RASCAL'S FARM SOUTHWATER

CONSTRUCTION BIODIVERSITY ENVIRONMENTAL MANAGEMENT PLAN

Barratt Redrow

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QUALITY ASSURANCE

This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).

The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	Barrat Redrow Southern Counties (BRSC)
Site/job:	Rascal's Farm, Southwater
Author:	Matthew Simmons
Technical review:	Benjamin Prego

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1 INTRODUCTION

1.1. ACD Environmental Ltd was instructed by BRSC in July 2025 to produce a Construction Biodiversity Environmental Management Plan (CBEMP) for a parcel of land at Rascal's Farm, Southwater (OS Grid Reference: TQ 15457 25207). This land is hereafter referred to as the 'Approved Development Site'.

1.2. Outline planning consent for the erection of up to 100 residential units, with the associated vehicular and pedestrian access was granted by Horsham District Council in 2021 (planning ref: **DC/24/0249**).

1.3. This report has been produced to address **Condition 7** of the planning consent. Condition 7 states:

"No development shall commence until a construction Biodiversity environmental management plan (CBEMP) has been submitted to and approved in writing by the local planning authority. The CBEMP 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 CBEMP 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."

1.4. This Construction Biodiversity Environmental Management Plan (CBEMP) addresses Condition 7 and provides an update ecological baseline of the Approved Development Site. This report will also address the methods and mitigation measures to be followed during the site preparation and construction phases of the development within the Approved Development Site.

1.5. This report must be read in conjunction with the EcIA (ACD Environmental Ltd 2020)[1].

Competence

1.6. This report has been written by Matthew Simmons, Assistant Ecologist at ACD Environmental Ltd.

1.7. A Technical Review of this report has been undertaken in line with ACD Environmental Ltd's Quality Assurance procedures. The Technical Review was undertaken by Benjamin Prego, Consultant Ecologist at ACD Environmental Ltd. Benjamin has several years' experience in the ecology sector carrying out a wide range of surveys, including UK Habitat Classification Surveys and Phase 2 Surveys for protected surveys, and producing high-level reports and mitigation strategies. Benjamin is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and holds a Natural England Class Licence for great crested newts *Triturus cristatus.*

[1] ACD Environmental Ltd (2020). *Ecological Impact Assessment,* CATE22471_ECIA_FINAL.

2 AIMS AND OBJECTIVES

Aims

2.1. The aims of this CBEMP and how this relates to specific sections of this report are as follows:

- Provide a summary of the previous ecology surveys and results in order to provide the context to subsequent recommendations (**Section 3.0**).
- Provide details of the roles and responsibilities for future actions (**Section 4.0**).
- Identification of "biodiversity protection zones" in respect of protected and notable species and habitats (**Section 5.0**).
- Risk assessment and of potentially damaging construction activities (**Section 5.0 and 6.0**).
- Provide details on protection measures and protocols to be implemented during the construction phase (**Section 5.0**).
- Provide details on monitoring and review (**Section 7.0**).
- Provide details of a schedule of works for timing of sensitive works to avoid harm to biodiversity features (**Section 7.0**).
- Provide conclusions to the points raised (**Section 8.0**).

Objectives

2.2. This report aims to achieve the following objectives throughout the construction phase of the project:

- To implement measures and methodologies to protect "biodiversity protection zones" and the species/habitats within these from unnecessary damage and disturbance.
- To deliver construction phase maintenance measures.
- To deliver construction phase monitoring and review measures.

3 BASELINE ECOLOGICAL CONDITIONS

3.1. The Approved Development Site comprises approximately 6 ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is TQ 15457 25207.

3.2. The Approved Development Site is located on the southern edge of the town of Southwater, West Sussex. The location of the Approved Development Site is shown within **Image 1**.



Image 1: Approximate boundary of the Approved Development Site (red line).

3.3. The Approved Development Site has been subject to a range of ecological surveys, which were undertaken between 2017 and 2025 by EDP Ltd and ACD Environmental Ltd. The surveys carried out at the Approved Development Site are summarised within **Table 1** below.

Table 1: Details of field surveys.

Survey	Survey date
Extended Phase 1 Habitat Survey	June 2017 (EDP Ltd)
Updating Extended Phase 1 Habitat Survey	6th June 2019 (ACD Environmental)
NVC Botanical survey terrestrial plants	May 2019 (ACD Environmental)
Preliminary Roost Assessment (PRA)	May 2019 (ACD Environmental)
Bat Roost Characterisation Surveys	June-July 2019 (ACD Environmental)
Bat Activity Transect Surveys	May-August 2019 (ACD Environmental)
Automated Bat Activity Surveys	May-August 2019 (ACD Environmental)
Reptile Surveys	May-June 2019 (ACD Environmental)
Hazel Dormice Surveys	May-October 2019
Bat Emergence surveys	July 2022 (ACD Environmental)
Bat Emergence surveys	May 2023 (ACD Environmental)
Bat Emergence Survey	August 2025 (ACD Environmental)

3.4. The habitats at the Site where inspected during the 2025 bat emergence surveys and are deemed to be broadly similar to how they are depicted in the 2019 phase 1 with the exception of some

increase scrub encroachment in the north of the site

3.5. A summary of the ecological surveys is provided below for context. For further details please refer to the original EcIA (ACD Environmental 2020). The Extended Phase 1 Habitat Plan has been provided within **Appendix 1** alongside site photographs from August 2022 which are provided within **Appendix 2**.

Designated Sites

3.6. No designated sites are located within 2km of the Approved Development Site and the Site does not fall within any SSSI impact risk zones.

Habitats

Ancient Semi-natural Woodland

3.7. The Approved Development Site is bounded to the north and west by broadleaved woodland, with Rascals Wood to the north and Blinks Wood to the north west classed as an ancient woodland site replanted with broadleaves.

3.8. The woodland comprises an even mix of species, including oak *Quercus robur*, ash *Fraxinus excelsior*, cherry *Prunus avium* and field maple *Acer campestre*. The relatively dense understory, which has been coppiced in the past, supports hazel *Corylus avellana*, blackthorn *Prunus spinosa*, hawthorn *Crataegus monogyna*, rose *Rosa sp*., spindle *Euonymus europaeus*, wild service tree *Sorbus torminalis* and privet *Ligustrum vulgare*.

3.9. A number of ancient woodland indicator species are also present, including dog's mercury *Mercurialis perennis*, false brome *Brachypodium sylvaticum*, bluebell *Hyacinthoides non scripta*, wood avens *Geum urbanum*, wood sedge *Carex sylvatica*, wood spurge *Euphorbia amygdaloides*, violet *Viola sp*., wood anemone *Anemone nemorosa*, black bryony *Dioscorea communis*, bush vetch *Vicia sepium*, primrose *Primula vulgaris* and wood melick *Melica uniflora*.

Broadleaved Semi-Natural Woodland

3.10. A small area of woodland is present in the centre of the site, dominated by oak and ash; with field maple, cherry, hawthorn, blackthorn, apple *Malus sp*. and the occasional wild-service tree also present. Ground flora is generally dominated by ivy *Hedera helix*.

Species Rich Mesotrophic Grassland

3.11. The meadows in the north of the site were assessed as being species rich and as such were surveyed using National Vegetation Survey (NVC) methodology.

3.12. Both NVC surveyed meadows were assessed to be mesotrophic, which are of moderate soil fertility. The field bounding the ménage has been assessed to be MG4(b/c) and totals 0.3ha and the northern-most field has been assessed to be MG1 and totals 0.64ha. These mesotrophic communities total 0.94ha and are of high botanical nature conservation value. Species recorded include greater knapweed *Centaurea scabiosa* and meadow barley *Hordeum brachyantherum*, both indicators of species rich grassland. There are however other species present which are indicators of neglect, such as Yorkshire fog *Holcus lanatus* and black grass *Alopecurus myosuroides*. Therefore the mesotrophic grassland is considered to have signs of good quality grassland but has potential to be restored to a high standard with appropriate management.

Scattered Mature Trees and Tree Lines

3.13. Mature trees are scattered throughout the Site and several mature tree lines are present along the entrance road in the north, separating fields through the centre, and along the southern boundary of the Site. The trees are mainly oak, ash and field maple with some apple and wild service trees present. These features are also valuable in connecting areas of woodland within the Site and wider landscape.

Dense Scrub

3.14. Dense scrub is located in several areas throughout the Application Site. A patch of scrub is located on the northern field boundaries and in the centre of the field. dominated by common tall ruderal species including thistles, dock, willowherb and hogweed *Heracleum sphondylium* with some dense and scattered scrub (mostly bramble, *Rubus fruticosus L. agg*.) parcels and many young and sapling self-seeded trees (mainly ash).

3.15. The largest extent of dense scrub is within the triangle of land on the eastern side of the Site to the south of the access road. In addition to the species listed above, the following species were recorded; cherry *Prunus sp.*, field maple, ash, blackthorn, dog rose *Rosa canina*, bramble, yellow vetch *Lathyrus aphaca*, bugle *Ajuga reptans*, common sorrel *R. acetosa*, false oat-grass *Arrhenatherum elatius*, meadow foxtail *Alopecurus pratensis*, lesser stitchwort *Stellaria graminea*, changing forget-me-not *Myosotis discolor*, rough meadow-grass *Poa trivialis*, creeping cinquefoil *Potentilla reptans*, ground ivy *Glechoma hederacea*, common knapweed *Centaurea nigra* and perforate St. John's-wort *Hypericum perforatum*.

Semi-improved neutral grassland

3.16. Species-poor grassland is the dominant habitat in the southern part of the site, this is in current use as a horse paddock, heavily grazed and very short. This area is dominated by grasses, with cock's-foot *Dactylis glomerata*, meadow foxtail *Alopecurus pratensis*, false oat grass, Timothy *Phleum*

pratense, couch *Elymus repens*, meadow barley *Hordeum brachyantherum*, creeping bent *Agrostis stolonifera* and sweet vernal grass *Anthoxanthum odoratum*.

Buildings and Hardstanding

3.17. The buildings within the Application Site include Rascals Farmhouse and several associated structures, comprising an open-fronted garage building and several stables, present within the centre of the Site.

3.18. The farmhouse is a two-storey property of brick construction with pitched roof clad in clay tiles. Several areas of the house are clad in clay hanging tiles, including the chimney. The porch is covered with shiplap cladding. Bat droppings were recorded within the roof void during the preliminary roost assessment (PRA).

Fauna

3.19. For ease of reference, descriptions of relevant fauna have been provided alphabetically, below.

Badgers

3.20. Evidence of badger *Meles meles* activity was confirmed in 2020 comprising a latrine within the northernmost field.

3.21. No badger setts have been found within the Approved Development Site to date.

3.22. Due regard must be given to the potential for badgers to be present within the Approved Development Site given their known presence within the local area. Measures to protect badgers are outlined within **Section 6.**

Bats

3.23. The data search lists records for a number of bat species within 2km of the Site, including common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Natterer's Bat *Myotis nattereri*, Daubenton's bat *Myotis daubentonii*, Bechstein's bat *Myotis bechsteinii*, noctule *Nyctalus noctula*, long-eared bat *Plecotus sp*., brown long-eared Bat *Plecotus auritus* and serotine *Eptesicus serotinus*.

3.24. One EPSM application was granted in the 2km surrounding the Application Site. This application was granted for the destruction of a breeding site and resting place with the species present being common pipistrelle, soprano pipistrelle, serotine, brown long-eared and Natterers bat. The application was granted in 2013 (EPSM2013-6022) and is approximately 1.4km to the south west of the Site.

3.25. The outbuildings within the Application Site have been assessed to be of negligible suitability for roosting bats.

3.26. As the farmhouse was assessed as having high suitability to support roosting bats, three surveys were carried out in accordance with Bat Conservation Trust guidelines (2023)[2]. One soprano pipistrelle was recorded emerging from above the first floor window on 6th June 2019

3.27. Update emergence surveys were carried put in 2022 and 2023 which identified bats emerging from the chimney of the farmhouse.

3.28. An update emergence survey was carried out in August 2025, numerous bat emergences were recorded during this survey.

3.29. Four trees are due to be removed as part of the development. These trees all had potential to support roosting bats with classifications ranging from low-moderate. Bat surveys have not been carried out on these trees to date.

3.30. Bat transect and automated activity surveys have been carried out at the Approved Devlopment Site with species including: common pipistrelle, *Myotis sp*., serotine, soprano pipistrelle, noctule, Brandt's/whiskered and Natterer's.

Birds

3.31. The trees, woodland, dense scrub and buildings are all suitable to support nesting birds. An active swallow *Hirundo rustica* nest was recorded within a stable building in June 2019.

Dormice

3.32. The scrub and tree line habitat within the Application Site are suitable for foraging, commuting and nesting hazel dormice. These habitats are also connected to optimal habitat within the wider landscape in the form of woodland.

3.33. The Approved Development Site was subject to presence/likely absence surveys during 2019.

3.34. One active dormouse was recorded during the September check which was carried out on the 9th October 2019. This dormouse was recorded on the western boundary of the northern field, within the bramble scrub. Two nests were recorded within tubes in the same area during the August check carried out on 22nd August.

[2] Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good practice Guidelines (4th Edition). The Bat Conservation Trust. London.

Reptiles

3.35. The Application Site contains habitats of scrub and rough grassland and was therefore identified as suitable to support widespread reptile species.

3.36. Reptile surveys were carried out in 2019 and a peak count of 12 adult slow worm *Anguis fragilis* was recorded on the 31st May 2019. Two subadult grass snake Natrix helvetica were also identified on the 31st May 2019

3.37. The majority of reptile sightings were in the rough grassland and scrub field in the north of the Approved Development Site.

Other mammals

3.38. The data search returned records of hedgehog *Erinaceus europaeus* and harvest mouse *Micromys europaues*.

3.39. The horse grazed paddocks, tree lines and scrub are all suitable to support sheltering and foraging hedgehog.

4 ROLES AND RESPONSIBILITIES

4.1. This report should be read in conjunction with other environmental reports for Rascal's Farm, Southwater.

4.2. The overall responsibility for the design of the scheme under The Construction (Design and Management) Regulations 2015 is with the Principal Designer.

4.3. The implementation of this CBEMP is the responsibility of the Project Manager and/or Contractor on behalf of the Developer, who will collectively be responsible for ensuring that the appointed sub-contractors and all site staff are aware of the ecological constraints and the distribution of the CBEMP document accordingly.

4.4. An appropriately qualified Ecological Clerk of Works (ECoW) will be appointed during the construction phase. Reference is made within this document as to when the ECoW would need to be present in order to implement mitigation.

4.5. The appointed Site Manager will be responsible for the day-to-day implementation of the CBEMP and ensuring that the site staff and contractors adhere to the measures set out within the CBEMP. The Site Manager will also be responsible for identifying when the ECoW is required based upon the recommendations in this report.

5 PROTECTION MEASURES - HABITATS

5.1. This section details the practical measures to avoid or reduce impacts on habitats within the Approved Development Site. This includes physical measures, timing restrictions, sensitive working practices and biosecurity protocols. Ecological features of note are identified within the EcIA.

General Measures

5.2. During the construction phase, the following general measures will be implemented to ensure protection of retained habitats on and offsite.

5.3. Site layout and storage:

- The Approved Development Site will be secured using Heras fencing.
- Fencing and signage will be used to delineate clear boundaries of movement for vehicles/people and working/storage areas.
- The site compound/s, including welfare facilities, storage materials and plant has been approved and will be located south of the access road, adjacent to the east boundary.

5.4. Pollution prevention:

- The works will be carried out in accordance with Guidance for Pollution Prevention (GPPs)[3] to prevent pollutants from entering the adjacent terrestrial and aquatic habitats, which includes the Study Area, and to appropriately deal with any pollution incidents should they arise.
- All chemicals will be carefully stored within the site compound/s.
- Should any chemical spills occur then they must be traced, recorded and addressed in compliance with COSHH.
- A spill kit must be available at all times.
- Information on dealing with chemical spills is contained in PPG21 'Dealing with Spills' and a copy of this guidance should be kept onsite.
- Any refuelling of vehicles or any use of chemicals is to be carried out within designated areas

[3] Available at: http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacementseries/guidance-for pollution-prevention-gpps-full-list/.

on an impermeable surface.

- Should any drums be damaged or leaking then these should be removed from the site immediately and disposed of in an appropriate manner.

5.5. Noise pollution:

- A noise control plan will be implemented following bast practice in line with B352283, to include measures such as use of silencers or mufflers on plant and machinery; use of the quietest possible plant; and minimising onsite cutting operations and other noisy activities through off site fabrication where possible.

Habitat Mitigation

Building

5.6. The proposed works within the Approved Development Site entail the demolition of the farmhouse building which has a confirmed bat roost. As such, the demolition of this building will be carried out under a Natural England EPSM licence to ensure that bats are not harmed.

5.7. The mitigation measures detailed in the licence will include a hand strip search of all features suitable for roosting bats, including roof tiles and hanging tiles, prior to the demolition of the building. This will be undertaken under the supervision of a suitably qualified and licenced ecologist. Each tile will be removed carefully and checked beneath for the presence of bats before it is processed. If a bat is found, they will be carefully removed and translocated to a compensatory bat box installed on a nearby mature tree.

Dense scrub

5.8. A number of areas of dense scrub were identified within the Approved Development Site. This habitat has the potential to support a range of species including nesting birds, badger, common amphibians, and there is a known population of slow worms in the northern field.

5.9. As such, it is recommended that vegetation is cleared in two stages to ensure protected species associated with the habitat are not harmed during works.

5.10. This would involve first cutting the vegetation to a height of 10-15cm in a directional manner starting from the centre of the field. The field should then be left for 24 hours to allow any species that may be present to move out of the area into surrounding habitats. Following this, the vegetation can then be cut down to ground level, again using directional cutting. This will be carried out under the supervision of a suitably qualified ecologist to ensure there is no harm to reptile or amphibian

species.

5.11. It is also recommended that scrub vegetation is removed outside of the accepted nesting bird season (March-August inclusive) or after a nesting bird check by a suitably qualified ecologist.

5.12. Any scrub removed in the northern field along the boundaries of the woodland will be done under a Natural England EPSM licence for dormice.

Grassland

5.13. An area of species rich mesotrophic grassland is present within the Approved Development Site. This habitat has the potential to support a range of species including badger, hedgehog, common amphibians and reptiles

5.14. Semi-improved-neutral grassland is also present within the Approved Development Site, this is currently grazed as a horse paddock. If the grassland sward height has risen significantly by the time of works then it should be cleared following the same measures as above if required.

Woodland and hedgerow

5.15. The hedgerow and woodland areas within the Approved Development Site have the potential to support nesting birds, badger, reptiles, common amphibians and dormice. Any clearance works are to be carried out then this should be undertaken outside of the nesting bird season (March-August inclusive) or after a nesting bird check by a suitably qualified ecologist.

5.16. Any clearance of hedgerows or woodland within the Approved Development Site will be carried out under a Natural England EPSM licence for dormice.

Individual trees

5.17. There are a number of individual trees within the Approved Development Site. If these are to be removed all clearance works are to be done outside of the nesting bird season (March-August inclusive) or after a nesting bird check has been done by a suitably qualified ecologist.

5.18. Four trees on-site were assessed as having potential to support roosting bats. These trees should not be removed until an appropriate bat survey has been undertaken.

6 PROTECTION MEASURES - SPECIES

General measures

6.1. General measures will be adopted to safeguard any wildlife that may be present on the Approved Development Site during site preparation and construction phases. These are as follows:

- Where possible machinery and building materials should be stored in containers, on raised pallets or on areas of hardstanding.
- Heras fencing (or similar) protecting biodiversity protection zones (BPZs) will be subject to weekly checks by the site manager to ensure this is still in place and isn't damaged or compromised.
- Any excavations will be covered at night. Where this is not possible a means of escape must be provided in the form of a ramp to allow trapped fauna to escape.
- Excavations must be managed to avoid the formation of temporary waterbodies.
- All temporarily exposed pipes must be capped overnight to prevent animals gaining access and later becoming trapped.
- The storage of any chemical within the construction site will be contained in such a way that they cannot be consumed or knocked over by any wildlife.

Fauna

<u>Bats</u>

6.2. Bat emergence surveys were undertaken in 2019 which identified a single soprano pipistrelle emerging from the farmhouse

6.3. Update emergence surveys were carried put in 2022 and 2023 which identified bats emerging from the chimney of the farmhouse

6.4. The farmhouse building within the Application Site underwent an update emergence survey in 2025 which confirmed the continued presence of roosting bats.

6.5. Demolition should therefore only be undertaken under an EPSM licence for bats.

6.0 The proposed mitigation strategy will be detailed within the EPS licence. However, a summary of the mitigation strategy is provided below, which demonstrates that the development is capable of

achieving an EPS licence.

Pre-commencement

- Works impacting upon bat roosts will not commence until the EPS licence is in place.
- Prior to the commencement of works, contractors will be made aware of the potential presence of bats (and other protected species), their legal protection and safe working practices to avoid harming bats. They will be informed that in the event any bats are found when the licenced bat ecologist is not in attendance, works must stop, they must not be handled and ACD Environmental Ltd contacted in the first instance.
- Bat boxes will be erected on retained trees. This will provide a suitable location for crevice-dwelling bats to be moved to only by the licenced bat ecologist with gloved hands using a cloth bag. Only active bats would be moved and in the unlikely event that hibernating bats are found (unlikely given the timing of the works), they will not be moved until they are no longer in hibernation.

Timing

- The works impacting on areas where roosting bats have been confirmed must be timed during the spring and/or autumn in order to avoid the maternity and main hibernation seasons.

6.6. The Approved Development Site also provides suitable habitat for foraging and commuting bats in the form of hedgerows and woodland. These habitats act as green corridors, providing connectivity for commuting bats to and from high-quality habitats such as larger parcels of woodland in the wider area.

6.7. The following measures should be implemented with regards to construction site lighting to minimise light spill onto the surrounding habitats and protect commuting/foraging habitat for bats:

- Temporary lighting during the construction phase will be minimised to task related lighting only must only be used if absolutely required.
- There are limits on working hours where construction activities are permitted to daylight hours, which will inherently minimise the requirement for lighting.
- Any lighting must not be left on permanently outside of normal working hours.
- Any lighting must be directed within the construction site to minimise light spill on adjacent

habitats.

- If security lighting is required, it is recommended that it is motion sensitive with hooded luminaires.
- No lighting will be directed towards or in the vicinity of any mitigation/enhancements for fauna e.g. bat, bird and hazel dormouse boxes.

Badger

6.8. Any scrub to be cleared should be subject to a visual check for badger prior to works commencing by an ecologist with all works undertaken under supervision by the ecologist with regular checks undertaken during the vegetation clearance. If a badger sett is identified during the clearance works, then all works within 30m should cease and the sett closed under licence, the details of which would be set out within a separate badger mitigation strategy.

Birds

6.9. It is recommended that any clearance works to habitat suitable for nesting birds is undertaken outside of the nesting bird season (March-August inclusive), or after a nesting bird check has been undertaken by a suitably qualified ecologist.

Dormice

6.10. Surveys carried out in 2019 confirmed the presence of dormice in the woodland edge and dense scrub surrounding the site. The majority of the scrub and woodland edge habitat will be retained; however, any clearance of woodland or adjacent scrub will need to be carried out under a Natural England EPSM licence for dormice.

Reptiles

6.11. A peak count of 12 adult slow worm was recorded on the 31st May 2019. Two subadult grass snake were identified on the 31st May 2019.

6.12. The majority of reptile sightings were in the rough grassland and scrub field in the north of the Approved Development Site.

6.13. Any clearance of tall grassland or scrub habitat should be carried out sensitively using a phased approach whereby vegetation is first cut to 10-15cm in a directional manner, starting at the centre of the field and moving outwards. This area should then be left for 24 hours to allow any reptiles that may be present to move out of the area into surrounding habitats. Vegetation can then be cut down to ground level, again using directional cutting. This will be carried out under the supervision of a

suitably qualified ecologist.

6.14. Following the cut to ground level a soil strip can take place as necessary. This must be carried out during suitable weather conditions when reptiles are active between April to September inclusive and when the air temperature is between 9-18˚C and will also be undertaken under the supervision of a suitably qualified ecologist. If any reptiles are found during this process, they will be carefully captured and transported outside the boundary of the Approved Development Site to a suitable receptor area.

6.15. Throughout the construction phase, any grassland or overgrown scrub present within the construction zone should be maintained at a short height to prevent any reptiles or other wildlife moving into the Approved Development Site.

6.16. Any excavations (e.g. trenches/pits) will be covered when works are not taking place to ensure that they do not fill with water and to minimise the chance of wildlife gaining entry. If any excavations are left open, then there must be a means of escape provided by means of a timber board installed as a ramp. Any excavations will be inspected each morning to ensure no wildlife has become trapped overnight and if so, an ecologist will be contacted immediately.

6.17. Additionally, the storage of hard building materials, e.g. aggregate and timbers, within the construction site will be given careful consideration. Such materials should be stored off the ground and covered with sheeting minimise the chance of reptiles adopting such features for shelter/hibernation.

Other mammals

6.18. Any dense scrub should be subject to a staged cut and visual inspection for hedgehog as set out in relation to badgers above.

7 SCHEDULE OF WORKS

7.1. The work schedule relating to ecology during the construction phase is set out within **Table 2** below.

7.2. In the instance that any deviance from the schedule below is required, the Developer and/or the Site Manager is to contact an ecologist at ACD Environmental Ltd to confirm agreement to any amendments.

7.3. A written record should be kept of actions taken to protect the biodiversity at the Approved Development Site during the construction phase. This should include a record of ECoW presence, any discovery of protected/notable species and actions taken to protect wildlife and their habitats. If required, these documents should be submitted to Horsham District Council.

7.4. The colour coding within **Table 2** is as follows:

	Suitable months - no ECoW supervision required
	Suitable months - ECoW supervision/ecologist presence required
	Unsuitable months

7.5. Where ECoW presence is required the relevant species/species group consideration is demonstrated as follows:

	Badger/hedgehog
	Nesting birds
	Roosting bats
	Hazel dormouse
	Reptiles

Table 2: Schedule of works during construction showing suitable months and when ECoW supervision/ecologist presence will be required.

Action	J	F	M	A	M	J	J	A	S	O	N	D
SITE CLEARANCE WORKS												
Demolition of all outbuildings and removal of suitable vegetation within the Approved Development Site. Nesting bird checks will be carried out within 48 hours prior to demolition by the ECoW if works take place between February to August.												
Works to above ground vegetation of suitable hazel dormouse habitat.												
Clearance of stumps and roots within suitable hazel dormouse habitat												
Demolition of the farmhouse under EPS licence (timings subject to roost characterisation)												
Clearance of scrub and long grassland												
Scrub clearance (hedgehog and badger)												
THROUGHOUT CONSTRUCTION PHASE												
Checks to be carried out each day to include a check of any exposed excavations/pipes to ensure no animals have become trapped overnight, and a check of any mounds for potential mammal burrows.												
Checks to be carried out at the end of each working day to include: ensuring the site is clean and tidy, all chemicals/materials are safely stored, any excavations are covered, pipes are capped and all lighting (except security lighting) has been switched off.												
Weekly check of all protective fencing and signage to ensure this is still in place and functioning.												
Ensure inclusion of integrated bat and bird boxes throughout the build.												

8 CONCLUSIONS

8.1. This CBEMP has been produced to fulfil **Condition 7** of the planning consent for the Approved Development Site (planning reference: TQ 15457 25207).

8.2. The Developer will be responsible for ensuring that the Site Manager is aware of the mitigation detailed within this report and that the mitigation is carried out accordingly. The Site Manager is responsible for making sure that the ECoW is contacted when there are any potential risks to protected species or habitats of ecological value, as identified within this report.

8.3. All works must be undertaken as detailed in this report, to include the sensitive working practices, phasing of work as appropriate and working within the seasonal restrictions detailed. It is essential that the lighting specification detailed is adhered to in full to protect the integrity of the commuting corridors found to be used by bats. The methods detailed will protect the value of the Approved Development Site to protected species.

8.4. This CBEMP is a working document and will be reviewed periodically by the Site Manager, with input from the ECoW as required. Any necessary changes will be agreed upon and included within this CBEMP.

8.5. Providing that the mitigation measures recommended within this report are adhered to, the development will be in accordance with current legislation for protected and notable species present within the Approved Development Site.

APPENDIX 1: PHASE 1 HABITAT MAP



Legend

- Tree
- Hedges and trees
- Fence
- g3c - other neutral grassland
- g4 - modified grassland
- w1f - lowland mixed deciduous woodland
- h - heathland and shrub
- h3 - dense scrub
- u1b5 - buildings
- u1c - artificial unvegetated unsealed surface

ACD ENVIRONMENTAL

Barratt Redrow

scheme: Rascal's Farm, Southwater
client: BRSC
drawing: Baseline habitat map
date: 04/11/2025
scale: NTS at @ A3
drawing no.: BDWSC24935
drawn: MJRS

APPENDIX 2: SITE PHOTOGRAPHS

Image 1: Farmhouse building



Image 2: Scrub habitat in northern field



Image 3: Grazed horse paddocks



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