

Reptile method statement

Woodmancote Parish Hall and School Cottage.

Brighton Road. West Sussex. BN5 9SR.

Prepared by W Eastwood

This document aims to outline the precautionary working practices for protected species (reptiles, common toads, etc.), where there is a low risk of the species being present and when the local planning authority (LPA) considers the precautionary measures to be applicable.

Project details

Application: DC/24/0476

Location: Woodmancote Parish Hall Brighton Road Woodmancote West Sussex BN5 9SR

Conversion and change of use of Woodmancote Parish Hall and School Cottage to single dwelling house, together with single storey extensions to front, side and rear, erection of a detached garage, and installation of ASHP and PV panels.

Ecological information

- Survey summary: A Preliminary Ecological Appraisal, that have been conducted on the site.
By Arbtech Consulting Ltd
- Species risk: Common toads. There is more extensive suitable habitat locally and it is unlikely that mobile protected species will be present in the working area
- Species risk: Reptiles. There is more extensive suitable habitat locally and it is unlikely that mobile protected species will be present in the working area
- Potential impacts: The potential negative impacts to reptiles during the construction phase is considered low
- **Mitigation measures**
- Reasonable Avoidance Measures (RAMs):
 - Toolbox talk: Training for all contractors and site personnel who will be working on external works, on the laws protecting species and the specific procedures to follow.
 - Stopping work: in the event that a protected species is discovered.
 - Pre-work checks: Carrying out visual checks of areas before starting work to ensure no animals are present.
 - Precautionary working methods: manual clearance, to minimize the risk of harm.

- Protection of features: A protection zone will be erected to ensure construction activities are limited to the build area.
- Controlling materials: Materials and debris will be stored on the hard standing (tarmac) car park to prevent them from becoming animal refuges.

Compensation and enhancements

- New bat boxes will be installed before work commences in accordance with the Licence conditions
- Ecological enhancement: The tarmac in car park will be removed and replaced by permeable paving to improve surface water drainage. Concrete hard standing within the existing garden will be removed and laid to lawn and planting.
- Emergency contact: If a protected animal is found, the site manager will contact Jo McCarthy of Arbtech Consulting Ltd on mobile number 07719 549545

The site owner will ensure that anyone undertaking construction, demolition, and landscaping, is made aware of the potential for the site to support protected species, where to expect them, their protected status and the procedure to follow in the unlikely event that protected species are discovered during works. This advice will be given through site inductions, tool box talks

A copy of this Precautionary Method of Working will be kept on site and available for consultation.

The following methods of working will be adopted:

1. Should any protected species (i.e. common toads, reptiles,) be discovered during construction or other works on site, which are likely to be affected by the development, works will **cease immediately**. The owner Mr Eastwood will then seek the advice of a suitably qualified and experienced ecologist and works will only proceed in accordance with the advice they provide.
2. Any vegetation clearance (i.e. removal of trees, scrub, hedgerows) or works to buildings shall not commence until a careful check for nesting birds has been completed, particularly during the main breeding season (months of March to August).
3. All clearance works (i.e. clearance of log piles, debris, rough grass etc.) will be undertaken when common reptiles and amphibians are likely to be fully active i.e. during the April to September period.
4. Clearance of logs, stones, rocks or piles of similar debris will be undertaken carefully and by hand.
5. Clearance of tall vegetation will be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include: Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in any one day or; Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut;

6. Following removal of tall vegetation, using the methods outlined in point 5, remaining vegetation will be maintained at a height of 30mm through regular mowing or strimming to discourage common reptiles and amphibians from returning.

7. Ground clearance of any remaining low vegetation (if required) and any ground works will only be undertaken following the works in point 5) above.

8. Any trenches left overnight will be covered or provided with ramps to prevent animals falling into the trenches and being trapped. Excavations left overnight should be checked prior to filling. Any open pipes left overnight will be covered.

9. Any building materials such as bricks, stone etc. will be stored on pallets to discourage reptiles from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than in piles on ground.

[illegible]