

Earthstone Homes HBL Limited

**High Bar Lane
Thakeham**

**Construction Environmental Management Plan: Biodiversity
(CEMP: Biodiversity)**

**Job No: 263205
July 2026**



Environmental Consultants

AAe

AA Environmental Ltd
Units 4-8 Cholswell Court
Shippon
Abingdon
OX13 6HX
T 01235 536042
F 01235 523849
www.aae-ltd.co.uk

Report for
Earthstone Homes HBL Limited
Old Vicarage Cottage
Crowlink Lane
Friston
Eastbourne
East Sussex
BN20 0AU

**High Bar Lane
Thakeham**

Issued by



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N A Braybrook MSc BSc (Hons)

Approved by



.....
A R Beaumont MSc BSc (Hons) MCIEEM

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AA Environmental Limited (Registered Office)

Units 4-8 Cholswell Court
Shippon
Abingdon
Oxon
OX13 6HX

T 01235 536042
F 01235 523849
E info@aae-ltd.co.uk
W www.aae-ltd.co.uk

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1.0 INTRODUCTION

Overview and Baseline Setting

- 1.1 AA Environmental Limited (AAe) has been commissioned by Earthstone Homes HBL Limited to produce a Construction Environmental Management Plan for Biodiversity (CEMP Biodiversity) for the site. The purpose of this CEMP is to ensure that the works are carried out sensitively to minimise any impact on sensitive receptors and protected habitats and species. In addition, this report will provide the information to assist with discharging Condition 10 attached to planning (Horsham District Council application ref: DC/26/0209) which states:

No development shall commence until a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a. Risk assessment of potentially damaging construction activities.*
- b. Identification of "biodiversity protection zones".*
- c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- 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 (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.

Reason: To conserve protected and Priority species and allow the Local Planning Authority to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended) and Policy 31 of the Horsham Development Planning Framework (2015).

- 1.2 The site is located off High Bar Lane in Thakeham, centred at National Grid Reference: TQ 100169. The site comprised the existing grassland, with hardstanding footpaths, a building, deciduous woodland and boundary features including mature treelines. The site was bordered by industrial buildings to the north and east, woodland and a play area to the west, High Bar Lane and residential plots to the south.
- 1.3 Based on the BGS geology maps, the underlying bedrock geology is Fittleworth Member-Sandstone and mudstone. No superficial deposits were recorded. A suitable drainage strategy will be agreed with the Statutory Undertaker.

Project Description

- 1.4 The consented scheme is for the erection of 28 dwellings and associated engineering operations and works including an onsite borehole water supply. Given the scale of the proposals, it is anticipated that the work intensity will be moderate. The works will include the following activities:
- Installation of protection measures for existing onsite and adjacent trees;
 - erection of storage areas, welfare facilities and car parking for site operatives;
 - site clearance;
 - earthworks associated with the approved engineering works (foundations and associated utilities, drainage and headwall construction);
 - Construction of the residential dwellings and;
 - soft and hard landscaping details.

- 1.5 Site access and egress will be via High Bar Lane (as shown on Figure 1).

Purpose

- 1.6 This CEMP describes the measures that will be undertaken to minimise the potential environmental/ecological impacts of the project during construction. The CEMP covers all construction works, however the site once developed and occupied does not fall within the scope of this CEMP.
- 1.7 Nuisance can arise from a range of issues including noise, vibration, dust and loss of amenity due to the operation of plant or from the movement of construction traffic. Construction activities can impact on routes utilised by wildlife. There is also the potential for impacts on the natural environment through disturbance to wildlife and biodiversity, pollution of controlled waters or by the storage of materials near to ecologically sensitive areas.
- 1.8 Impacts may be related to the construction programme, methods of working and numbers and types of machinery and plant. For the purposes of this assessment the types of activities that might give rise to significant effects are considered and recommendations made as to how these can be avoided or mitigated to minimise the risk of nuisance or impact on sites or features of interest.

2.0 GENERAL CONTROLS

Construction Site Management

- 2.1 Adrian Boka, site manager for IOL Group, who is experienced and suitably qualified¹ has been appointed as site manager to manage the works at the site and to ensure that the measures detailed within this CEMP are implemented in full and throughout the construction phase. The Site Manager will be responsible for enlisting suitable specialist contractors/consultants to carry out the activities associated within this CEMP, as required.
- 2.2 AAe have been appointed as the Ecological Clerk of Works (ECOW)². The ECOW will provide a toolbox talk to the Site Manager, so that he/she is fully aware of the sensitivity of the site, the species that are present and the controls to be applied during the works so that there is no contravention of current legislation. The Site Manager will then be responsible to communicate this to all site operatives during the site induction.
- 2.3 The site and this CEMP will be periodically audited and reviewed by the Site Manager every two months. In the event of any significant amendments, the Local Planning Authority (Horsham District Council) will be notified.
- 2.4 A review of environmental aspects and associated risks/issues of the project has been set out in Appendix A. The register identifies the key risks and points to the relevant controls detailed within this plan.

Legal and Contractual Environmental Requirements

- 2.5 The Site Manager will maintain access to environmental legal requirements applicable to the environmental risks associated with this project, as necessary.

Liaison with Local Authorities, Statutory Consultees and the Public

- 2.6 This CEMP will be submitted to Horsham District Council to discharge Condition 10 attached to the decision notice, with any measures implemented prior to commencement of the development and any additional controls required, agreed and implemented.

¹ Adrian Boka is NVQ Level 7, SMSTS qualified, and CSCS carded.

² The ECOW will be a suitably qualified, experienced and, where necessary, licensed ecologist, appointed for the duration of the works.

- 2.7 Notice boards will be displayed and maintained for the duration of the works and will be positioned where clearly visible to persons passing the site. These will provide key contact details.
- 2.8 The Site will operate a complaint system, and any complaints and/or enquiries will be recorded and made available for inspection.
- 2.9 The Site Manager (or his/her representative) will notify all neighbours and relevant authorities prior to commencement of works.

3.0 BIODIVERSITY, ECOLOGY & TREE PROTECTION

Overview

- 3.1 The site comprised the existing grassland, with hardstanding footpaths, a building, deciduous woodland and boundary features including mature treelines. Ecological surveys have been carried out by the Ecology Partnership in July & November 2022 and January 2024, with no evidence of protected species recorded on site, with some trees assessed to provide some potential roosting features for bats³ and provide some potential habitats for great crested newts, reptiles and dormice. Sensitive habitats are shown on Figure 3.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Hedgehogs

- 3.3 [REDACTED] In addition, any areas of dense vegetation or piles of logs/brash will be carefully checked by hand for hedgehogs prior to clearance. If any hedgehogs are found these will be removed and deposited within a safe area located away from the construction works. Prior to the works commencing all relevant site personnel will be given a toolbox talk to inform them about the potential presence of hedgehogs (toolbox talk has been attached at Appendix D).

³ Trees assessed as providing potential roosting features for bats (T22 & T28) have already been felled following the precautionary felling protocol.

Herpetofauna (Amphibians and Reptiles)

- 3.4 Due to the habitats on site providing some potential habitats for great crested newts and reptiles, all site personnel will be given a toolbox talk to inform them about the sensitivity of the works and the legal protection they are afforded (toolbox talk has been attached at Appendix E). In addition, the following additional controls will also be implemented during the works, where practicable to do so:
- It may be necessary to install reptile proof fencing within certain areas of the site to prevent reptiles colonising areas of the site during the construction phase. This requirement would be determined by the ECoW.
 - Cover any trenches overnight to prevent any animals falling into them.
 - Do not leave any piles of bricks, tiles, building rubble etc close to the adjacent habitat as reptiles/amphibians may attempt to take refuge and/or overwinter in them.
 - Store any building materials above ground on pallets.
 - Any waste material will be placed into skips.
 - Concrete will not be left unset overnight, or suitable barriers erected to prevent reptiles accessing the concrete.
 - Excavations and working areas will be managed so that temporary waterbodies are not created.
- 3.5 In the unlikely event that high numbers of reptiles or any great crested newts are found then works will stop and an appropriate way forward agreed in full consultation with the Council's Ecologist and Natural England.

Nesting Birds

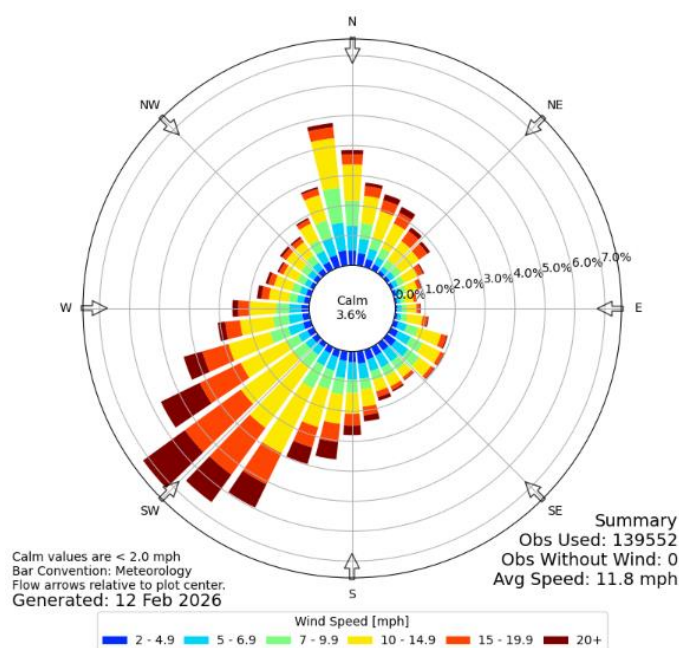
- 3.6 In order to avoid contravention of current legislation, site clearance works should be timed to avoid the main bird nesting season, which, in general, runs from mid-February to September inclusive.
- 3.7 If this is not possible, a bird nesting survey will be carried out by the ECoW prior to any clearance works to ensure there are no active nests present. Once the site has been confirmed free of any active nests then the clearance works will be completed by the appointed contractors within 48-hours of the visual inspection.
- 3.8 In the event of encountering an active nest during any works, the following controls will be implemented:
- The nest will be clearly identified along with a suitable buffer zone (minimum 5 m radius around the nest). This area will be clearly marked-up on the ground (using red spray paint and/or rope) and not cleared.
 - Nests located during the survey will be monitored until they are assessed as no longer active, after which the area can be cleared.

Tree Protection

- 3.9 In order to protect the established trees to be retained, tree protection fencing will be installed. To avoid any accidental damage, any overhanging branches will be pruned back to suitable live growth points. All works will be undertaken by a suitably qualified and experienced specialist contractor and conform to current industry best practice, i.e. BS 3998: 2010 '*Tree Work - Recommendations*'. Further details are shown on the Tree Protection Plan (Figure 2).
- 3.10 In the unforeseen event that a tree is damaged and/or dies, the Local Planning Authority will be notified. The details of the replacement tree will be agreed in writing with the Local Planning Authority.

4.0 DUST AND AIR QUALITY

- 4.1 Impacts on air quality may arise from the operation of construction plant associated with on-site activities and from journeys to and from the site by construction related traffic and the construction workforce. Construction plant and road vehicles emit a mixture of exhaust gases, which could add to the level of air pollutants in the locality.
- 4.2 The site was bordered by industrial buildings to the north and east, woodland and a play area to the west and High Bar Lane and residential plots to the south, with intervening barriers including established boundary vegetation.
- 4.3 The prevailing wind direction is from the south-west as presented on the Rose Diagram below. The nearest available contemporary dataset for the site is Shoreham Airfield (Brighton City Airport), located approximately 15.4 km south-south-east of the site. There is a low risk of dust being blown onto the nearby residential properties.



General Provisions

- 4.4 The Site Manager will ensure that air quality impacts (principally dust) from construction-related activities and construction traffic are controlled through careful planning of works and effective site management. With respect to general provisions, the Site Manager will as far as practicable:
- ensure that the site is managed in accordance with the requirements of the CEMP and relevant legislation (including health and safety);
 - ensure all operatives are aware of the sensitivity of land uses to dust emissions from the site activities, in particular the adjacent residents. Works will be carefully supervised and designed to prevent significant fugitive emissions in these areas;
 - control site activities and handle complaints – all air quality complaints will be recorded, investigated at the earliest opportunity and any corrective measures implemented; and
 - operate a 'no burning' policy on site.
- 4.5 All construction traffic will access/egress the site via High Bar Lane and the adjacent mushroom farm site.

Dust Monitoring

- 4.6 Daily site inspections will be undertaken of potentially problematic areas (e.g. site compound and in particular the area for loading and unloading material), site area and boundary by site staff during normal operations. This will consist of visual inspections of areas adjacent to the works site.
- 4.7 In the unlikely event of ongoing dust emissions and substantiated complaints, the Site Manager will review the likely sources and implement suitable controls. In the unlikely event that these additional measures are not adequate then further controls, such as quantitative monitoring regime and action thresholds will be discussed and agreed with Horsham District Council's Environmental Health Department.

Dust Mitigation

- 4.8 Dust control within the site will incorporate the following measures:
- any stockpiles will not exceed 3 metres in height and will have a gradient of no more than 1:2. Stockpiles will be compacted once formed to minimise wind entrainment and located as far away as possible from sensitive land uses and the site perimeter. Water bowsers will be used to dampen stockpiles or stockpiles will be sheeted;
 - any Heras panels, used for tree protection and/or security fencing, if necessary will be clad with wind netting mesh to provide a suitable barrier to dust and dampen wind loading through the site;
 - double handling will be avoided wherever practicable;
 - material drop heights from plant and equipment will be minimised during loading/unloading;
 - if fugitive emissions are caused, the dust suppression systems will be operated;
 - during dry periods, a misting system or suitable dust suppression will be deployed over the working areas to prevent the release of dust. Working areas include brick structures and the site compound area(s);
 - vehicles carrying friable materials into or out of the site will be sheeted; and
 - storage areas and hard surfaces will be swept regularly, as necessary.
- 4.9 To minimise emissions from construction plant and equipment, the following controls will be implemented, wherever possible:
- plant and equipment will be procured with the least potential for pollutant emissions, allowing for economic constraints and practicability;
 - wherever practical, plant and equipment will be powered by mains electricity;
 - all plant and equipment will be routinely serviced in line with the manufacturers' guidance or in the event that either a site inspection or a review of an incident identifies a malfunction;
 - no vehicle or equipment emitting visible black smoke from its exhaust system other than during ignition will be used on the construction site; and
 - plant will not be left idling when not in use or, where this is not practicable, reduced to the lowest setting.
- 4.10 To minimise emissions associated with vehicle movements (from re-suspended road dust, spilling of materials and exhaust emissions etc.), the following control measures will be implemented:
- site operatives' vehicles will be parked within the designated parking area, which will have an appropriate surfacing to minimise dust generation;
 - the site compound will have an appropriate surface to minimise dust generation;
 - all haulage vehicles carrying friable materials will be sheeted or enclosed;
 - drivers of vehicles will be required to switch off their engines whilst not in use, where practicable; and
 - a speed limit of 10 mph will be established and enforced when entering the site.

- 4.11 With the implementation of the above mitigation measures, it is considered unlikely that there will be any significant dust or air quality issues associated during the works.

Management of Unforeseen Incidents

- 4.12 In the unlikely event that controls fail to be applied in an area of the site, there is a low risk that the downwind residential properties would be impacted by dust from site activities.
- 4.13 If significant fugitive dust emissions are being generated at the site, monitoring indicates elevated standards, or a complaint is received, the following corrective measures will be implemented:
- the cause of the elevation will be immediately identified and reviewed;
 - relevant operations will be suspended whilst control is applied;
 - appropriate corrective measures will be applied. This may include, for example; the use of bowzers or misting system for dampening, replacement of faulty machinery or compaction of stockpiles;
 - visual inspection frequency will be increased to twice daily to assess whether the measures are effective and will not be reduced until measures are successful; and
 - the actions undertaken will be recorded in the Site Diary.

5.0 NOISE AND VIBRATION

- 5.1 Noise and vibration are key issues associated with construction works. The extent of noise and vibration impacts will vary throughout the construction period and will depend on the appointed contractor's chosen methods of working as well as the timing and phasing of certain operations.
- 5.2 The CEMP establishes the framework within which noise and vibration from the works will be controlled.

Working Hours

- 5.3 All site operatives will carry out the works in such a way as to limit, as far as reasonably practicable, the adverse noise and vibration impact of the construction activities.
- 5.4 Control of working hours is a fundamental method of minimising the potential for nuisance from noise and vibration. Normal working hours will be as follows:

Working Hours		
Activity	Working Hours	Days
Construction operations and delivery hours	0800* to 1800 hrs	Monday to Friday
	0800* to 1300 hrs	Saturday
No works	N/A	Sunday & Bank Holidays

* Plant machinery will not be operational prior to 0800 hrs each day site is active.

- 5.5 No machinery will be operated or any off-loading and on loading completed outside the working hours, set out above.

Noise Mitigation

- 5.6 The appointed contractor(s) will adhere to British Standard BS 5228: Part 1: 2009 and the 'Control of Pollution Act 1974'. In the event that complaints are received, the Local Authority will determine whether best practicable means are being applied. Should this not be the case, action under the Control of Pollution Act 1974 may be undertaken.

5.7 The following measures will be implemented to ensure that noise levels are attenuated as far as is reasonably practicable:

- low noise emission machinery will be used where feasible;
- all mobile plant will be fitted with smart audible alarms adjusted to background noise levels at all times, where applicable and fitted to machinery;
- plant will be orientated away from the noise sensitive receptors;
- machines which are used intermittently will be shut down between periods of activity;
- all machinery will be well-maintained (abnormal increases of noise are often associated with wear and tear or are indicative of mechanical failure); and
- all construction work will be undertaken in accordance with codes of practice as outlined in BS 5228.

Vibration

5.8 Given the types of operation it is not considered that vibration will be a concern during the works and consequently no mitigation is required.

6.0 CONSTRUCTION TRANSPORT MANAGEMENT PLAN

6.1 Construction traffic will all access via High Bar Lane. No parking or waiting will be permitted at any time on High Bar Lane or the surrounding residential areas. Neighbours will be provided with details of who to contact should they have a complaint.

6.2 All parking for vehicles of site personnel, operatives and visitors will be confined within the site (Proposed Site Plan; Figure 1) and a speed limit of 10 mph enforced. Contractors will be allocated 1 car space each and will have to arrange car sharing from off-site parking if they need more.

6.3 There will be a fenced material storage area, a loading/unloading/turning area, wheel washing area and skip recycling area within the confines of the site.

6.4 Under no circumstances will delivery lorries be allowed to lay-up in the surrounding roads. The Site Manager will ensure this is communicated to all third-party contractors prior to visiting the site.

6.5 Delivery hours will be limited to the working hours (defined in Section 5).

Mud on Roads

6.6 The Site Manager (or his/her representative) will take strict measures to minimise mud on the local road network. Wheel washing can also be employed by the contractor before vehicles exit the site if required. These will include, but not necessarily limited to:

- Regular checks with the road cleared every day of any debris. In the event that fugitive debris/mud is observed on the road, the use of a mechanical road sweeper will be employed.
- The provision of easily cleaned hardstanding for vehicles entering, parking and leaving the site.
- Adequate sheeting or enclosure of each lorry to prevent spillage during transport.

7.0 PROTECTION OF SURFACE WATER AND GROUNDWATER RESOURCES

7.1 The site is located in Flood Zone 1.

7.2 Based on the BGS geology maps, the underlying bedrock geology is Fittleworth Member-Sandstone and mudstone. No superficial deposits were recorded.

Protection of Controlled Waters during Construction

7.3 During the site induction, all relevant personnel will be briefed on the importance of water resources, their location and pollution prevention measures; site works will be carefully controlled and carried out following best practice and guidance provided by Environment Agency's Pollution Prevention Guidelines.

7.4 Any spillages and environmental incidents will be managed in accordance with Environment Agency guidelines. Spill kits will be held on-site, close to main storage areas, with a variety of absorbent materials to be used in the event of a spill of fuel, oils or chemicals. Site operatives will be trained on how to use these correctly. All incidents and the manner in which they were dealt with will be recorded.

7.5 The storage of all potentially polluting substances (primarily fuel, oil and lubricants for plant) will be in accordance with the Oil Storage Regulations 2015. All areas presenting a risk of spillage, such as fuel stores, will have appropriate drip trays/bunds. Any damaged, leaking or empty drums will be removed from the site and disposed of via a registered waste disposal contractor. Further guidance is provided in 'PPG 26: Safe Storage - Drums & intermediate bulk containers'.

7.6 Bunds will be able to contain 110% of the volume of the largest container stored within it or 25% of the aggregate capacity of all storage containers. For drum storage a drip tray with a capacity of 25% of the maximum volume of material stored is sufficient. The maximum number of barrels and/or containers that can be stored in a bund at any one time will be indicated on a notice close to the bund. It will be ensured that the bund volume is not compromised by rainwater. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.

7.7 Refueling will be undertaken within the site compound and/or by small scale handheld decanting. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.

Drainage and Disposal of Water

7.8 During the construction phase, all site surface water drainage will be discharged to a suitable water management system.

7.9 Dust build-up and mud deposits will be avoided. Dust suppression measures will be used to minimise migration of pollutants, including the incorporation of silt fencing at the site perimeter.

7.10 The Site Manager will ensure that any water that has come into contact with unforeseen contaminated materials or accidental fuel spills/leaks will be disposed of correctly. Signs of contamination can include colour, smell or an oily sheen; however, visual examination or smell alone cannot detect some sorts of contamination and therefore in the event of any potential pollution, basic characterisation environmental testing will be undertaken to determine type and source.

Monitoring

7.11 A visual inspection of any standing surface water on site will be completed on a regular basis to ensure no visible signs of contamination.

Management of Unforeseen Incidents

- 7.12 The Site Manager will be responsible for ensuring suitable controls are applied at all times. The Site Manager will liaise with the Local Planning Authority (Horsham District Council) and the Environment Agency during the works as necessary and will ensure that, in the unlikely event of any nuisance-related issues, they are dealt with effectively and promptly.
- 7.13 In the event of a complaint or evidence of pollution of controlled waters, the Site Manager will review the incident as follows:
- the cause will be immediately investigated;
 - relevant operations will be suspended;
 - corrective measures will be applied and relevant operations will recommence;
 - if corrective measures are not effective, the relevant operations will again be suspended and further controls applied; and
 - actions undertaken will be recorded in the Site Diary.

8.0 WASTE

Handling and Disposal of Waste

- 8.1 All material generated from the works will be segregated to maximise re-use and recycling opportunities, where possible. Control measures may be required for the storage of material which is contaminated. Liquid wastes/materials will be stored within a lockable, bunded area and clearly labelled. Liquids of a hazardous nature will be controlled in accordance with Control of Substances Hazardous to Health (COSHH) Regulations. The following waste types are anticipated to be segregated for recovery or disposal:
- green waste from clearance of vegetation;
 - top soil and sub soils; and
 - mixed waste from demolition and construction operations.
- 8.2 An audit trail of the material re-use or disposal process will be kept. Waste Transfer Notes and any consignment notes (either hard or electronic copies) will be held by the Site Manager for three years and made available for inspection by the relevant authorities on request.
- 8.3 As far as practicable, the site will be kept clean and tidy with all litter/rubbish collected on a regular and systematic basis. Suitable bins will be provided for general waste and will be regularly emptied. The Site Manager (or his/her representative) will complete daily site inspections with any litter collected and disposed of appropriately.

9.0 ENVIRONMENTAL EMERGENCIES AND INCIDENTS

- 9.1 The Site Manager will implement an Environmental Incident Procedure, this procedure will detail the contact details of the Emergency Services, Local Authorities, the EA and other statutory authorities.
- 9.2 Emergency contact details for the Site Manager will be issued to the Local Authorities, Emergency Services and statutory authorities, as necessary.

263205/CEMP

AA Environmental Limited

July 2026

Figure 1
Proposed Site Plan
Drawing No. 25-2125 – 101C



Key :

- Existing Tree
- Proposed Tree
- Slate Roof Tiles
- Clay Roof Tiles
- RCP - Refuse Collection Point
- Permeable Paving
- Attenuation tank below road surface

Site Plan - Proposed
1 : 500