



Construction Environmental Management Plan (CEMP) : Biodiversity

Glebe Farm, Steyning

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REDACTED – FOR PUBLIC DOMAIN

Report	Construction Environmental Management Plan (CEMP): Biodiversity (Condition 7)
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Client	Vistry
Date of Issue	23 rd May 2025
Status	Final

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1.0 INTRODUCTION

1.1 Brief

Ecosupport Ltd were commissioned by Vistry to produce a Construction Environmental Management Plan (CEMP): Biodiversity for the development of the site known as 'Glebe Farm, Steyning'. This was requested to satisfy the discharge of condition 7 of the planning approval (DC/21/2233) which states the following:

"7. Pre-commencement Condition: *As part of each reserved matters application and prior to commencement of development, 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.*
- i) Details of any lighting required*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority

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 (Priority habitats & species) in accordance with Policy 31 of the Horsham District Local Plan and Policy 1 of the Steyning Neighbourhood Development Plan (2022)."

1.2 Aim

The aim of the CEMP is to protect the ecological interests on the site during the construction period. This includes habitats of importance to be retained and various protected species such as bats, [REDACTED] Great Crested Newts, reptiles and breeding birds. This report details the approach which

construction workers will adopt in dealing with the potential ecological impacts associated with various construction activities, including:

- Details of construction activities which have potential to impact on biodiversity interests of the site;
- Details of sensitive biodiversity zones that require specific protection;
- Method statements to avoid and mitigate impacts on protected species from construction works;
- Details of locations and timing of works to avoid impacts on protected species;
- Outline works which require supervision by an Ecological Clerk of Works (ECoW)
- Outline the roles and responsibilities and lines of communication of the involved parties including the developer, site manager, ECoW and any other contractors/subcontractors;

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority and/or Natural England.

1.2 Site Description & Location

The site comprises a parcel of land in Steyning, West Sussex BN44 3YR (centred on OS grid reference TQ 18442 11532) (**Fig 1**). The site is used for grazing animals across a number of small paddocks (including horses and sheep), with a number of small caravans/mobile units located in the southwest of the site, with additional livestock kept in this area as well. In addition, the site includes No. 37 Kings Barn Lane to the south. The site is bound by a public footpath to the north, King's Barn Lane to the east, vegetated gardens and developed land to the south, and the A283 to the west. The wider environment consists of developed land and vegetated gardens in Steyning, with some agricultural fields to the north, and the Local Wildlife Site River Adur Water Meadows & Wyckham Wood situated to the east. Further to the south of the site lies the South Downs National Park.

Figure 1. Redline location plan of the site.



1.3 Proposed Development

The site has been granted outline approval by Horsham District Council under application No (DC/21/2233) for up to 265 dwellings, demolition of No. 37 Kings Barn Lane to provide new pedestrian/cycle/emergency link, provision of vehicular access from the A283 Steyning by-pass, provision of public open space, community orchard, sustainable drainage and other ancillary and enabling works. All matters reserved except for vehicular access from A283.

2.0 BASELINE DATA

2.1 Vegetation Survey Results

Initial vegetation surveys were undertaken by Robert Sinclair and Rebekah Baker of Tyler Grange Group Ltd on the 30th April and 11th August 2020 based upon 'Phase I Survey Methodology' (Tyler Grange, Ecological Assessment 2021). An update vegetation survey has since been undertaken by Adam Jessop MSc MCIEEM of Ecosupport Ltd on the 17th January 2025. The vegetation within the site has been described below using the UK Habs Habitat Definitions Version 2.0 (UKHab Ltd., 2023). The below species noted should not be considered an exhaustive list and instead refer to dominant, characteristic and other noteworthy species associated with each community within the survey area. The habitat types on site comprise (**NB these were all comparable to the corresponding Phase 1 habitat type identified by Tyler Grange**):

- Modified grassland (g4) – *secondary codes: Tall forbs [16, Tree [200] (Figs 2 & 3)*
- Lowland mixed deciduous woodland (w1f) – *secondary codes: Line of trees [33] (Figs 4 & 5)*
- Native hedgerow (h2a) – *secondary codes: Hedgerow with trees [11] (Fig 6)*
- Bramble scrub (h3d)
- Built-up areas and gardens (u1)
- Developed land; sealed surface (u1b)

Figure 2. A parcel of modified grassland which dominates the site (taken January 2025).



Figure 3. An area of tall forbs located along a field boundary on site (taken January 2025).



Figure 4. A small area of Lowland Mixed Deciduous Woodland situated to the north of the site (taken February 2025).



Figure 5. Line of trees (outside of reline boundary) situated along the northern boundary of the site (taken January 2025)



Figure 6. A native hedgerow with trees located within the central part of the site (separating two of the g4 grassland parcels) (taken January 2025).



2.2 Protected or Notable Species

Full details of survey results can be found within the Biodiversity Enhancement Strategy / Landscape and Ecological Management Plan (Ecosupport Ltd., 2025) however the findings have been summarised in the below sections.

2.2.1 Roosting Bats

Tyler Grange (2021) previously conducted one dusk emergence survey and one dawn re-entry survey of No. 37 Kings Barn Lane – no bats were recorded to emerge or re-enter and this building was not considered to support a bat roost. Following an updated Preliminary Roost Assessment conducted by Ecosupport Ltd. in 2025, this building was assessed as being of moderate potential for roosting bats and will be subject to 2 No. dusk emergence surveys in May / June 2025. All other buildings on site are considered to be of negligible potential for roosting bats.

A Ground Level Tree Assessment of the trees to be removed from the site was conducted by Louise Davies BSc (Hons) (Project Ecologist with Ecosupport Ltd.) on the 4th February 2025 (acting under class level 2 survey licence number 2015-13366-CLS-CLS). A number of trees have been identified for removal, as per the Preliminary Arboricultural Impact Assessment (Tyler Grange, 2021). Those trees which require further assessment have been identified in **Table 1** below, with estimates of suitability for roosting bats and PRFs categorised according to **Table 2** below.

Table 1. Estimated suitability of trees due to removal for roosting bats, based on PRF's noted during the GLTA conducted by Ecosupport in 2025.

Tree No	Tree Species	PRF's Noted	Estimated Suitability	Image
T8	Goat Willow	Broken off limbs and decay in the stem	Suspected PRF-I, requires a single PRF inspection survey and endoscopy	Figure 7. Tree number T8 planned for removal, featuring broken limbs and decay 

T28	Sycamore	Decay cavity present on the east side of the stem	Suspected PRF-I, requires a single PRF inspection survey and endoscopy	Figure 8. Tree number T28 planned for removal, featuring a decay cavity along the stem 
G8	Field Maple, Cockspur Thorn, Hawthorn, Elder, Blackthorn, Sycamore, Lime, Cherry	Group of trees covered in ivy which could obscure potential features beneath. Singular willow tree with a branch fork which could not be properly seen from the ground. Singular willow tree with broken limb and additional rot holes.	Willow Trees – suspected PRF-I's, requires a single PRF inspection survey and endoscopy each. Ivy covered trees – require PWMS	Figure 9. A group of trees (G8) with numerous PRF's, including a Willow tree with a branch fork.  Figure 10. A group of trees (G8) with numerous PRF's, including a Willow tree with numerous rot holes and a broken limb

				
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Table 2. Categorisation of PRFs (from Table 6.2 (Colins (ed), 2023)).

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.2.2 Foraging and Commuting Bats

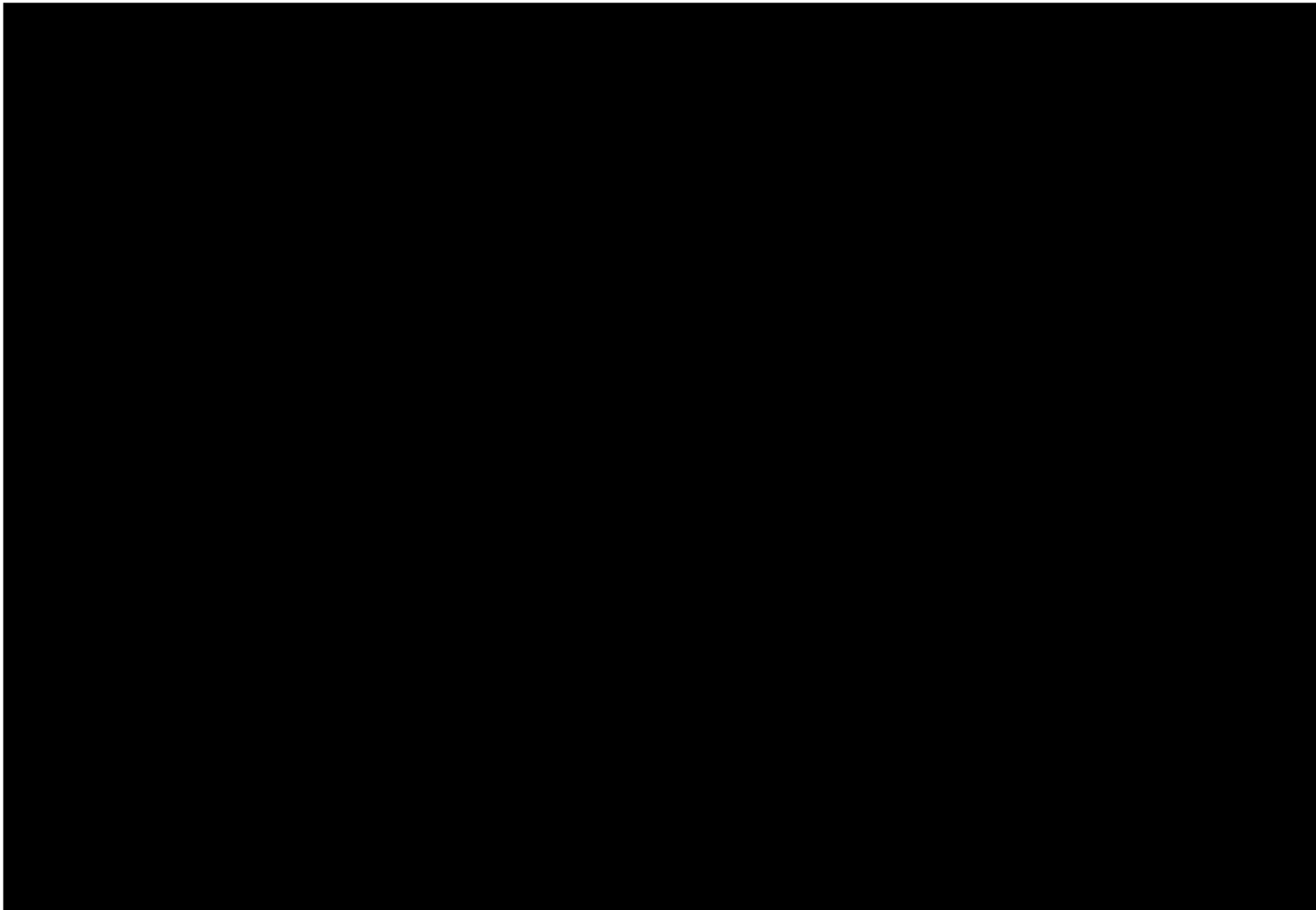
Previous survey work conducted by Tyler Grange (2021) found the habitat on site (woodland, scrub, hedgerows) and surrounding local environment to provide suitable foraging and commuting habitat for bats. As a result, 2 activity surveys were conducted, in addition to the deployment of 2 statics for 5 days in May and July 2020. During this survey work, Common Pipistrelle and Soprano Pipistrelle were the most frequently recorded species, with occasional recording of Noctules, *Myotis* and Serotines. From this, they concluded that the key habitats were the hedgerows and woodland.

During the updated site walkover conducted by Ecosupport Ltd. in 2025, habitats were noted to be largely unchanged from the most recent survey efforts, with the woodland, scrub and hedgerows continuing to provide potential habitat for foraging and commuting bats. As a result of the similar habitat types present on site, it is considered the works completed to date provide an accurate representation of the activity of foraging and commuting bats on site, and that further survey work would be unlikely to produce contrasting results.

[REDACTED]

[REDACTED]

[REDACTED]



2.2.4 Reptiles

Previous survey work conducted by Tyler Grange (2021) recorded a low population of Slow Worm and Common Lizard on-site (max counts of 2 Slow Worms and 3 Lizards restricted to the northern boundary). Suitable habitats identified on site for reptiles include the field margins, scrub and tall ruderal vegetation.

During the updated site walkover conducted by Ecosupport Ltd. in 2025, habitats were noted to be similar to those identified in previous ecology reports with any suitable habitat restricted to the sites longer, more unmanaged margins. These observations align with the previous survey work conducted by Tyler Grange (2021) and consequently it is considered that survey works completed to date provide an accurate representation of the reptile population present on site, and that further survey work would be unlikely result in a different population class assessment.

2.2.5 Great Crested Newts (GCN)

A total of 14 waterbodies were identified within 500m of the site. As described in detail in the BES / LEMP (Ecosupport Ltd., 2025), the majority of these were geographically isolated from the site or considered unsuitable for GCN. However, ponds 1-4 do benefit from connectivity to the site and have been subject to further survey work.

Tyler Grange (2021) previously conducted an eDNA survey for ponds 1 and 4, with pond 4 returning a positive result (and pond 1 a negative result). Following this, pond 4 was subject to six population surveys using torching, netting and egg searching, where no presence of GCN was recorded (bottle trapping was not used due to Covid 19 restrictions). Ponds 2 and 3 could not be accessed.

During the updated site walkover conducted by Ecosupport Ltd. in 2025, habitats on site were noted to be similar to those noted in previous reports. As Pond 2 and Pond 3 were not previously accessible, these were assessed for their suitability for GCN. Pond 3 is now fully dried, and landowners indicated that it has been dry for an extended period and therefore will not be appropriate for GCN. Pond 2 was subject to an HSI assessment, where it was deemed to be of good suitability for GCN.

Given their previous suitability for GCN, Ponds 1 and 4 were subject to updated eDNA surveys along with Pond 2 during April / May 2025. As described in more detail in the BES / LEMP (Ecosupport Ltd., 2025), all of the ponds all returned negative results for GCN with GCN therefore deemed likely absent from both the ponds and the site itself.

2.2.6 Hazel Dormice

Previous survey work conducted by Tyler Grange (2021) recognised the hedgerows and scrub on site as potentially suitable habitat for Dormice, however they are of 'limited quality', and lack the connectivity to other suitable habitats in the wider landscape from the site. As a result of this, and the lack of Hazel Dormouse records from the desk study, the site was considered to be of negligible ecological value to Dormice.

During the updated site walkover, the hedgerows and scrub on site were still potentially suitable habitat supporting native fruiting and flowering species although they are not contiguous with any area of woodland in the wider landscape. The understorey within the woodland areas on the northern boundary is also relatively sparse as seen in Fig 8 (which would further reduce suitability). Given the updated SxBRC has not revealed any records for this species within 2 km, the same conclusion can be drawn (as made by Tyler Grange, 2021) about the site being of **Negligible** potential for Dormice.

2.2.7 Breeding and Nesting Birds

Previous survey work conducted by Tyler Grange (2021) recognised the hedgerows, woodland and scrub on site to offer potential for both foraging and nesting habitat for a number of species, in addition to the buildings present on site. Following Breeding Bird Surveys conducted in 2020, 21 different species were recorded on site, with a singular species of conservation concern identified as a probable breeding species on site - a House Sparrow pair recorded with a singular territory along the southern boundary of the site. Based on these findings, and the habitats present on site, the site was deemed to be of local ecological importance for Breeding and Nesting Birds.

During the updated site walkover, the habitats on site were noted to still offer potential for foraging and nesting, remaining largely unchanged from the previous survey work in 2021. Based on this overall lack of change to on-site habitats, it is unlikely that additional survey work would produce contrasting results to previous survey work, which is likely still an accurate representation of the site's use by breeding and nesting birds.

2.2.8 Hedgehogs

Previous survey work conducted by Tyler Grange (2021) identified the boundary habitats on site and introduced planting as potential habitat for foraging and sheltering hedgehogs. This report considered the site to be of local ecological importance to Hedgehogs.

During the updated site walkover, the boundary habitats on site continued to provide potential habitat for foraging and sheltering hedgehogs. Considering the habitat quality and local records, the site is considered to offer **Moderate Potential** for Hedgehogs.

2.2.9 Riparian Mammals

Previous survey work conducted by Tyler Grange (2021) identified that, despite the records of Water Voles within 2km of the site, the habitats on site and in close proximity to the site are not considered suitable for riparian mammals. Therefore, the site was considered to be of negligible ecological importance for Riparian Mammals.

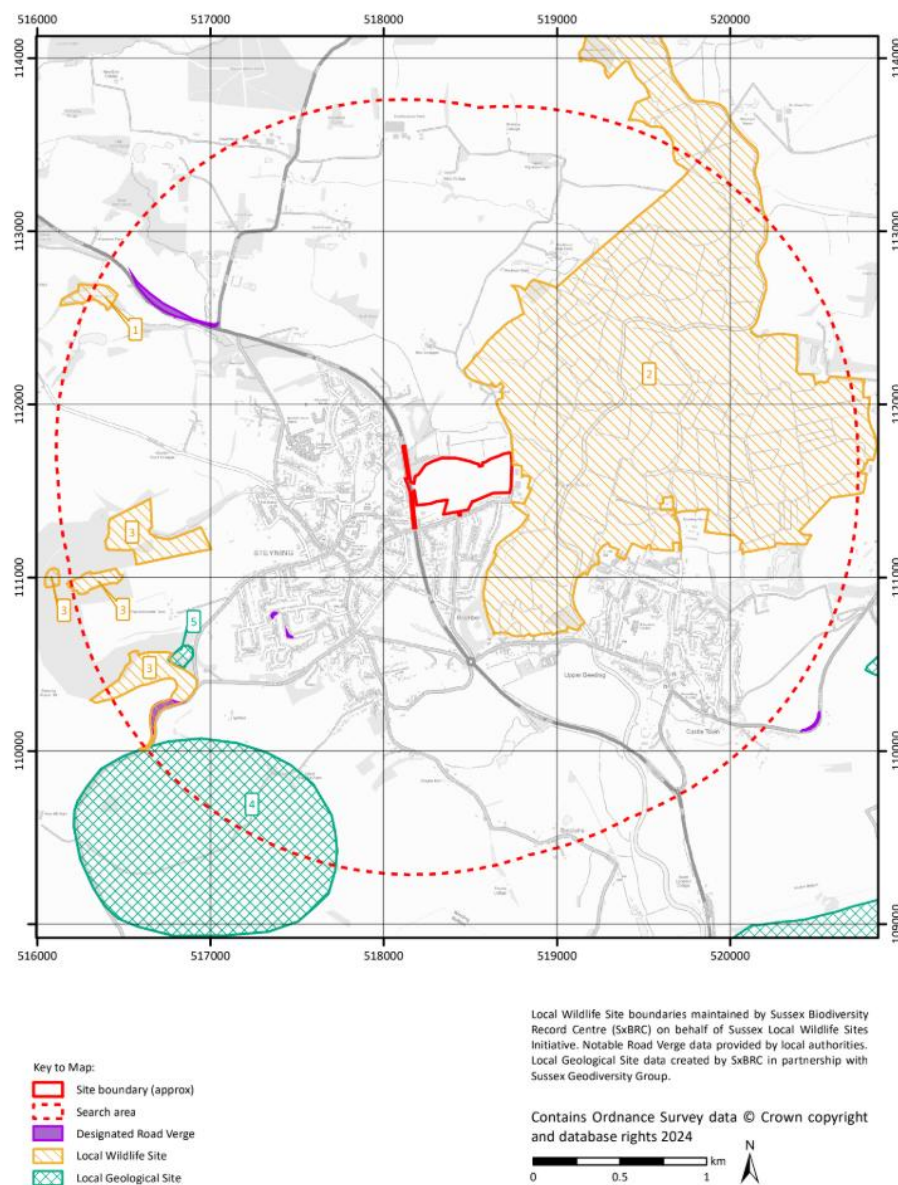
The habitats on site remain unchanged from the previous survey work, with habitat still unsuitable for riparian mammals (there are no flowing water bodies within 30m of the site). Consequently, the site is considered to still be of **Negligible Potential** for riparian mammals.

2.2.10 Designated Sites

NB Details of the all of the designated sites lying within the vicinity of the site are provided within the BES / LEMP (Ecosupport Ltd. 2025). Only those sites which may be impacted during the construction phase of the development are detailed herein.

The River Adur Water Meadows and Wyckham Wood Local Wildlife Site lies directly adjacent to the eastern boundary of the site (see label 2 in **Fig 12** below).

Figure 12. Non-statutory designated sites within a 2km radius of the site (SxBRC, 2024)



3.0 BIODIVERSITY PROTECTION ZONES

Several Biodiversity Protection Zones (BPZs) will be established across the site to ensure the protection of habitats deemed valuable for those protected species utilising the site including bats, [REDACTED] reptiles, and breeding birds. The BPZs include [REDACTED] the 10m buffer to the adjacent River Adur Water Meadows and Wyckham Wood Local Wildlife Site, as well as the retained hedgerows and trees on site.

The BPZs will be protected by Heras fencing. The location of BPZs and protective fencing can be seen in **Appendix 1** with the fencing locations largely guided by the Tree Protection Plan (ACD Environmental, 2025). The protective fencing must remain in place for the duration of construction. Access for construction workers, heavy machinery and storage of materials will not be permitted within the Biodiversity Protection Zones and an ecologist must be contacted should access be required.

4.0 CONSTRUCTION MITIGATION MEASURES

4.1 Risk Assessment

A summary of the risk assessment of potential impacts and reference to relevant method statements has been provided in Table 3.

Table 3. Summary of risk assessment and mitigation

Ecological Feature	Risk Assessment of Potential Impacts	Summary of Mitigation Required & Relevant Method Statements
Retained habitats and adjacent Local Wildlife Site	Damage from machinery or from storage of materials, soil compaction	Before construction - Protective fencing and BPZs established (Section 5.2) - Toolbox talk (Section 5.1) During construction - Regular monitoring of fencing and fencing repairs as needed (Section 5.8)
	Accidental killing, harm or disturbance to species using retained habitats	
	Damage from pollution such as atmospheric pollution (e.g. dust) coating vegetation or aquatic pollution from runoff leading to deposition of soil, silt or chemicals in sensitive habitats, which could lead to degradation of habitat	Before construction - General good practice measures are detailed in Section 4.2 below. During construction - Ecological monitoring (Section 5.8)
Roosting bats	Killing, injury and/or disturbance of bats and destruction or damage to roosts (if present)	Before construction - Complete emergence surveys of 37 Kings Barn Lane - Complete PRF inspection surveys of relevant trees - Toolbox talk (Section 5.1) – if roosts present - Relevant Natural England licences obtained (Section 5.3) – if roosts present During construction - Relevant method statements enacted in line with survey results - Install compensation bat boxes (Section 5.3) After construction - Confirm compensation bat boxes are in place (Section 5.3)
Foraging and commuting bats	Lighting may impact on foraging and commuting activity	During construction Sensitive lighting (Sections 5.3 & 5.8).

Badgers and nocturnal mammals	Badgers and other terrestrial mammals may become entrapped in excavations or may be killed or injured during works (such as collision with vehicles)	During construction Precautionary measures will be employed during construction (Section 5.4)
Reptiles	Accidental killing or ham to reptiles	Before construction • Toolbox talk (Section 5.1) During construction • Sensitive habitat removal (Section 5.5) • Destructive search (Section 5.5) • Maintenance of unsuitable habitat within construction area (Section 5.5).
Nesting birds	Nesting birds may be impacted by vegetation clearance resulting in death, injury or disturbance.	During construction • Timing of vegetation clearance to avoid March-September if possible (Section 5.6) • If not possible, a nesting bird check will be carried out within 48 hours prior to works and any nests retained (Section 5.6)

4.2 General Good Practice Construction Measures

The below sections outline general good practices to adopt to ensure protection of ecological features. These will be included within a full CEMP which will detail the required site-specific measures.

4.2.1 Dust Generation

Generation of dust will be mitigated by wetting down and/or using screening as needed. Particular care will be taken around the BPZs or valuable retained habitats such as woodland.

4.2.2 Excavations and Trenches

Any excavations or trenches will be covered at night and/or escape ramps will be provided to prevent nocturnal species such as [REDACTED] hedgehog from becoming trapped. These areas will be inspected each morning to ensure no wildlife has been trapped.

4.2.3 Open Pipework

Any open pipework larger than 15cm diameter will be covered at the end of each day to avoid mammals such as Hedgehogs from entering pipes and potentially becoming trapped.

4.2.4 Hazardous Materials and Waste

Any chemicals or hazardous materials and waste will be stored in secure areas according to best practice and will be well-labelled. No construction materials will be stored within BPZs and any hazardous materials will be stored away from the BPZ.

4.2.5 Storage of Materials

Materials will be stored to avoid creating potential refuges for wildlife. This includes avoiding stacked or piled materials on the ground. The site should be kept tidy with storage of materials off the ground such as on pallets or in skips. Materials will be stored away from valuable retained vegetation where possible (e.g. woodland) to avoid impacts from dust generation or disturbance of wildlife species.

Storage of stockpiles or soils should be smoothed as much as possible to prevent opportunities for cavities or burrows being created. If an animal is found within the site, it should be moved gently to habitat away from the working area, or an ecologist consulted if required.

5.0 Method Statements for Habitats and Protected Species

The following method statements have been produced to ensure protection of retained habitats and protected species within the site:

1. Toolbox talk
2. Biodiversity Protection Zones
3. Bats
4. [REDACTED] Nocturnal Mammals
5. Reptiles
6. Nesting birds
7. Lighting during construction
8. Ecological Monitoring during construction

5.1 Toolbox Talk

5.1.1 Summary

- **Description:** A Toolbox Talk provided to all site personnel to cover all ecological constraints and method statements.
- **Purpose:** To ensure site personnel are aware of ecological obligations and will carry out construction works as per method statements for the protection of habitats and species.
- **Dates:** Prior to construction commencing, and throughout the construction period for any new site personnel or if there are any significant changes in status of ecological features requiring a change in practice.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW) and Site Manager.

5.1.2 Method Statement

A Toolbox Talk will be provided prior to the commencement of construction. This will be provided by the ECoW to all site personnel. Following this, it will be the responsibility of the Site Manager to provide all information within the toolbox talk to any new site workers as part of their site induction. The information provided to site personnel will include all method statements included within this report to sufficient detail necessary for site personnel to understand ecological constraints and obligations.

5.1.3 Reporting & Further Requirements

A record of the Toolbox Talk will be kept of details including location, date and participants. Participants will sign or initial the record to confirm they have understood the constraints and method statements. Following the initial talk, all new site workers will be provided the toolbox talk as part of their site induction and they will sign to confirm they have understood.

If the Site Manager changes, a Toolbox Talk will be provided by the ECoW to the new Site Manager.

5.2 Biodiversity Protection Zones

5.2.1 Summary

- **Description:** Biodiversity Protection Zones (BPZs) will be established and protected.
- **Purpose:** To protect retained habitats and protected species potentially using those habitats such as Bats, [REDACTED] Reptiles and Nesting Birds.
- **Dates:** Established prior to construction and maintained in place until all construction completed.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW), Fencing Contractor and Site Manager.

5.2.2 Method Statement

Several Biodiversity Protection Zones will be maintained on site as detailed below:

- [REDACTED]
- 10m buffer to River Adur Water Meadows and Wyckham Wood Local Wildlife Site
- Retained hedgerows and trees

These zones will be protected by Heras fencing. **Appendix 1** illustrates the location of the BPZs and protective fencing.

The protective fencing will remain in place until construction works are complete, no site personnel or machinery will enter the BPZs, and no materials will be stored within these areas. Should personnel need to access the BPZs to carry out management works, an ecologist will first be contacted such that appropriate methods can be agreed.

The fencing installation will be overseen by the ECoW, who will ensure it has been correctly installed.

5.2.3 Reporting & Further Requirements

The protective fence will be inspected monthly with an Ecological Inspection Form completed by the ECoW. It will be the responsibility of the Site Manager to ensure the fencing is maintained and any repairs are carried immediately as necessary.

5.3 Bats

5.3.1 Summary

- **Description:** No.37 Kings Barn Lane will be subject to updated emergence surveys and all trees to be removed which support roosting features will be subject to PRF inspection surveys. These surveys will inform the appropriate method statement to be adopted prior to works taking place. In the event of a roost being identified, a licence from Natural England will be applied for and full mitigation strategy prepared.
- **Purpose:** To avoid death or injury to bats (if present) and compensate for the loss of roosting opportunities.

- **Dates:** Updated emergence surveys and PRF inspection surveys will take place between May and August.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW), Vegetation Clearance Contractor, and Site Manager

5.3.2 Method Statement

5.3.2.1 Buildings

As No. 37 Kings Barn Lane is of moderate potential for roosting bats, it will be subject to two dusk emergence surveys in May / June 2025. The results of the scheduled emergence surveys will inform the method statement adopted for 37 Kings Barn Lane. In the event that no bats are recorded to emerge from the building, it will not require any specific mitigation and may be demolished under supervision. In the event that bats are recorded to emerge from the building, a licence will be applied for from Natural England prior to any works taking place with a full mitigation strategy prepared.

5.3.2.2 Trees

The trees identified on site which could potentially support roosting features will be subject to PRF inspection surveys in May / June 2025, which will inform the method statement adopted moving forward. If no evidence of roosting bats is noted in the trees, a PWMS will be prepared with appropriate compensation to be delivered in advance of impacts. If evidence of roosting bats is noted in the trees, additional survey work will be conducted, a licence applied for from Natural England prior to any works taking place and a full mitigation strategy will be prepared.

5.3.2.3 Compensation

To compensate for the loss of roosting resources on site, replacement roosting opportunities will be provided in the form of bat boxes. 10 No. bat boxes will be erected onto retained mature trees on site as detailed below.

- 5 No. Vivara Pro Harlech WoodStone bat box
- 5 No. Vivara Pro Miramare Large Woodstone bat box

5.3.3 Reporting & Further Requirements

All mitigation works will be overseen by the ECoW. A check will also be undertaken upon completion of the works to ensure the compensatory bat boxes are in situ, appropriately located and remain in good condition.

Monthly ecological monitoring and Ecological Inspection Forms (see **Section 5.8**) will also be required as standard.

5.3.4 Lighting During Construction

In order to avoid any disturbance to bats (and other potential nocturnal wildlife), construction works will be limited to daylight hours and will not be undertaken 30 minutes prior to dusk

through to dawn. All lighting should be sensitive to the use of the site by nocturnal wildlife and will comply with Guidance Note 08/23 Bats and Artificial Lighting at night (ILP / BCT, 2023).

[REDACTED]

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A walkover of the site will need to be undertaken by a suitably qualified ecologist in search of recent Badger activity immediately prior to works commencing. In the case that evidence of recent Badger activity is identified, additional buffers may be required to protect the newly identified holes and / or further survey works may be required to assess the status of any new Badger setts on site.

5.5 Reptiles

5.5.1 Summary

- **Description:** There is a low population of Slow Worm and Common Lizard on site. Therefore, all suitable habitat will be subject to a Passive Dispersal Clearance Methodology, with a subsequent destructive search.
- **Purpose:** To prevent accidental death or injury to Reptiles.
- **Dates:** Between Late April - October, prior to construction until completion of construction.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW), Vegetation Clearance Contractor, and Site Manager.

5.5.2 Method Statement

5.5.2.1 Passive Dispersal Clearance Methodology

This will involve suitable habitat being strimmed in two phases, under the supervision of an Ecological Clerk of Works (ECoW). The first cut will be down to a height of no lower than 15cm and cut towards areas of retained habitat encouraging any reptiles into the boundary habitats and hedgerows to be retained. A second cut (the following day) will take the vegetation down to

ground level. These works will be conducted immediately before any ground works to prevent the habitats from re-growing and will be done during the active reptile period (April – September) when temperatures are above 12°C with sunshine.

5.5.2.2 Destructive Search

Following the two-stage clearance, a destructive search will be carried out under the supervision of the suitably qualified ecologist. Topsoil will be gently stripped to 100mm depth using a digger with a toothed bucket. The supervising ecologist will capture any reptiles found and relocate them to suitable retained habitat. Please note, any suitable habitat within the root protection zone will not have the topsoil stripped and will only be maintained cut at ground level.

These works will be undertaken during the active reptile period (April – October) when temperatures are above 12°C with sunshine. This area of habitat will be regularly managed and maintained unsuitable for reptiles for the duration of the works and will be cordoned off from the site to prevent vehicles entering the area. The arisings will be removed, and any materials will be stored off the ground using pallets or skips if stored on site to prevent sheltering reptiles from using them.

5.5.2.3 Maintenance

To ensure that reptiles do not re-enter the construction site, the remaining habitat on site will be maintained as unsuitable for reptiles through regular cutting.

5.5.3 Reporting & Further Requirements

No additional monitoring beyond the monthly ecological monitoring and Ecological Inspection Forms (see **Section 5.8**) is required.

5.6 Nesting Birds

5.6.1 Summary

- **Description:** Vegetation which could support nesting birds will have preventative measures and/or nesting bird checks.
- **Purpose:** To prevent accidental death or injury to birds or disturbance (and abandonment) of nests.
- **Dates:** Prior to construction until completion of construction.
- **Relevant Personnel:** Site Manager, Vegetation Clearance Contractor, and Ecological Clerk of Works (ECoW).

5.6.2 Method Statement

5.6.2.1 Vegetation clearance

Vegetation clearance will be carried out between October and February where possible to avoid bird nesting season.

Where this is not possible, the following measures will be carried out as relevant:

- Any vegetation to be cleared will be checked by the ECoW for nesting birds within 48 hours prior to clearance. If any active nests are present, they will be retained in situ with a minimum c.5m exclusion zone until the birds have fledged. The exclusion zone will be marked with barrier tape with notices placed stating this area will not be disturbed due to nesting birds.

If any birds begin to nest in new buildings being constructed, works will cease and the ECoW will be contacted. An exclusion zone marked with barrier tape and a notice will be put in place as above and works will not proceed until the chicks have fledged.

5.6.3 Reporting & Further Requirements

No additional reporting beyond the monthly ecological monitoring and Ecological Inspection Forms (see **Section 5.8**) is required. However, if nesting activity is identified, active nests may be monitored more regularly to determine when nesting activity is completed for any delayed works to proceed.

5.7 Lighting During Construction

5.7.1 Summary

- **Description:** Artificial lighting will be avoided or minimised.
- **Purpose:** To reduce impacts on bats and other nocturnal wildlife.
- **Dates:** During construction period.
- **Relevant Personnel:** Site Manager.

5.7.2 Method Statement

The following avoidance measures will be carried out during construction to minimise impacts from lighting on nocturnal wildlife:

- Works will be limited to daylight hours and no artificial lighting will be employed unless necessary and agreed with the ECoW
- No lighting will be used outside daytime working hours. If required for security, this will be on a motion sensor with a time limit.
- Where lighting is necessary, it will be directed away from retained habitats, site boundaries or Biodiversity Protection Zones.

5.7.3 Reporting & Further Requirements

No additional monitoring beyond the monthly ecological (see **Section 5.10**) is required. Any changes to lighting will be reported to the ECoW by the Site Manager.

5.8 Ecological Monitoring During Construction

5.8.1 Summary

- **Description:** Monthly monitoring will be carried out.

- **Purpose:** To ensure protection of retained habitats and protected species.
- **Dates:** Beginning at least one month prior to construction and until the completion of construction works.
- **Relevant Personnel:** Ecological Clerk of Works (ECoW).

5.8.2 Method Statement

Monthly inspections by an ecologist will be carried out of the following to ensure compliance with the CEMP:

- Fencing is correctly installed and remains in good repair;
- Biodiversity Protection Zones (BPZs) are protected and in good condition;
- Condition of all retained habitats;
- Implementation of all previous method statements, with the following specific actions as relevant:
 - Inspection of compensatory bat boxes to ensure correctly installed;
[REDACTED]
 - Identification of any new signs of Badger or mammal activity;
 - Adherence to precautionary working methods for reptiles and nesting birds;
 - Adherence to working methods for bats (once established);
 - Identification of any nesting bird activity that may be impacted by works;
 - Adherence to the lighting strategy;
 - Adherence to avoidance measures for nocturnal mammals.

5.8.3 Reporting & Further Requirements

An Ecological Inspection Form will be completed monthly by the ecologist, which will summarise the findings of the monthly inspection. The form will be provided to the Site Manager and Client. If any immediate action is required, the Site Manager and Client will be informed immediately, with necessary remedial actions to be carried out as soon as possible.

6.0 TIMING OF SENSITIVE WORKS

Timings for sensitive works are required. The above method statements detail where specific timings are required. A summary of timings of sensitive works can be seen in **Table 4**.

Table 4. Summary of timings of sensitive works on site.

Species & Relevant Method Statement	Dates / Weather Conditions	Details
Roosting bats (Section 5.3)	TBC	Dependent on the outcome of the emergence surveys (buildings) and PRF inspection surveys (trees), timing restrictions for building and tree removal may apply.
Reptiles (Section 5.5)	April - October in suitable weather >12 °C	Passive Dispersal Clearance Methodology followed by a Destructive Search.
Nesting birds (Section 5.6)	October - February	Vegetation clearance should be carried out outside bird nesting season. If not possible, a nesting bird check will be required between March-Sep, with any nests suitably protected.

7.0 RESPONSIBLE PERSONS AND LINES OF COMMUNICATION

7.1 Ecological Clerk of Works (ECoW)

A suitably qualified Ecological Clerk of Works (ECoW) will be appointed for the development. This person will have suitable qualifications, training, experience and licences to carry out the works on site. The ECoW will be responsible for providing advice to the Client and Site Manager appointed and overseeing sensitive works as needed.

The ECoW will have the following specific responsibilities for the duration of the project:

- Implementation of method statements to ensure all ecological features are protected with mitigation, compensation and enhancements carried out as needed;
- Provision of training and informative updates such as through toolbox talks;
- Completion of monitoring and reporting as per Section 5.8;
- Supervision of all sensitive works, as per the method statements;
- Investigation and reporting of any incidents which may affect ecological features (e.g. spills, pollution, damage to retained habitats, protected species in works site, etc.)
- Completion of regular records and reporting to Site Manager, Client, Contractors, Natural England, LPA, etc. as needed;
- Provision of advice to the Client on any ecological constraints or features as needed; and
- Monitoring post-construction to ensure a compliance check of all compensation / enhancement features, management of habitats and implementation of any additional mitigation needed;

7.2 Roles

The CEMP (Biodiversity) will be distributed to all responsible parties to ensure that the environmental requirements are communicated effectively. Table 5 below describes the roles and responsibilities to ensure the implementation of this CEMP. It is the overall responsibility of the Client to ensure roles are appointed prior to works commencing and that the Contractors are suitably trained to be carrying out the work.

Table 5. Key roles and responsibility.

Role	Responsible Party	Responsibilities
Client	Vistry	• Responsible for appointing Contractors and ensuring all contractors comply with environmental legislation • Responsible for appointing ECoW • Overall responsibility for the implementation of this CEMP
Lead Contractor	TBC	• Responsible for appointing Site Manager • Prepare site specific Risk Assessment and Method Statements taking into account all environmental issues

Site Manager	TBC	• Have a detailed understanding of ecological constraints on site • Provide toolbox talk for all new contractors/sub-contractors as part of site induction • Regular communication with ECoW • Ensure works on site conform to method statements
Contractor/Sub-Contractors	TBC	• Understand ecological constraints on site (i.e. through the toolbox talk as part of site induction) • Report any concerns to Site Manager • Take appropriate action to rectify any non-conformance
Ecological Clerk of Works	TBC	• As described in Section 7.1 • Maintain regular communication and report to Site Manager all ecological constraints, findings or breaches of the CEMP within the site; • Provide monitoring reports to Client at regular intervals

7.3 Training Awareness and Competence

Site staff shall be competent to perform tasks that have the potential to cause a significant ecological impact. Competence is defined in terms of appropriate education, training and experience. Ecological awareness and training shall be achieved by:

- Site induction, including a talk given by the ECoW (or by the Site Manager after the initial Toolbox Talk), during which information on all ecological sensitivities, constraints and the method statements within this CEMP will be provided. The importance of leaving areas outside of the construction zone undisturbed once the protective fencing is installed will be emphasised.
- Information on protected species will be given including field signs to look out for during construction work.
- Environmental posters and site notices will be erected around the site.

7.4 Line of Communication Regarding Ecological Issues

Prior to works getting underway, all staff will be aware of the ecological features and associated issues on site. They will be conscious of the impacts of their actions not only on the retained areas on site but also the locality of nationally and internationally designated sites nearby. They will also be mindful during works of field signs of protected species and finally of the steps to take in the eventuality that an ecological situation arises. Therefore, as soon as an issue is uncovered/advice is needed, the Site Manager will be contacted immediately, who will inform the ECoW to visit site if needed and to advise accordingly.

8.0 SUMMARY OF CEMP

Table 6 below provides a summary of the construction mitigation measures, species at risk, responsibilities and timing of year the works are to be undertaken.

Table 6. Summary of the CEMP (Biodiversity) detailing mitigation measures required, who is responsible for these measures, and when such measures must be carried out.

Ecological Feature	Mitigation Required	Responsible Party / Parties	Timing
Retained habitats and buffer to adjacent Local Wildlife Site	Protective fencing will be put in place to protect retained habitat and BPZs (Section 5.2)	Site Manager	Any time prior to construction
	Toolbox talk will be provided to all personnel accessing site to outline ecological features and risks (Section 5.1)	ECoW Site Manager	Any time prior to construction and continuing during construction for new staff
	Regular monitoring will be carried out of fencing. Any damage to protective fencing will be reported to the site manager, who will organize repairs (Section 5.8)	ECoW Site Manager	Prior to and during construction
	Ecological monitoring will be carried out including inspection of habitats regularly (Section 5.8)	ECoW Site Manager	Monthly by site manager and bi-annually by ecologist throughout entire construction period
Roosting bats	No. 37 Kings Barn Lane to be subject to two dusk emergence surveys with the results of this to inform the method statement. Should roosting bats be identified, a Natural England Licence will be applied for.	ECoW	May - August Prior to construction
	Trees to be removed which hold roosting potential to be subject to a single PRF inspection survey. Should roosting bats be identified, a Natural England Licence will be applied for.	ECoW	May - August Prior to construction
	Bat boxes will be installed on trees to compensate for the loss of roosting resources (Section 5.3).	ECoW	Prior to construction
	Ecological monitoring will ensure all bat features are in place and in good condition (Section 5.8).	ECoW Site Manager	Monthly throughout construction period
Foraging and commuting bats	A sensitive lighting method statement will be in place and adhered to throughout the construction period (Section 5.7).	Site Manager	During construction

[illegible]

9.0 REFERENCES

ACD Environmental (2025) Glebe Farm, Steyning - Tree Protection Plan

Collins, J. (ed) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

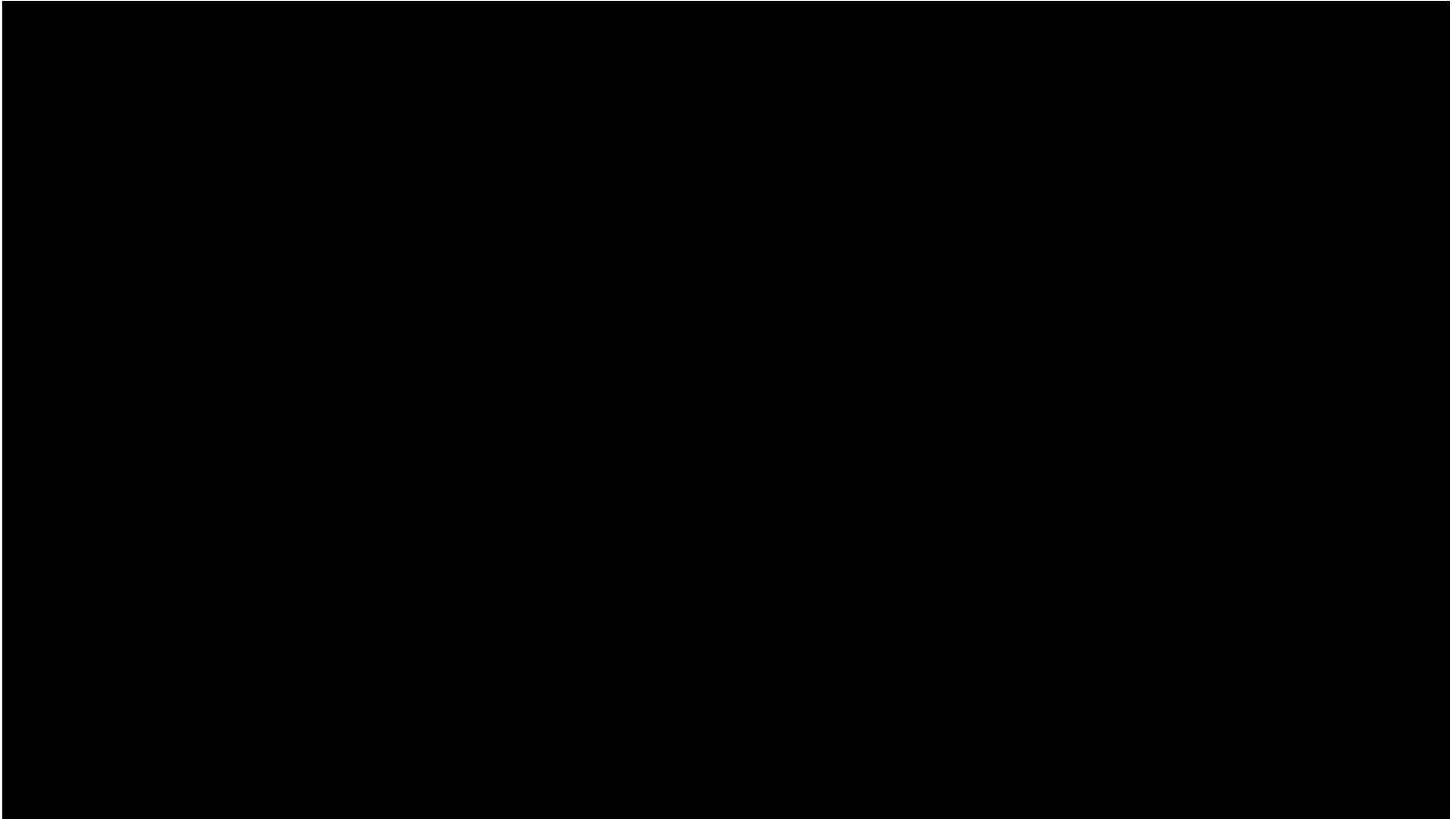
Ecosupport Ltd. (2025) Biodiversity Enhancement Strategy / Landscape and Ecological Management Plan – Glebe Farm, Steyning

ILP / BCT (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night

Tyler Grange (2021). Ecological Assessment, Glebe Farm, Steyning

UKHab Ltd. (2023). UK Habitat Classification – Habitat Definitions Version 2.0 (July, 2023)

APPENDIX 1. Biodiversity Protection Zones and Protective Fencing



APPENDIX 2. Ecological Inspection Form

Report no. _____ Date: _____	Ecological Inspection Form
Site Conditions	
Biodiversity Protection Zones & Retained Habitats	Is protective fencing in place?..... Condition..... CEMP Compliance: YES / NO Action required..... Responsibility..... Date must be completed..... Additional Comments.....
Lighting strategy	Comments..... CEMP Compliance: YES / NO Proposed changes..... Responsibility..... Date must be completed.....
Avoidance Measures for Nocturnal Mammals	Comments..... CEMP Compliance: YES / NO Remedial action:..... Responsibility..... Date must be completed.....
Species specific method statements	
Bats	Works completed since previous inspection.....

	 Works planned..... CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....
Reptiles	Works completed since previous inspection..... Works planned..... CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....
Nesting Birds	Description..... Restrictions on works..... CEMP Compliance: YES / NO Departures from CEMP..... Action required.....

	Responsibility..... Date must be completed.....
CEMP Compliance: YES / NO Departures from CEMP..... Action required..... Responsibility..... Date must be completed.....	
Any other relevant works	Description..... Action required..... Responsibility..... Date must be completed.....
Signed by ECoW	
Date	
Communicated to and copy has been provided to Site Manager	YES / NO (if no, state reason)