

Construction Environmental Management Plan: Biodiversity

May 2026

**Jackson's Ridge
Handcross**

Prepared by
CSA Environmental

On behalf of
Lake Investments Ltd.

Report No: CSA/6746/13

Report Reference	Date	Revision	Prepared by	Approved by	Comments
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Appendix A: Biodiversity Exclusion Zone Plan

1.0 INTRODUCTION

Background

- 1.1 This document has been prepared by CSA Environmental Planning on behalf of Lake Investments Ltd., in respect of Jackson's Ridge, Hammerpond Road (hereafter referred to as 'the Site'). The Site is subject to planning permission for residential development, consisting of three dwellings with vehicular access and car parking (Horsham District Council Ref: DC/25/0403).
- 1.2 Ecological advice to support development proposals has been provided by CSA Environmental, with ecological mitigation requirements being detailed within the Ecological Impact Assessment (EcIA) (CSA/6746/08/D) and accompanying Biodiversity Net Gain Design Stage Report (CSA/6746/06/E). A Protected Species Precautionary Working Methods Statement (PSPWMS) (CSA/6746/12) was also submitted alongside the application; implementation of which is secured under the pre-commencement (regulatory) Condition 2 of the planning consent.
- 1.3 This Biodiversity Construction and Environmental Management Plan (BCEMP) has been prepared pursuant to pre-commencement Condition 70 of the planning consent. It takes account of the PSPWMS; and takes account of further environmental protection measures detailed within the main CEMP (prepared pursuant to pre-commencement Condition 68, and pre-commencement conditions 65 for an Arboricultural Methods Statement (AMS¹) (prepared pursuant to pre-commencement Conditions 65 and 66). Copies of these documents will be retained on-site for reference for the duration of construction.

Purpose

- 1.4 This BCEMP has been prepared pursuant to Condition 70 and seeks to ensure that impacts to biodiversity are avoided during demolition, site clearance and remediation. The wording of Condition 70 is provided below.

Condition 70

'A Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities.

¹ Barton Hyett Associates (May 2026). Arboricultural Methods Statement. Lot 9 Jackson's Farm, Hammerpond Road, Horsham.

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

The approved CEMP shall be adhered to and implemented throughout the construction period in each respective phase of the approved 'phasing plan', and strictly in accordance with the approved details.

- 1.5 This BCEMP sets out general arrangements for impact avoidance and mitigation measures required during the construction of all phases of development, with full details / methods statements provided in relation to Jackson's Ridge, Hamerpond road.

Scope of Work

- 1.6 Site works concerning all construction works in proximity to important ecological features ongoing throughout the duration of the build phases, are the primary considerations within this BCEMP.
 - The clearance of on-site tree and scrub vegetation (comprising T17 – goat willow and G2 – goat willow, wild cherry and blackthorn scrub), including those with potential to support nesting birds / herptiles (reptiles / amphibians).
 - The clearance of on-site tall ruderal and long grassland vegetation, and other on-site features (such as rubble piles) with the potential for herptiles to be present.
 - Installation of Tree Protection Fencing (TPF) in line with the agreed AMS.
 - The demolition and removal of an existing on-site agricultural barns, including those with the potential for nest birds (including barn owl).

- Removal of the existing slurry pit and site remediation works in line with the Ashdown Remediation Strategy².
- 1.7 This BCEMP is intended to cover only the site clearance, remediation and construction phase and makes no prescription for operational phase management and monitoring procedures.

Roles and Responsibilities

- 1.8 Lake Investments Ltd. shall be responsible for Stage 1 site preparation works (comprising site clearance, demolition and remediation). Stage 2 works (comprising construction / utilities works) shall be the responsibility of the 'developer'. These parties shall be responsible for ensuring that all impact avoidance measures set out within this BCEMP are implemented.
- 1.9 It is the responsibility of the appointed ecologist to provide an Ecological Clerk of Works (ECoW), to advise those responsible for implementing the BCEMP with regard to ecological issues. Responsibilities of the ECoW will include, though not necessarily be limited to: advising on the locations of ecological constraints, such as protected or notable habitats or species (i.e. Biodiversity Protection Zones – see plan provided in Appendix A)
- Providing 'Toolbox Talks' and/or supervising key works activities, such as vegetation clearance, destructive searches, etc., to ensure the correct implementation of ecological impact avoidance and mitigation measures as set out here-in.
 - Monitoring site works to ensure adherence to the measures and procedures set out here-in, as well as general environmental best practice.
 - Providing reactive advice on any arising ecological issues.
 - Liaising with site personnel, the 'Developer' and Horsham District Council on ecological issues.
- 1.10 With respect to Jackson's Ridge responsible persons for Stage 1 works have been identified as follows (N.B. construction phase responsible persons TBC on appointment):
- Appointed Site Manager – Lee Goossens (Lake Investments) – Tel: 07710 908088
 - Appointed Project Ecologist – Clare Marlow-Caudwell CEcol MCIEEM (CSA Environmental) – Tel: 01273 573871

² Ashdown Site Investigation, Remediation Strategy (Project Reference C17195, Report R16689, 2025), Issue No. 1

2.0 IMPORTANT ECOLOGICAL FEATURES

2.1 The Site comprises c. 0.49ha of land located around central grid reference TQ 22789 28786, to the south-east of Horesham. The Site was subject to a UKHabs and ecological walkover survey in 0.49ha; with an update visit being undertaken by Clare Marlow-Caudwell in April 2026.

2.2 Existing habitats within the Site comprise the following:

- Urban habitats comprising hard standing and agricultural buildings
- Scrub (bramble / mixed)
- Modified Grassland
- Sparsely vegetated land

2.3 Notable and protected fauna known to be present on the Site include the following species/groups:

- [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
- Breeding birds: Scrub habitats to the east of the Site and the farmyard buildings provide nesting opportunities for a range of bird species (including Feral pigeons *Columba livia*, which can nest all year). As such, where any removal of potential nesting habitat will occur, potential impacts to nesting birds will need to be considered.
- Barn owl *Tyto alba*: Ten records of barn owls were recorded with a 2km radius of the Site; no evidence was found in the May and August 2024 surveys on the Site (pellets, feathers, droppings ect.) The wider landscape and surrounding areas could be used for hunting/commuting to nesting sites, and barn owls could occupy the buildings in the future).
- Reptiles: A data search from the area identified 43 records of four species of reptiles including: slow-worm *Anguis fragilis* and grass snake *Natrix natrix* (syn. *N. Helvetica*), common lizard *Zootoca vivipara* and adder *Vipera berus*. The Site contains dense scrub with small areas of grassland which could offer opportunities for reptiles, with rubble / earth piles offering potential winter refuge/hibernation features.
- Amphibians: No ponds are present on Site. Ponds present within 500m are not known to support great crested newt *Triturus cristatus* (GCN) (confirmed through eDNA sampling; spring 2024). Whilst

scrub/ rough grassland etc may provided some opportunities for GCN, given the absence of GCN detected breeding in nearby ponds it is considered unlikely that GCN will be present; and as such European Protected Species (EPS) licencing is not required). However, precautionary measures (in line with those proposed for reptiles) are set out herein, and should GCN be found then all works shall need to cease, and advice be sought from Natural England on how best to proceed.

3.0 LEGISLATIVE CONTEXT

- 3.1 [REDACTED]
- 3.2 The Wildlife and Countryside Act 1981 (as amended) forms one of the primary pieces of UK legislation relating to the protection of habitats and species (including nesting birds, reptiles, and avoiding the spread of invasive species). Key offences under the Act of relevance to the site include:
- The intentional or reckless damage or destruction of nests (whilst in use or building built) or eggs of any wild bird.
 - The intentional or reckless killing or injury of any wild bird or native reptile species.
 - Planting or otherwise causing to grow in the wild any plant which is included in Part II of Schedule 9.
- 3.3 In addition, certain species of wild bird, listed within Schedule 1 of the Wildlife and Countryside Act, receive additional protection under subsection 1(5) of the Act. This makes it an offence to disturb any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young. It is also an offence to disturb the dependent young of such a bird. Barn owl is a Schedule 1 species.
- 3.4 Great crested newts (GCN) are afforded strong protection under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (known as the 'Habitats Regulations').
- 3.5 Under the Habitats Regulations make it an offence to:
- Deliberately capture, injure, or kill a GCN
 - Deliberately disturb GCN, impairing their ability to survive, breed, reproduce or rear/nurture their young, or which significantly affects the local distribution or abundance of the species
 - Damage or destroy a breeding site or resting place used by GCN
- 3.6 Where development is proposed that would result in an offence under the Habitats Regulations, a European Protected Species (EPS) statutory derogation licence (often termed 'EPS Mitigation Licence') will need to be secured from Natural England to permit an act that would otherwise be unlawful. Such a licence can only be granted following receipt of planning permission with all relevant conditions discharged, and where it has been demonstrated that specific statutory derogation tests have been met.

4.0 RISK ASSESSMENT OF CONSTRUCTION ACTIVITIES

- 4.1 A Risk Assessment has been undertaken in relation to Important Ecological Features (IEFs; as identified in Section 2) and Scope of Works (as set out in Section 1). The Risk Assessment takes account of relevant legislation and wildlife licensing requirements (as set out in Section 3). Risks to biodiversity (i.e. IEFs) are summarised in Table 1 below:

Table 1. Biodiversity Risks during the Site Preparation /Construction Phase

Scope of Work	Ecological Feature	Relevant Legislation / Licencing	Risk
Vegetation clearance / destructive search of potential hibernation features	Badgers Herptiles (reptiles & amphibians) Breeding Birds (March-Aug)	Badgers Act W&CA 1981	Killing / injury / disturbance IEFs or their resting places
Demolition and removal of existing barns	Badgers Herptiles (reptiles & amphibians) Breeding Birds (March-Aug)	Badgers Act W&CA 1981	Killing / injury / disturbance IEFs or their resting places
Ground Remediation	Badgers Herptiles (reptiles & amphibians)	Badgers Act W&CA 1981	Killing / injury / disturbance IEFs or their resting places

5.0 PRACTICAL WORKING MEASURES: IMPACT AVOIDANCE & SENSITIVE WORKING PRACTICES

- 5.1 The following working practices will be implemented to avoid or reduce impacts during site preparation and construction.

General

- 5.2 No works (other than planting), including the storage of materials, plant, and machinery, will be carried out within or immediately adjacent to the Biodiversity Protection Zones (see Appendix A), so as to ensure no detrimental impacts to sensitive features arising from physical damage and/or pollution. The location of any work compound/s and storage areas will be agreed with the appointed Ecological Clerk of Works (EcoW) in advance of a site start.
- 5.3 Tree Protection Fencing (TPF) shall be installed prior to demolition of existing structures and concrete slabs, and shall remain in place during Stage 1 and Stage 2 (construction) works. The appointed Arboricultural Clerk of Works (ACoW) will meet with the site project manager and to agree that the Tree Protection Fencing (TPF) is in place and fit for purpose (as detailed within the AMS).
- 5.4 Where any matters requiring action are identified, either by the ACoW or ECoW will be communicate this to the Site Manager / Technical Team.
- 5.5 Should it be identified that the management procedures set out here-in are failing to meet their objectives, consideration will be given to whether additional or altered management procedures are required under this BCEMP. Where such additions or alterations are made, a revised copy of the BCEMP will be submitted to Horsham District Council.

Outcome

- 5.6 Construction phase monitoring undertaken by the ECoW, and carefully located and managed site compounds/storage areas, will ensure that protection measures and management procedures set out here-in are properly implemented, and that any necessary additions or alterations to the BCEMP are made and implemented.

Scrub and Trees

Protection Measures

- 5.7 The agreed AMS will be implemented during the construction phase. This will include the provision of Tree Protection Fencing (TPF) being erected prior to commencement of construction activities to protect retained trees. The TPF essentially denotes and protects the Biodiversity Protection Zone (as shown in Appendix A).

- 5.8 No activity, including but not restricted to the below, must occur at any time within these protected areas:
- No excavation of any description (except for further shallow contamination testing as detailed below)
 - No storage or disposal of soil, rubble, or materials of any other description.
 - No alterations to existing levels or ground conditions.
 - No use of any tracked or wheeled machinery of any description.
 - No tree works, without the written consent of the Local Planning Authority.
 - No erection of temporary structures of any description.
 - No fixtures or fittings of any description, security lighting, signage, etc., shall be attached to any part of a tree.
 - No fires shall be lit within 20 metres of the canopies of any tree or spread of any hedge.
 - No chemicals, fuel, liquids/waste residues of any other description are to be stored or disposed of within close proximity to or drained towards/into protection areas.
- 5.9 Additionally, signage will be installed along the protective fencing, explaining its purpose and importance to site operatives working on site throughout the construction phase.
- 5.10 Monitoring checks of TPF will be undertaken by the appointed ACoW throughout the duration the construction phase. Protective fencing is only to be removed on completion of the construction phase, other than to allow access for the implementation of proposed planting, and otherwise is not to be altered throughout its duration. The ACoW will also undertake all elements required under the agreed AMS, including pre-commencement site meeting / identification of trees for removal, delivery of Toolbox Talks, recording of works and supervision of works (as required).
- 5.11 Where the selective removal of trees, shrubs and scrub is required, the following sensitive clearance measures will be employed:
- Vegetation clearance works will be undertaken outside the bird nesting season (or following confirmation by a suitably experienced ecologist that no active nests are present) and in phases, to ensure protection of any wildlife which may be present.

- The removal of large root balls will be grubbed out in a sensitive manner to ensure no significant disturbance to soil and adjacent retained vegetation. Precautionary measures for herptiles will be undertaken in accordance within the Protected Species Precautionary Working Methods Statement (PSPWMS) (CSA/6746/12) and shall not be undertaken during the winter hibernation period (Nov-Feb).
- Any such excavations which occur within the root protection zone of retained vegetation will be undertaken by hand and backfilled as soon as possible.
- All arisings from the vegetation clearance will be taken away from the vicinity of the development footprint no later than the day after vegetation clearance.

Outcome

- 5.12 Subject to implementation of the above controls, it is anticipated that no damage will occur to retained habitats.

[REDACTED]

[REDACTED]

[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED]
[REDACTED]
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[REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
[REDACTED].

Bird Species

Protection Measures

- 5.15 The majority of habitats of importance to birds for nesting, dispersal and nesting scrub are being retained within the scheme design; within the Biodiversity Protection Zones.
- 5.16 However, there will be some areas of tree / scrub habitat removal as well as, the demolition of existing agricultural barns, all of which currently provide nesting opportunities.
- 5.17 In order to minimise the potential for direct impacts to nesting birds, clearance works should be timed to occur, so far as possible, outside the peak nesting bird period (generally taken as March through August).
- 5.18 Where this cannot be done, any clearance of vegetation/structures suitable to support nesting birds will have a nesting bird check by the ECoW prior to completion of works. Should any active nests be identified, these will be protected within a suitably sized and clearly marked construction exclusion zone, to be determined by the ECoW, until all young have fledged.

Outcome

- 5.19 Subject to implementation of the above controls, it is anticipated that site clearance will be completed without the damage or destruction of nests or eggs of breeding wild birds.

Herptile Species

Protection Measures

- 5.20 Grassland and scrub habitats (as well as rubble piles etc) within the Site provide opportunities for reptiles and amphibians either dispersing, foraging or sheltering within.
- 5.21 Grassland and scrub will be gradually cut back with hand tools only (e.g. strimmer) to c. 200mm above ground level under ecological supervision. The cutting would be in a systematic manner, working from a central point of the construction working area to encourage dispersal of any reptiles present to the boundaries. All refugia found, will be removed by hand and any animals present moved to the boundaries. A second cut to ground level will be undertaken 24 hours after the first cut, again under ecological supervision.
- 5.22 The vegetated habitats on the Site will need to be maintained at ~200mm until construction begins. Where there is a significant delay between Stage 1 (demolition / remediation) and Stage 2 (construction) the installation of herptile exclusion fencing around the southern and eastern perimeter of the Site should be considered to prevent any herptiles that may be present within the wider landscape from dispersing

into the construction zone. Herptile exclusion should be installed under the guidance and supervision of the ECoW.

- 5.23 In the unlikely event that any GCN be found on Site during Stage 1 of Stage 2, then all works shall need to cease, and advice be sought from Natural England on how best to proceed (EPS licencing requirements may be applicable).

Outcome

- 5.24 Subject to implementation of the above controls, it is anticipated that site clearance will be achieved with minimal risk of the killing or injury of individual reptiles and amphibians.

Location and Timing of Sensitive Works

5.25 The programme of works relevant to the management procedures of the BCEMP is displayed below in Table 3. This should be read in conjunction with the Biodiversity Protection Zones Plan (provided in Appendix A).

Table 3: Programme of ecological works.

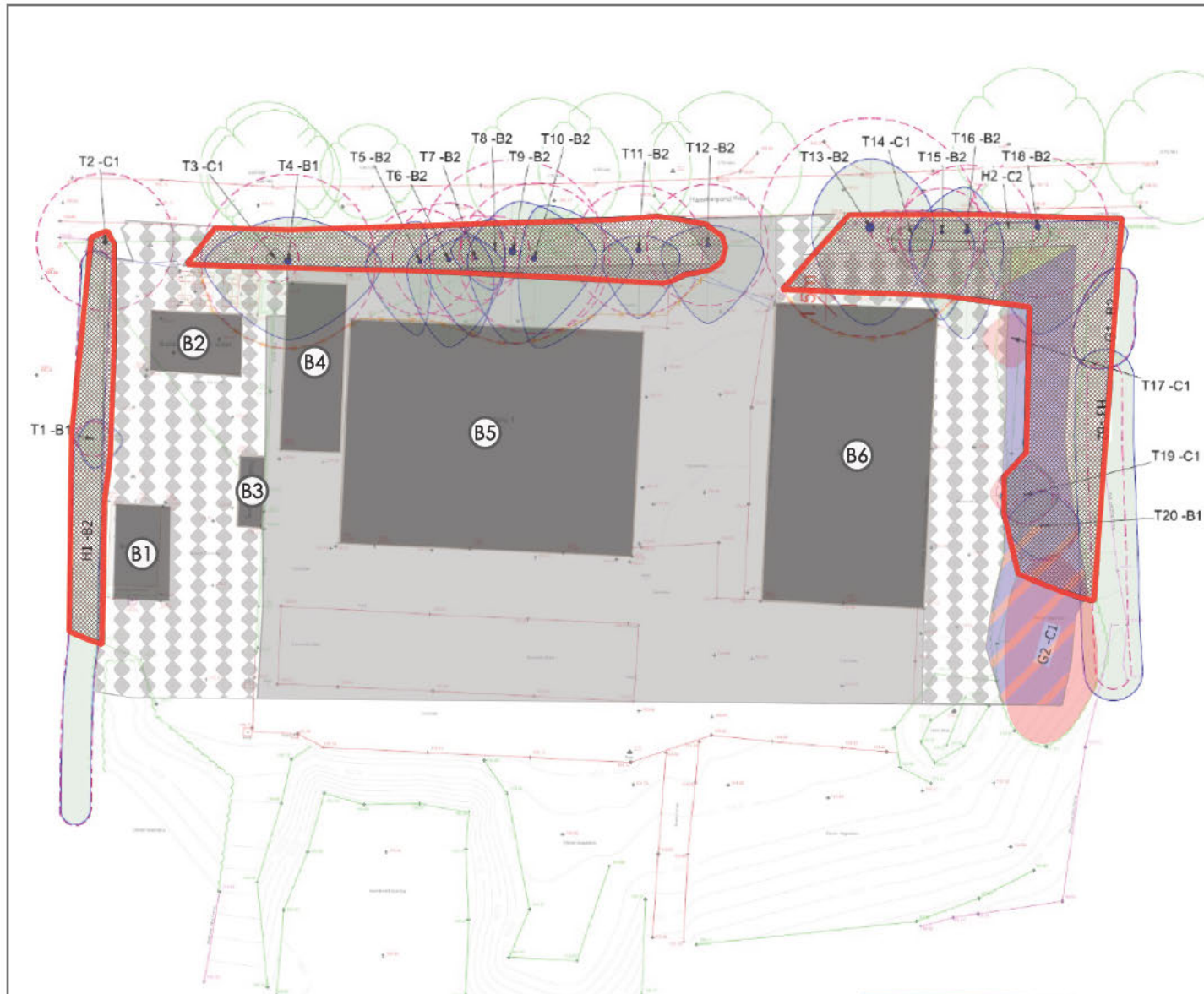
Works	Roles and Responsibilities	Seasonal Timing Constraints		
		Spring/Summer/Autumn (March-Oct inclusive)	Winter (Nov-Feb inclusive)	Ongoing from Site Start
Tree Protection Fencing (TPF) install/ monitoring	Appointed contractor, with sign-off from ACoW	N/A – no seasonal constraint	N/A – no seasonal constraint	Monitor during construction (as required)
Clearance of scrub / grassland	Appointed Contractor / supervised by ECoW	No – unless confirmation of no nesting birds by ECoW	No constraint - (outside of nesting bird season) – as long as herptile translocation complete	N/A (required to be completed prior to site start)
Demolition and removal of existing on-site agricultural barn	EcoW to conduct pre-demolition check for nesting birds.	Yes – following confirmation of no nesting birds by EcoW (work recommended outside nesting bird season March – Sept, to avoid sensitive periods for birds).	N/A – no seasonal constraint	N/A (required to be completed prior to site start)
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6.0 CONCLUSIONS

- 6.1 In the absence of ecological impact avoidance and/or mitigation measures, construction of the permitted development has the potential to kill or injure protected species, thereby constituting an offence.
- 6.2 However, subject to implementation of the management procedures set out here-in, such as the supervision of key works activities by the ECoW, in accordance with the commitments of the Ecological Impact Assessment (EclA) (CSA/6746/08/D) and Protected Species Precautionary Working Methods Statement (PSPWMS) (CSA/6746/12) identified ecological impacts shall be avoided / minimised.

Appendix A

Jacksons Ridge Biodiversity Protection Zones



- Biodiversity Protection Zones (outline of Tree Protection Fencing)
- Modified grassland (g4)
- Heathland and shrub (h)
- Dense scrub (h3)
- Developed land, sealed surface (u1b)
- Buildings (u1b5)
- Suburban mosaic of developed/natural surface (u1d)
- Field reference

0 10 20 m

Project	Stonehouse Farm, Handcross	Date	May 2026	Drawing No.	CSA/6746/143
Drawing Title	Jackson's Ridge - Biodiversity Protection Zones	Scale	Refer to scale	Rev	-
Client	Lake Investment Ltd.	Drawn	WC	Checked	CC



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