parking or use of any tracked or wheeled machinery of any description.
- No tree works, without the written consent of the Council's Tree Service.
- No erection of temporary structures of any description.
- No fires.
- No storage disposal handing or use of any Chemicals including cement washings.
- No fixtures or fittings of any description _ security lighting, signage etc shall be attached to any part of a tree.

- No fires shall be light within 10 metres of the canopies of any tree or spread of any hedge.
- No chemicals, fuel, liquids/waste residues of any other description to be stored or disposed of within close proximity to or drained towards/ into protection areas.

PROTECTION AREA SIGNAGE - All weather notices as below or similar to be fixed to protective barriers at regular intervals (maximum spacing 5m) throughout site and maintained until completion of all development works



PLANNING COMPLIANCE – The protective measures detailed on this drawing are a legal requirement. Failure to protect the trees/ hedges in full accordance with the approved scheme may lead to enforcement action being taken by the Local Authority.

Existing gate locked shut

Existing track removed using toothless bucket of tracked excavator, working backwards into the site from existing surfacing

Existing garage demolished - drop down and pull back into site.

track

Proposed bungalow

Existing entrance retained

Existing vegetation cut back

Old Holbrook

Existing bungalow demolished

SVP

Replacement garage

CY 50.51

RWP

RWP

Existing shed demolished

Stump

T001

T002

T003

T004

T005

T006

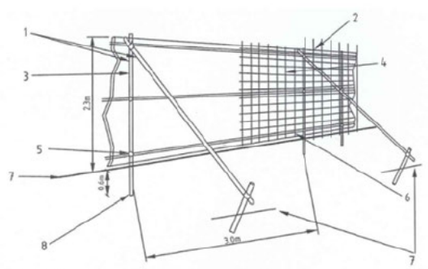
T007

G001

G002

BT

MK



BS:5837 Figure 2 - Tree Protection Fencing structure around RPA

0 2m 4m 6m 8m 10m 12m 14m

KEY - TREES

- HIGH-GRADE CATEGORY 'A' TREE PROTECTED & RETAINED
- MEDIUM-GRADE CATEGORY 'B' TREE PROTECTED & RETAINED
- MEDIUM-GRADE CATEGORY 'B' TREE GROUP TO BE PROTECTED & RETAINED
- LOW-GRADE CATEGORY 'C' TREE PROTECTED & RETAINED
- LOW-GRADE CATEGORY 'C' TREE GROUP - RETAIN WHERE POSSIBLE
- CATEGORY 'U' POOR QUALITY TREE - RECOMMENDED FOR REMOVAL
- ROOT PROTECTION AREA (RPA)
- TEMPORARY TREE PROTECTION FENCING
- TEMPORARY GROUND PROTECTION
- CONSTRUCTION EXCLUSION ZONE - KEEP OUT!

The position of trees has been taken from a topographical survey provided by the client and is considered to be a good representation of their locations in relation to the property and proposed building works.

Drawing Revision

Rev.	Date	Description	Drawn	Checked
P1	21/06/2024	Issue	SCD	PG

Status

PLANNING

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Project

LAND NORTH OF HORSHAM - SQUIRRELS

Drawing Title

TREE PROTECTION PLAN

Scale	Sheet Size	Date Plotted
1:250	A3	21/06/2024

Client Ref.	Drawing Ref.	Drawing No.	Version
-	2898-2-17-SCD	DR-3001	S5-P1

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