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FRAMEWORK CONSTRUCTION & ECOLOGICAL MANAGEMENT PLAN

Client

Nutfield Park Developments Ltd

Project

Nutfield Green Park,

Nutfield

Date

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1.0 INTRODUCTION

1.1 This Construction and Environmental Management Plan (CEMP) has been prepared by FPCR Environment & Design Ltd. on behalf of Nutfield Park Developments Ltd and provides draft working methods to be adopted during construction with respect to ecology and biodiversity at the proposed Nutfield Green Park, Tandridge (Central OS Grid Ref: TQ 30576 50986) herein referred to as 'the Site'.

1.2 The proposals include seeking outline planning permission for the development of the site for 166 new homes (Use Class C3) and an Integrated Retirement Community with 70 care home beds and 41 extra-care facility beds. In addition, proposals include the creation of new access, landscaping and associated works to facilitate the development, in phases which are severable (Outline with all matters reserved, except for Access). Approx 88% of the site area is retained for habitat creation and enhancement.

1.3 As the Site is currently seeking Outline planning permission for the majority of the Scheme, the details of the proposed development have not yet been set and will be subject to change during the detailed design stage for a reserved matters application. Consequently, this document provides draft measures only for minimising the ecological impacts of the construction phases of the proposals. These measures will be refined, with more detail provided where relevant, at the detailed design stage and this CEMP can be updated where required.

1.4 Full details of the site, its ecological value and an outline of the recommended mitigation measures can be found within the Ecological Impact Assessment (FPCR 2024) and other supporting reports submitted as part of the planning application, with relevant summaries provided below.

Site Location and Context

1.5 The Site is approximately 58.8ha in size and is located to the North of the Village of Nutfield in the Tandridge Borough area. It comprises a former quarry that has been historically restored and has become dominated by a mix of habitats. A large portion of the site is wooded, with some examples of mature semi-natural woodlands present in the south, plantation woodlands in the centre/north of the Site and a large area of self-set birch/willow woodland in the centre of the Site. Two large pasture grasslands are present in the central/northern part of the Site, while a compartment of coarse grassland in present in the south-west of the Site. Small blocks of mixed scrub are scattered around the site while extensive areas of bramble scrub are present in the south-east and south-west. Three waterbodies are also present on Site which comprise two fishing lagoons in the north of the Site and a central woodland pond. The proposed development area of the Site extends to 8.7ha. It comprises a field of neutral grassland, bordered by hedgerows and mature trees.

1.6 In the surrounding landscape, the Site abuts the residential environs of the established settlement of Nutfield to the south. To the west (outside the site boundary) lies a restored landfill site which sits between the Site and the extant Patteson Court Landfill Site (Biffa Plc, Cormongers Lane, Redhill). Eastwards, the landscape comprises a mix of woodlands, pasture grassland, arable fields and the Mercers South Quarry Site to the north-east. To the North lies additional areas of woodland and farmland before the landscape becomes dominated by the residential environs of South Merstham.

Objectives of Framework CEMP

1.7 The objective of this Framework CEMP is to minimise any potential risks to the species and habitats that are, or are likely to be, present within the Site during the construction process.

1.8 This document lists the relevant legislation associated with the species considered likely to be present on site and those for which best practice measures are recommended. The subsequent sections detail the recommended working practises to be carried out prior to, or during development.

1.9 This Framework CEMP will be updated at the detailed design stage with additional measures and details provided where necessary. This will be by the Principal Contractor (PC) and an Ecological Clerk of Works (ECoW). Following the implementation of any draft once planning permission has been granted, the CEMP will be reviewed by the PC and ECoW every six months until completion of all construction and landscaping works, to ensure that it remains suitable and that environmental commitments are being met. Any significant changes to the CEMP will be submitted to the Local Authority for review prior to the relevant construction activity commencing.

2.0 ROLES AND RESPONSIBILITIES

2.1 At this outline planning stage, details of roles and responsibilities are not currently available. Full details of individuals and/or organisations that will be responsible for overseeing and delivering the CEMP will be provided at the details design stage within an updated CEMP document.

Ecological Clerk of Works

2.2 A suitably qualified and experienced Ecological Clerk of Works (ECoW) will be appointed to supervise the undertaking of works associated with the finalised CEMP, where required. The ECoW will be determined before the commencement of works and their name and contact details kept in the site office at all times.

2.3 Further duties of the ECoW include, (i) acting as the Developer's/Principal Contractor's main point of contact in relation to environmental issues and (ii) liaison officer with relevant statutory bodies as necessary.

Principal Contractor

2.4 For the pre-commencement and construction phases of the scheme, the Principal Contractor (PC) will be responsible for the protection, creation and initial establishment of the areas of green space within the site, in addition to construction areas.

2.5 All works at all stages are the responsibility of the PC who will:

- Appoint as necessary, and liaise with the ECoW;
- Ensure that practical arrangements are in place to comply with the CEMP;
- Arrange ecological surveys and monitoring as required during construction;
- Oversee the agreed programme of habitat and species protection as described in this document;
- Ensure that protective fencing and other site protection measures are implemented and adequately maintained throughout all construction stages;
- Contribute to communication on environmental matters with stakeholders and statutory bodies, as required;
- Keep records to demonstrate implementation of and compliance with the CEMP;
- Ensure that an appropriately qualified/experienced ecologist undertakes the required on-site surveys, supervision etc. in the event that the ECoW cannot attend site and works cannot be delayed;
- Monitor the ecological and environmental performance of any sub-contractors and provide correction or direction as necessary;
- Ensure site staff are given environmental awareness/protected species identification training by the ECoW, as necessary;
- Ensure that ecological survey reports, CEMP and contact details for the ECoW are available at the site offices at all times;

- Ensure that any required corrective ecological actions are taken in line with the relevant procedures as directed by the ECoW;
- Co-ordinate and undertake periodic reviews of the CEMP with the ECoW;

2.6 The Principal Contractor shall be responsible for ensuring an appropriate ECoW is present on-site as required to ensure the measures as recommended within the Finalised CEMP (and any other relevant ecological documents) are followed.

3.0 INDICATIVE PHASING

3.1 The proposals will be undertaken in a phased manner. Phasing will be confirmed at the detailed design stage, however it is recognised that phasing has the potential to lead further impact important ecological features. Therefore, this Framework CEMP includes a draft phasing strategy. This draft phasing strategy will inform the subsequent mitigation measures provided.

Phase 1

3.2 Phase 1 will commence in year 1 after receiving planning permission and will comprise:

- Construction of access routes into the south-eastern development parcel.
- Cut & fill operations (including vegetation clearance) in the south-eastern parcel and access road clearance to the eastern parcel of the site and clearance of the eastern development platform
- Relocation of overhead powerlines along the proposed access road easement and burial of the power lines in the same easement
- Habitat creation works in the north of the Site, including woodland planting, mixed scrub planting and grassland, the precise timings of which will be provided as part of a Habitat Management and Monitoring Plan to support a biodiversity gain plan.
- Habitat enhancement operations including selective thinning of woodlands and vegetation surrounding ponds.
- Ongoing habitat management operations will begin following the completion of enhancement/creation works. This will continue throughout the construction period.
- Hedgerow planting and linear delineation of footpaths and cycleways
- Grassland improvement works
- SuDS scheme excavation, pond creation and wetland creation and the installation of critical drainage infrastructure, and soft landscape planting for aquatic and marginal habitats.

Phase 2

3.3 Phase 2 will commence in year 2 after receiving planning permission and will comprise:

- Cut and fill operations to the eastern development area
- Main access road construction and footpath overbridge construction (western footpath/Gore Meadow)
- Sustrans 21 renovation works.
- Internal footpath and cycle way construction

3.4 Subject to agreement with Tandridge District Council as part of a Reserved Matter Application, Phase 3 will comprise the main development/building construction works which will commence in year 3 after receiving planning permission.

3.5 As highlighted by the above phasing works, all vegetation clearance operations associated with the proposals will commence in year 1 following receipt of planning permission.

4.0 ECOLOGICAL FEATURES, RISK ASSESSMENT AND RELEVANT LEGISLATION

Habitats

4.1 The proposals include three development platforms, one in the south-west and two in the south-east of the redline boundary. The western platform will be linked to the eastern platforms by a road which will run close to the southern boundary of the Site. These areas for the key zones of habitat loss for land take. In addition to this, 88% of the Site will comprise green infrastructure, of which the vast majority will be utilised for habitat creation and/or enhancements. Habitat creation works will therefore also lead to some areas of habitat loss as they become replaced with higher value habitats. Habitat losses anticipated by the proposed development are set out below.

4.2 Habitats to be lost partially or in their entirety either by land take for development include:

- Areas of bramble scrub which dominate the development platforms in the south-east and south-west of the Site.
- Areas of mixed scrub that have established underneath powerlines in the south-east of the Site.
- Areas of self-set birch woodland in the western part of the south-western platform.
- A compartment of coarse grassland habitat in the south-west of the Site and small patches of remnant coarse grasslands in the south-east.
- Small areas of mixed woodland within and adjacent to the south-western development platform.
- A strip of lowland mixed deciduous woodland in the south of the road to facilitate the new road construction.

4.3 Habitats to be lost to habitat creation works comprise:

- All areas of species-poor grassland in the north of the Site. This will be used for habitat creation and enhancement to create a mosaic of species-rich grasslands, ponds, woodland and mixed scrub habitats.
- Areas of bramble scrub habitats in the south-west which will be replaced with new amenity grassland habitats and SUDS features.

4.4 All The remaining habitats will be retained and/or enhanced

Holmethorpe Sandpits Complex Site of Nature Conservation Importance

4.5 Part of the Site forms part of the Holmethorpe Sandpits Complex SNCI designation and consequently the proposals will have a direct effect on this site through the loss of areas of bramble scrub, coarse grassland and woodlands. Furthermore, it can be anticipated that construction could lead to indirect impacts on retained habitats within the SNCI through factors such as dust deposition and pollution. The proposals have the potential to reduce the suitability of parts of the Site for birds, particularly nightingale, thereby reducing the value of the SNCI designation. Recreational use of the Site during the construction phase and habitat creation works may also impact the SNCI designation. Figure 1 shows the extent of the SNCI designation.

Table 1: Existing Habitats identified as Important Ecological Features

Habitat	Relevant Legislation/Policy	Assessment of Risk
Hedgerows, Lowland Mixed Deciduous Trees	Hedgerows (comprising over 80% native species) and Lowland Mixed Deciduous Woodland are recognised as a Habitat of Principal Importance (HPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.	There is a risk of: Root compaction, Damage to roots through pollution or incorrect storage of materials, Damage to branches during site clearance, Accidental removal of excessive length of hedgerow or trees.
Holmethorpe Sandpits Complex Site of Importance for Nature Conservation	The SNCI receive a degree of protection through national and local planning policy.	In addition to direct habitat loss, retained parts of the SNCI are at risk of: Habitat degradation from dust deposition, trampling from plant vehicles and personnel during construction activities, Pollution from runoff during construction, particularly from accidental spillages.

Fauna

4.6 Table 2 below considers the notable and protected faunal species which are known to be present within the site or may potentially be present and could be affected by development activities.

Table 2 – Assessment of Risk to Fauna

Habitat	Relevant Legislation/Policy	Assessment of Risk
Badgers *Meles meles* Several badger setts observed onsite during ecological surveys. The details of the locations and status of these setts is confidential information and can be found in the badger report submitted alongside the EcIA report. The Main Badger sets are outside of the development areas in all cases	Animals and their setts are protected under the Protection of Badgers Act (1992) making it an offence to wilfully kill, injure or take a badger (or attempt to do so), cruelly ill-treat a badger, dig for a badger and intentionally or recklessly damage or destroy a badger sett, or obstruct access to it, cause a dog to enter a sett and disturb a badger when it is occupying a sett.	There is a risk of: Killing/ injury of badger and sett disturbance during site clearance and construction. Killing and injury of badger due to improper storage of materials, presence of open excavations and un-capped pipework.
Hedgehog *Erinaceus europaeus* Hedgehogs are a mobile species, suitable habitats are present within the Site, and as such their presence at the Site cannot be discounted.	Hedgehogs are listed as a Species of Principal Importance (SPI) under Section 41 of the NERC Act 2006.	There is a risk of: Killing and injury of hedgehogs during Site clearance. Killing and injury of hedgehogs due to improper storage of materials, presence of open excavations and un-capped pipework.

Bats The site offers foraging and commuting habitat for bats. Surveys have demonstrated that no trees within the proposed development areas have been identified as bat roosts and so the potential presence of a roost does not pose a constraint to the proposals.	Bats and their roosts are listed on the Conservation of Habitats and Species Regulations 2017 making it illegal to deliberately disturb any such animal or damage / destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is illegal to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection. Some bat species are considered to be Species of Principal Importance (SPI) under the NERC Act (2006).	There is a risk of: Killing or injury of bats roosting if present in trees to subsequently proposed be removed. Degradation of retained foraging and commuting resources through habitat loss and lighting impacts
Birds Potential for nesting birds within suitable habitat to be lost (e.g. hedgerows).	Under the Wildlife and Countryside Act 1981 (amended) it is an offence to kill, injure or take a bird, take damage or destroy a nest in use or being built, take or destroy an egg, possession or control of wild bird or any part or object derived from, or egg or part of one.	There is a risk of: Killing and injury of birds and damage to nests during site clearance.
Great Crested Newts Large GCN population identified onsite	Great crested newts and the places they use for refuge and breeding are protected under Schedule 2 of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats & Species Regulations 2017 (as amended). It is an offense to to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection.	There is a risk of: Killing or injuring GCN, Degrading breeding ponds present onsite.
Invertebrates Notable assemblage recorded in sandy grassland in the north of the Site.	Many invertebrate species are listed as a Species of Principal Importance (SPI) under Section 41 of the NERC Act 2006.	There is a risk of: Degrading the suitability of sandy grassland in the north of the Site through construction effects and disturbance by recreational use of the Site during construction phase.
Reptiles Low reptile population recorded onsite.	All widespread reptile species, including slow-worm Anguis fragilis, adder Vipera berus, common lizard Zootoca vivipara and grass snake Natrix helvetica are partially protected under Sections 9(1) and 9(5) of Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation protects these animals from intentional killing and injury and selling, offering for sale, possessing, or transporting for the purpose of sale or publishing advertisements to buy or sell a protected species.	There is a risk of: Killing of injuring reptiles during construction works

Invasive Non-Native Species

4.7 Two stands of Japanese Knotweed have been identified onsite, one in the northern part of the western development parcel and a second in woodland to the north of the eastern development parcel. While the eastern stand will not be directly impacted by construction operation, enhancement proposals for the Site include the removal of all stands of Japanese Knotweed.

4.8 A stand of New zealand pygmy weed has also been identified in pond P1 in the north-west of the Site. This pond will not be directly impact by proposals.

5.0 STAGE 1 – PRE-COMMENCEMENT

5.1 The following details the necessary avoidance and mitigation measures that will be implemented prior to commencement of site clearance and construction. For a timetable of implementation see Table 4.

Biodiversity Protection Zones

5.2 Biodiversity Protection Zones (BPZ) will be established across the Site. These are areas of retained land which include habitats that may be at risk from damage, or habitats which have been identified to be of importance to faunal species which may be harmed or disturbed by construction activities. These include some areas of habitat enhancements where habitat improvement works are considered unlikely to significantly impact important ecological features. These include the following:

- All retained hedgerows, woodlands and mature trees adjacent to the proposed development parcels, adjacent to the proposed roads and along the length of the stretch of powerlines which are to be buried. This will include an appropriate buffer zone along the length of all retained hedgerows and trees, incorporating the Root Protection Areas (RPAs) of hedgerows and trees.
- Separate BPZs will be established along woodlands adjacent to the proposed ponds in the north of the Site.
- Following the completion of scrub and woodland planting and the enhancement of grasslands in the north of the Site, a BPZ will be established around these habitats to protect them as they establish.

5.3 Protective fencing will be installed in strategic locations around the Site to prevent access to the BPZ (Figure 2). The will for the most part comprises fencing around all construction zones and along all public rights of way. The combined effect of this will restrict access to all BPZs. The finalised location of fencing will incorporate recommended buffer zones in accordance with the extents provided in the Tree Retention Plan (FPCR Environment and Design Ltd, 2024) (Appendix A). The buffer zone will protect the roots of the trees and hedgerows and protect the ground flora. Protective fencing will include appropriate signage to inform site personnel and the public of the importance of adhering to site rules regarding habitat protection.

5.4 Within the buffer zone behind the protective fencing the following is to be adhered to:

- No soil stripping, excavations or any vegetation clearance is to take place;
- No construction site workers or vehicles are permitted. The only vehicles and personnel that will be allowed to enter BPZs including those necessary to complete ongoing habitat management and monitoring; and
- No machinery or materials are to be stored.

5.5 Protective fencing will be maintained throughout the life of construction operations.

5.6 Biodiversity Protection Zones will also ensure a continuous foraging and commuting resource remains available for fauna (where required); specific measures are detailed below.

Fauna

5.7 The following precautionary measures will be adopted to avoid any potential for harm to protected and notable species:

General Good Practice Measures

- Where possible material will be stored centrally within a fenced compound rather than at the edge of the site or near to retained habitats;
- Materials should be raised from the ground by storing on pallets to prevent fauna using these stockpiles for shelter.

Badger

5.8 FPCR's site walkover carried out in July 2024 and identified a number of active badger setts within the site boundary.

5.9 As part of the works, 2 outlier setts will require closure. Both were active at the time of surveys in 2023. All badger setts onsite will continue to be monitored and updated surveys will inform a reserved matters application. Where these 2 outlier setts are still exhibiting signs of use, they will be closed under a European Protected Species Licence (EPSL) from Natural England. No works will be undertaken within 30m of any active badger sett onsite until an EPSL has been obtained.

5.10 All other active setts within 30m of construction operations will be protected by appropriate buffer zones. These will be identified on a sett-by-sett basis by the ECoW and will be measures from the entrances; fenced off with suitable fencing (i.e. Heras fencing) to prevent ingress and disturbance for the duration of works. Warning signs will be affixed to fencing that is used to protect badger setts; denoting the area as a Biodiversity Protection Zone and indicating that access is prohibited. Fencing should be positioned such that it does not prevent badgers from accessing off-site habitats, retaining a semi-natural corridor where necessary. Fencing should provide sufficient gaps at ground level that any badgers which do enter the site have a means of egress and do not become trapped within it.

5.11 Any open excavations deep enough to potentially entrap badgers should be provided with a means of egress if left open overnight. All open excavations should be checked each morning prior to works commencing to ensure no animals are trapped. Should a trapped animal be found the ECoW should be informed, and the animal should be provided with a means of egress and left to move out of the excavation naturally. If the animal does not move away of its own accord the animal may be moved carefully (using appropriate gloves) to an area of suitable habitat providing cover, outside of the works area and with connectivity to other suitable habitats (e.g. woodland edge, hedgerow, scrub areas).

Bats

5.12 All trees within the Site to be affected by the development were assessed from ground level for their potential to support roosting bats by FPCR in 2022. Further surveys were undertaken on a number of trees which are at risk of being indirectly impacted by the proposals. During the surveys, no active bat roosts were identified.

5.13 In order to avoid indirect impacts that may lead the reduction of the suitability of retained habitats as commuting and foraging routes, no construction site artificial lighting, such as flood lighting for evening work which may be required, will be directed at retained trees.

5.14 Updated surveys of trees to be removed will be completed to support a reserved matters application. This will include surveys of all trees which will be subject to possible impacts from construction (including both direct and indirect effects). If any active bat roosts are identified during updated surveys, the finalised CEMP which will be prepared to support the reserved matters application will include additional mitigation if required.

Great Crested Newts

5.15 A large population of GCN is known to be present in pond P5 in the centre of the Site (as shown in the GCN report submitted alongside the outline application). A medium population is also present in pond P2 in the north of the Site. Surveys has indicated the likely absence of GCN from all other ponds surveyed.

5.16 Prior to the commencement of works onsite, a European Protected Species Licence will be obtained from Natural England. As part of the licence application, a detailed mitigation strategy will be developed which will detail how works will be completed to minimise risks of injuring of killing GCN. At this outline stage of the planning application, a draft GCN mitigation strategy (FPCR, 2024) has been compiled which provides an overview of the likely mitigation measures that will be employed as part of any EPSL, subject to agreement by Natural England. A broad outline of this strategy has been provided below

5.17 For development works to be conducted within 250m of pond P5:

- The proposed development area will be subject to a trapping and translocation exercise. This will include installing amphibian fencing around the proposed development area (the exact areas of which will determined at the detailed design stage and will be agreed with NE).
- The trapping and translocation exercise will be undertaken for a suitable period as agreed with Natural England during the licence application process.
- A suitable receptor site will be identified, and any newts caught during the trapping and translocation exercise will be moved there.
- Works will only commence onsite once the agreed trapping and translocation exercise has been completed.
- Subject to agreement with Natural England, habitat creation and enhancement works onsite will commence prior to completion of the trapping exercise to initiate the program of habitat enhancements across the Site that will also benefit GCN.

5.18 As the only groundbreaking works within 250m of pond P2 comprise habitat creation (including the creation of new ponds) and minor works associated with upgrading footpath routes, it has been recommended that these works are completed under a precautionary working method statement (subject to agreement with Natural England). This will also include the habitat creation works within 250m of pond P5. This PWMS will include:

- Works on suitable habitats that are considered to pose a risk of harming GCN (i.e. any minor groundbreaking works within 250m of ponds P2 and P5) will be carried out under ecological supervision.
- Works will be timed to avoid the GCN hibernation period.
- The supervising ecologist will conduct a fingertip search of the works area prior to any vegetation or ground clearance.
- The supervising ecologist will supervise any dismantling of potential places of rest and shelter prior to their removal.
- Any newts identified will be removed to an agreed location by an appropriate licenced (or accredited) ecologist prior to works commencing.

5.19 The above recommendations will all be subject to agreement with Natural England as part of an EPSL application.

Birds

5.20 A notable bird assemblage, including Nightingale, are a mentioned as one of the features supported by the Homethorpe Sandpits Complex SNCI. There is a risk that recreational use of the Site will impact this notable bird assemblage. This has the potential to exacerbate impacts on the designated site resulting from the direct habitat loss that will occur within the construction zone. The extensive habitat creation and enhancement measures will result in positive effects on the SNCI site's bird assemblage in the medium- to long-term as these proposed habitats establish and mature. However, in the short-term there is a risk that Consequently, all informal footpaths will be closed off during the establishment of the BPZ around the proposed habitat creation and enhancement measures within the existing pasture grassland fields in the north of the Site. The existing PRoWs that cross these fields will be fenced off from the habitat creation and enhancement areas during the construction phase of the proposals. Fencing will only be removed following completion of works and after suitable hedgerow planting has been completed alongside the footpath works. The indicative location of fencing to prevent recreational disturbance on birds is shown in figure 2. In the medium term the closure of the informal footpaths and the vegetation/guidance controls alongside the retained/enhanced PROWS will benefit the bird population.

5.21 Any removal of woody vegetation, including sections of hedgerow, trees or areas of scrub should be undertaken outside of the bird nesting season, i.e. avoiding clearance from March to September, inclusive. Where this is not possible, the habitats will be checked by the ECoW or a suitably experienced ecologist to confirm the likely absence of nesting birds. Where nesting birds are present, an exclusion zone should be set around the nest (as determined by the supervising ecologist and suitable for the species nesting), cordoned off with high visibility tape or mesh fencing within which no works can occur until the ecologist confirms that birds have fully fledged.

Hedgehogs

5.22 The presence of hedgehogs onsite cannot be discounted due to them being a highly mobile species and the presence of suitable habitat onsite.

5.23 Clearance of habitat and features suitable for hedgehogs to nest/hibernate (dense scrub – particularly bramble scrub, debris piles and log piles, compost heaps) should be avoided during

winter months (generally considered to be November to February inclusive). Where this is not possible, the habitats will be checked by the ECoW or a suitably experienced ecologist to confirm the likely absence of hedgehogs. Hedgehogs often move nest sites during winter, as such, if a hedgehog is encountered the ECoW may move the animal to a new nest site (with suitable habitat or provided with an artificial nest/hedgehog house) outside of the working area or determine a suitable biodiversity protection zone (if appropriate) within which works would be prohibited or restricted until the animal has moved away naturally.

5.24 Prior to clearance in summer/spring months, any habitats or features with the potential to support hedgehogs taking refuge (e.g. thick tussocky grassland, hedgerow bases, dense scrub) should be subject to inspection by the ECoW and a first stage strim to 250mm undertaken (ideally with hand tools or remote controlled devices where possible). Should any hedgehogs be encountered the ECoW will move the animal to suitable habitat providing cover outside of the works area and with connectivity to other suitable habitats (e.g. woodland edge, hedgerow, scrub areas).

5.25 Measures to protect badgers during construction works will also protect hedgehogs from harm.

Invertebrates

5.26 A biodiversity protection zone will be established around the sandy grassland in the north-east of the Site. Works will be prohibited within this zone with the exception of ongoing habitat management. The indicative location of this fencing is shown on figure 2.

5.27 There is a risk that the application of wildflower seed to the invertebrate BPZ could rapidly change the composition of the grassland, thereby reducing its suitability for notable species. Consequently, wildflower seed will not be applied to this area. Wildflower seed will only be applied to adjacent grasslands during appropriate weather conditions with no wind to avoid seed blowing into the BPZ.

5.28 Wildflowers will instead be allowed to naturally colonise this area to gradually boost biodiversity here in a more naturalised way. This area will also be brought under favourable management as part of a Habitat Management and Monitoring Plan which will be submitted as part of a biodiversity gain plan, as detailed in the EcIA and BNG reports submitted to support the planning application.

Reptiles

5.29 A low reptile population was identified onsite where they were largely associated with wetland habitats in the northern part of the Site. These habitats will be retained and enhanced throughout the proposals and therefore risks to reptiles are low.

5.30 To avoid harming or killing reptiles during construction operations, a passive displacement exercise will be undertaken within the development parcels. This will apply to all vegetation clearance activities undertaken at within the development parcels, at the locations of the proposed ponds across the Site and along all proposed footpath upgrade routes. This will be undertaken prior to construction activities, in areas identified as having potential for reptiles as determined by the ECoW.

- A site preparation plan will be developed prior to works to clear vegetation progressively to encourage reptiles to move to adjacent suitable habitats. This will be completed by the

ECoW and will highlight areas to the PC that will require passive displacement. This will include the implementation of habitat enhancement measures within a suitable receptor area for any reptiles encountered during vegetation clearance. Preparation of a receptor area will include the provision of hibernacula features.

- A pre-clearance briefing 'Toolbox Talk' will be given to all site operatives by the ECoW, covering the legal protection of reptiles, the method statement, and actions to take if reptiles are encountered.
- Vegetation Clearance Process:
    - Vegetation clearance will only be undertaken during the active season for reptiles (March to October) when they are not hibernating and can move away from disturbance.
    - Works will be avoided during extreme weather conditions (e.g., very cold, wet, or hot days).
    - Works will employ a Two-Stage Clearance Method.
    - During the stage 1 initial cut, Vegetation will be strimmed or cut to a height of 150mm using hand-held or radio controlled machinery. This initial cut will discourage reptiles from remaining in the area and encourage them to move to adjacent habitats. Clearance will proceed slowly and methodically, with regular checks for reptiles.
    - The stage 2 final cut will be undertaken a minimum of 4 hours after the first cut. This second clearance will reduce vegetation to ground level (no more than 50mm). This ensures no remaining cover for reptiles and minimizes the likelihood of individuals being present.
- The initial clearance phase will be supervised by the ECoW. If reptiles are encountered, they will be allowed to move away naturally, or, if necessary, carefully relocated to the designated receptor areas by the ecologist.

5.31 The indicative locations of reptile mitigation measures are shown in Figure 3.

Invasive Non-native Species

5.32 All stands of Japanese Knotweed onsite will be removed by specialist contractors. Detailed removal methods will be provided at the detailed design stage, but these will broadly follow the below strategy.

- Site Survey and Risk Assessment: an update survey will be completed to map the extent of Japanese knotweed across the site, including any underground rhizome networks.
- An updated assess potential ecological impacts: including proximity to watercourses, protected habitats, and native vegetation. Japanese knotweed removal will be completed in year 1, prior to the construction of any drainage features to prevent this species entering proposed waterbodies/drainage channels.
- Control and Eradication Methods: This will comprise chemical treatment, applying appropriate herbicides (e.g., glyphosate-based products) during the growing season for effective translocation into rhizomes. Mechanical removal will then be conducted by carefully remove contaminated soil containing knotweed rhizomes to a suitable depth (typically 3m or deeper, depending on site conditions). All soils will be segregated and

quarantined knotweed-infested soil for either on-site bunding (if permissible) or off-site disposal at licensed landfill sites.

- On-Site Burial or Bunding: If on-site burial is utilised, encapsulate knotweed-contaminated material in a root barrier membrane at least 5m away from construction areas, with clear, permanent marking. Monitor bunded material for regrowth as part of long-term site management. Where offsite burial is utilised, a specialist landfill site will be sought.
- Biosecurity Measures will be implemented including strict biosecurity protocols to prevent accidental spread of knotweed. During treatment works, all machinery and tools will be appropriately cleaned after working in infested areas to avoid transferring rhizomes to unaffected parts of the site. Access will be restricted to contaminated areas and the Site will make use of designated pathways for construction vehicles. Training for site personnel on identifying Japanese knotweed and adhering to biosecurity protocols will be provided.

Table 3: Timetable for stage 1 – Pre-commencement

Habitat or Feature	Activity	Mitigation	Recommended Timing	Responsibility
Designated sites/habitats				
Retained habitats: Woodland, trees and hedgerows	Protective fencing to be installed	Fencing shall be erected as per the specifications and to the Root protection Areas shown within the Appendix A Tree Protection Plan (FPCR, 2024) and with consideration to *BS5837 Trees in Relation to Construction*. Fencing shall also be erected at a minimum distance of 1m from hedgerows. No machinery, vehicles or materials are to enter these protected zones.	All year round as appropriate	Principal Contractor
Holmethorpe Sandpits Complex SNCI	Establishment of BPZs	BPZs will be demarcated on a plan which will inform the installation of protective fencing. Within these zones, no works will be undertaken with the exception of habitat creation/management works.	Prior to commencement of any works	PC and ECoW
	Protective fencing to be installed	Fencing shall be erected to protect habitats within the SNCI site, including habitat creation and enhancement areas	All year round as appropriate	Principal Contractor
	Informal footpath closure	Informal footpaths will be closed off using Heras fencing during the establishment of BPZs. Fencing will also be installed along formal footpaths to restrict access to BPZs and construction zones during the construction phases	All year round as appropriate	Principal Contractor
Fauna				
Bats	Updated Surveys	As part of the reserved matters application, updated surveys will be undertaken to assess risks of construction operations impact tree roosts.	Prior to commencement of any works.	ECoW
	Lighting Strategy	A lighting strategy will be implemented. Night-time working will be avoided unless deemed necessary. Any lighting required during night-time working will be short-term and directional, pointing away from retained trees.	All year round as appropriate	ECoW and Principal Contractor

Badger	Pre-works inspection of the site area and accessible off-site areas within 30m	To be undertaken by an appropriately experienced ecologist. The construction zones and an area of 30m around these will be assessed for the presence of new badger setts and note any changes in use of the existing setts. A 30m buffer zone is to be implemented around any on-site active badger setts. No construction works to be undertaken within the buffer. Any deviation required may require a Licence from Natural England. Under a Licence any works considered to potentially disturb any sett identified can only be undertaken between July and November (inclusive). Further advice would be provided as necessary should new setts be discovered.	Prior to commencement	ECoW and PC
Great Crested Newts	EPSL Application	A detailed GCN mitigation strategy will be agreed with Natural England prior to any construction works (excluding habitat creation and minor footpath upgrade works) commencing within 250m of Pond P5. This will detail measures to minimise impacts to GCN. These may include a trapping and translocation, sensitive vegetation clearance and the creation of habitats within a receptor site. Further details, including timings of works associated with the EPSL have not been detailed here and will be subject to agreement with Natural England.	Prior to commencement	ECoW
	Precautionary Working Method Statement	A PWMS will be provided prior to any habitat creation of minor works (i.e. footpath upgrades) commencing within 250m of Pond P2 and P5. This will detail sensitive working measures to avoid harming newts.	Prior to commencement	ECoW
Hedgehogs	Clearance of habitats	Avoid clearing suitable habitat in winter months. If hedgehog is encountered ECoW can move but must provide suitable habitat/hedgehog house to shelter outside work area. Clearance of suitable habitats in spring/summer months after a check by ECoW and a first cut to 250mm. Any hedgehogs encountered to be moved to suitable habitat outside working area.	November to February inclusive April – October	ECoW and PC
	Excavations	Open excavations will be provided with a means of egress and checked for animals before the start of works each day. Any animals found given opportunity to move away, if do not move may be carefully moved to an area of suitable habitat outside of works areas	All year round as appropriate	ECoW and PC
Birds	BPZ fencing	As detailed above, fencing will be installed to protect retained areas of the Homethorpe Sandpits Complex and their value to the notable bird assemblage present within the SNCI. This fencing will restrict access to habitat creation, enhancement and retention areas throughout the construction works.	All year round as appropriate	PC

	Site works preparation and pre-commencement nesting bird check	The removal of woody vegetation or grassland suitable for ground-nesting birds to avoid the bird nesting season (March – August, inclusive), where possible. Clearance of woody vegetation or suitable grassland within the nesting season must be preceded by a nesting bird check completed by the ECoW or suitably experienced ecologist. Removal works must be undertaken with the subsequent 48 hours or further checks required. If nesting birds are present an exclusion zone to be determined by the ECoW should be set around the nest (suitable for the species nesting) within which no works can occur until the birds have fully fledged.	October to February March to August inclusive	ECoW and PC
Invertebrates	BPZ	A separate BPZ to be established around the Sandy Grassland area identified as supporting a notable invertebrate assemblage. All works, with the exception of ongoing habitat management, will be prohibited within this BPZ	All year round as appropriate	ECoW and PC
Reptiles	Passive Displacement	A passive displacement exercise will be undertaken within areas of the construction zone that have been identified as supporting habitats suitable for reptiles.	Prior to commencement, March-October inclusive	ECoW and PC
	Ongoing vegetation management	The construction zones of each phase will be maintained free of vegetation suitable for supporting reptiles until works within that phase 1 completed to prevent recolonization while active construction works are still underway.	All year round as appropriate	PC
Invasive Non-native Species				
Japanese Knotweed	Removal of Japanese Knotweed by specialist contractors	Removal of all stands of Japanese knotweed by specialist contractors following a detailed method statement.	Prior to commencement	ECoW and PC

6.0 STAGE 2 – CONSTRUCTION

6.1 Table 5 below provides a summary of the works to be undertaken once construction has commenced.

6.2 A copy of the finalised CEMP will be held at the site office for reference.

6.3 The Principal Contractor will monitor the ecological issues during the course of site clearance and construction.

6.4 Throughout construction all workers should work with due care and attention with respect to the potential presence of fauna and protected species on site. Any observations of protected species must be reported immediately to the Principal Contractor, who will contact the ECoW for further advice.

6.5 Weekly checks of the fencing demarcating the buffer zones and Root Protection Areas will be made by the Principal Contractor, or an appointed site worker and this will ensure:

- The integrity and correct positioning of protective fencing
- Repairs are made to the fencing as necessary

Protection of Retained Habitats

6.6 The potential for impacts on retained habitats (retained hedgerows and trees) outside of the immediate working areas during construction activities will be minimised through the erection of protective fencing and creation of Biodiversity Protection Zones.

6.7 The fencing will be located so that it prevents any inadvertent damage to retained or created habitats throughout the construction, particularly in locations where vegetation is to be removed or during works close to retained habitat.

6.8 No temporary storage of materials, construction of haul routes, or site machinery would be sited within retained habitats, their buffer zones or outside of the site boundary and unnecessary or informal access to these areas by construction site personnel would be prevented.

Hedgerows and Trees

6.9 It is the responsibility of the Principal Contractor to ensure that fencing is maintained, remains in the correct location and is fit for purpose protecting the root protection areas as stipulated on the Appendix A Tree Protection Plan (FPCR, 2024) and additionally a minimum of 1m from all retained hedgerows.

6.10 The Principal Contractor will monitor the fencing and buffer zones to ensure that there have been no vehicle incursions and no materials are being stored within the Biodiversity Protection Zones.

Holmethorpe Sandpits Complex SNCI

6.11 A number of measures will be adopted in order to minimise the impact on the Holmethorpe Sandpits Complex SNCI during construction. These are listed below.

Recreational Pressure

6.12 Fencing will be maintained throughout the construction works to prevent recreational disturbance on retained areas of the Holmethorpe Sandpits SNCI until after works are completed. This will allow habitat creation and enhancement to mature and therefore continue to provide high quality habitat for the notable bird assemblage identified in the long-term.

Biosecurity Measures

6.13 Boot cleaning facilities must be provided and will be used by all operatives when entering and exiting the designated working area.

6.14 Any equipment/vehicles entering/exiting the site should be thoroughly checked to ensure they are clean and free of potential contaminants. Particular attention should be paid to buckets, quick hitches, the rear of any dumpers, caterpillar tracks, tyre treads and wheel arches. If potential contaminants/materials are present:

- the equipment/wheels of the vehicle will be hosed down / pressure-washed on site in a suitable hard standing area/solid surface/impenetrable membrane.
- material dislodged during cleaning must be collected removed and disposed of in an appropriate manner and must not be allowed to enter drains, ditches or watercourses in case of contamination.

6.15 Any construction materials/soils brought into the working area should comprise inert materials free of contaminants.

6.16 If at any time the presence of new stands of Invasive Non-Native Species (INNS) is suspected or observed within the working area, works will cease to prevent potential contamination and spread and further advice should be sought from an ecologist.

6.17 No direct works will be completed on pond P1 to prevent the risk of spreading New Zealand Pygmyweed. All site personnel will be made aware of the presence of New Zealand Pygmyweed in pond P1 and will receive training on avoiding its spread. This will include implementing temporary fencing alongside pond P1 during works to upgrade the footpath between pond P1 and P2 in the north of the Site to prevent construction staff access to pond P1.

Pollution / Runoff

6.18 No temporary storage of materials, construction of unapproved haul routes, or site machinery will be sited within the area west of Cockley Brook or outside of the Site boundary and unnecessary or informal access to these areas by construction site personnel will be prevented.

6.19 All construction activities will be completed using Hydrotreated Vegetable Oil fuels only. This will significantly reduce NOX emissions that have the potential to harm habitats within the SNCI.

6.20 Good practice in line with Guidance for Pollution Prevention[1] should be followed at all times. Materials and fuel should all be stored away from the SSSI area. Methods to avoid accidental

[1] Guidance for Pollution Prevention (GPP) [Online] Accessed 22.10.19 Available at: http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/

pollution or contamination of retained habitats on or off Site, including from surface runoff includes but is not limited to the following:

- Any environmentally hazardous material will be kept in dedicated stores, and storage tanks should have appropriate bunding to prevent run-off into retained habitats.
- Fuel stored on site will be stored in double bunded fuel tanks. Spill kits will be readily available if required.
- There should be no uncontrolled run-off of water or mud from the Site.
- If hard surfaces are constructed, silt run-off preventative measures in the form of metal plates secured to gulley frames with Terram are to be utilised throughout the construction period.
- During works machinery will not be refuelled within 30m of the SSSI to prevent spillage.
- All machinery will be regularly checked for oil leaks or similar, which, if found, must be prevented from entering Cockley Brook either through immediate repair of the machinery or through use of a drip tray/spill kit or similar.
- All fuels will be stored in double bunded, secure bowsers and secured in a locked compound and lubricants etc will be retained in the same compound on suitable strigae trays within locked containers.
- Any spillages (e.g. diesel) should be cleaned up immediately. Efforts will be made to stop a spill at the source. If the primary container or secondary containment have been breached or failed for any reason, the spill will be contained where it is happening. This will reduce the quantity of material released, reducing the amount of spilt material that can cause pollution.
- If it is not possible to stop the spill at source, significant attempts will be made to stop it as close to the source as possible. If possible, the spilling material will be safely moved into another container to limit the size of the spill. Use of a suitable container and pump should be kept on site.
- In the event of a spillage on site, the material should be contained (using an absorbent material such as sand or soil or commercially available booms). Sorbents will be used to soak up a spill and stop it spreading on hard surfaces. Using sorbents generates waste and this method will only be used on small spills, or where a spill has been contained to stop any further spread. All used sorbents will be disposed of at an accredited site for disposal.

<u>Dust</u>

6.21 All works will be planned to minimise dust generating activities within 50m of the SNCI. Where this is unavoidable the following precautions should be considered, as relevant:

- Consider the use of temporary solid screening, such as hard-boarding erected along the Site boundary fencing, where activities within 50m of the SNCI are anticipated to create significant levels of dust for extended periods to help reduce dust transference outside the Site.
- Fencing to be kept clean using wet methods.

- Stockpiles of materials likely to generate dust will be maintained away from the area, or covered, seeded, or fenced with solid fencing to stockpile height.
- Haul routes will avoid the area and be located at least 50m from the SSSI and will include a speed limit suitable for surfaced or unsurfaced roads in accordance with best practice. (max speed 10 mph)
- Wheel washing and damping down of surfaces will be undertaken during dry periods to suppress dust within 50m of the SSSI, using mobile dust-suppression bowsers
- All Open loads which may create dust will be sheeted throughout the development areas and within 50m of the SSSI.
- Avoidance of bonfires and burning of materials within 50m – The burning of any waste materials on site (inc vegetation) is to be strictly banned. Flailing, mulching and on-site, natural decomposition of all green waste is the only route for disposal, with larger timber and wood waste removed from site for recycling as a bio-fuel.
- An adequate water supply for dust suppression will be made available, including mobile water bowser.

Fauna

General Good Practice Measures

6.22 The following precautionary measures will be adopted to avoid any potential for harm to habitats or protected species:

- Where possible material will be stored centrally within the site within a fenced compound;
- Where stored onsite, materials will be raised on pallets;
- All excavations left overnight should be left with one sloping end to allow any animals that may fall in to escape;
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling.

6.23 In the event that protected species are discovered during construction, the Principal Contractor is to contact the ECoW for further advice.

Badgers and Hedgehogs

6.24 The following precautionary measures will be adopted during construction works to minimise the risk of accidental harm to badgers:

- During construction any pipes greater than 150mm in diameter will be capped if they are left open overnight, thereby preventing badgers (or other fauna) from becoming trapped;
- Any pits or trenches will be similarly covered overnight, or left with a suitable means of escape, e.g. wooden plank;
- Any soil piles must be covered over or compacted down to minimise the risk of badgers digging in to create setts.

Bats

6.25 To prevent adversely affecting foraging and commuting habitats utilised by bats, no unnecessary light spill should occur onto the Biodiversity Protection Zones. Lighting must also be turned off when construction is not active.

Birds

6.26 During construction, the risk to nesting birds is minimal, as suitable habitat will have been removed during site clearance or protected within the buffer zones of the hedgerows and trees. However, should any additional clearance works be necessary during the period March to August inclusive, the affected habitat will be checked by the ECoW to confirm the absence of nesting birds prior to removal as above.

6.27 Where nesting birds are present works must cease in the vicinity of the nest and an exclusion zone will be set around the nest (as determined by the supervising ecologist and suitable for the species nesting) within which no works can occur until the birds have fully fledged.

GCN

6.28 Any amphibian fencing used as part of the EPSL to trap and translocate newts out of the construction zones will be monitored weekly by the PC. Any damage will be remediated as soon as possible. The ECoW will also complete quarterly checks of the fencing.

6.29 No additional works within 250m of Pond P5 outside of the scope of the EPSL can be completed without prior consultation with Natural England unless it can be determined by the ECoW that the works are of a sufficiently minor nature that the risk of harming GCN is extremely low. Where this is the case, the works must be completed under the PWMS.

Invertebrates

6.30 Fencing around the invertebrate BPZ will be monitoring and maintained through the life of the construction works to protect the notable invertebrate assemblage identified.

Reptiles

6.31 Throughout the life of construction works, cleared areas within each construction phase will be maintained in a condition unsuitable for reptiles (e.g., kept short) until construction within that phase is complete to prevent harm should reptiles recolonise the area before works are complete.

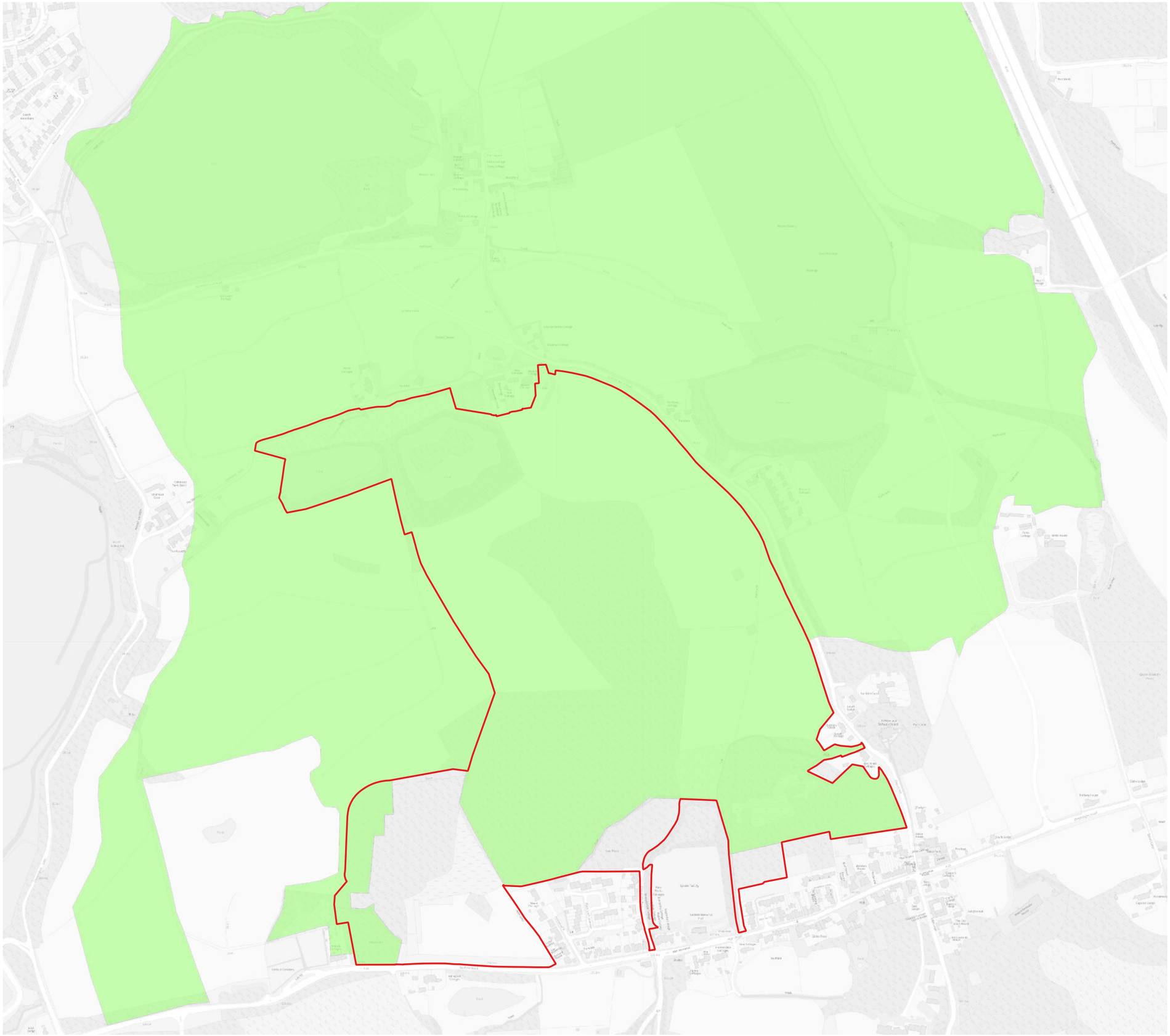
Table 4: Timetable for stage 2 - Construction

Habitat or Feature	Activity	Mitigation	Recommended timing	Responsibility
Biodiversity Protection Zones (retained hedgerows, trees and waterbodies)	Protective fencing to be checked weekly and maintained	Heras-style fencing positioned around the Biodiversity Protection Zones is to be retained in situ and well maintained throughout construction. No construction machinery or vehicles to enter these zones or materials to be stored at any time. Only machinery, tools and staff necessary for ongoing habitat management will be permitted within BPZs.	All year round as appropriate	Principal Contractor
Holmethorpe Sanpits Complex SNCI	Biosecurity Measures	Boot-cleaning facilities must be maintained and be used by all staff entering the working areas around retained ponds. Equipment/vehicles entering/exiting the site should be thoroughly checked to ensure they are clean and free of potential contaminants. If potential contaminants/materials are present: - the equipment/wheels of the vehicle will be hosed down / pressure-washed on site in a suitable hard standing area / solid surface / impenetrable membrane. - Material dislodged during cleaning must be collected removed and disposed of in an appropriate manner and must not be allowed to enter drains, ditches or watercourses in case of contamination. - Any construction materials/soils brought into the working area should comprise inert materials free of contaminants. - If at any time the presence of INNS is suspected or observed within the working area, works should cease to prevent potential contamination and spread and further advice should be sought from an ecologist.	All year round as appropriate	All site staff

Habitat or Feature	Activity	Mitigation	Recommended timing	Responsibility
	Materials storage	Environmentally hazardous material will be kept in dedicated stores, and storage tanks should have appropriate bunding to prevent run-off into retained habitats. Fuel stored on site will be stored in double bunded fuel tanks. Spill kits will be readily available if required.	All year round as appropriate	All site staff
	Run-off	If hard surfaces are constructed, silt run-off preventative measures in the form of metal plates secured to gulley frames with Terram are to be utilised throughout the construction period.	All year round as appropriate	All site staff
	Dust control	Stockpiles of materials likely to generate dust will be maintained away from the area, or covered, seeded, or fenced with solid fencing to stockpile height. Wet methods to be adopted to reduce dust production within the SNCI /and within 50m. Open loads which may create dust will be covered within the SNCI /and within 50m. An adequate water supply for dust suppression will be made available, including mobile water bowser.	All year round as appropriate	All site staff
	Control of spillages	Machinery will not be refuelled within 30m of the SNCI. Doubled bunded bowers and drip trays to be deployed All spillages are to be cleaned up immediately as per the methods in paragraph 5.13. All machinery to be regularly checked for leaks and if leaks are found, must be repaired immediately.	All year round as appropriate	All site staff

Habitat or Feature	Activity	Mitigation	Recommended timing	Responsibility
General measures	Passive observation	Any observations of protected species must be reported immediately to the Principal Contractor, who will contact the ECoW for further advice.	All year round as appropriate	All site staff
	Materials storage	Materials and chemicals will be stored centrally within the site and raised on pallets; where necessary, protective bunds will be created to contain any spillage events. The attenuation pond should be created as soon as possible to assist with site run-off and drainage.	All year round as appropriate	Principal Contractor
	Weekly checks	A walkover of the site will be undertaken weekly to confirm the absence of protected species (particularly badgers).	All year round as appropriate	Principal Contractor
Badgers	Protection of badgers on site	Ensure 30m protection zone around any active setts identified during pre-commencement survey are maintained for the duration of construction. Pipes greater than 150mm should be capped overnight to prevent access from badger. Any pits or holes should include a means of escape for mammals e.g. wooden plank. Any soil piles must be covered over or compacted down to discourage sett building.	All year round as appropriate	Principal Contractor
Hedgehog	Clearance of habitats	Avoid clearing suitable habitat in winter months. If hedgehog is encountered ECoW can move but must provide suitable habitat/hedgehog house to shelter outside work area. Clearance of suitable habitats in spring/summer months after a check by ECoW and a first cut to 250mm. Any hedgehogs encountered to be moved to suitable habitat outside working area.	November to February inclusive April to October inclusive	ECoW and Principal Contractor

Habitat or Feature	Activity	Mitigation	Recommended timing	Responsibility
	Excavations	Open excavations will be provided with a means of egress and checked for animals before the start of works each day. Any animals found given opportunity to move away, if do not move may be carefully moved to an area of suitable habitat outside of works areas.	All year round as appropriate	
Bats	Check of any additional trees (if present) requiring works for roosting bats	Any additional trees requiring arboricultural works are to be assessed by a licensed bat worker for features and suitability for roosting bats. Suitable trees that may be affected will be surveyed for the presence of roosting bats. Avoidance or mitigation measures if required will be advised by a licensed bat worker.	As required prior to all additional tree works.	ECoW and Principal Contractor
	Construction site lighting	Avoid lighting / light spill on to Biodiversity Protection Zones. Turn off site lighting when the site is not in use.	All year round as appropriate	Principal Contractor
Birds	Site works preparation and pre-commencement nesting bird check	The removal of woody vegetation to avoid the bird nesting season (March – September, inclusive), where possible. Additional clearance of woody vegetation within the nesting season (where necessary) must be preceded by nesting bird check completed by the ECoW or suitably qualified ecologist. If nesting birds are present an exclusion zone to be determined by the ECoW should be set around the nest (suitable for the species nesting) within which no works can occur until the birds have fully fledged.	September to February March to August	ECoW and Principal Contractor
Reptiles	Site works preparation and pre-commencement nesting bird check	Any additional clearance of vegetation within the active reptile season to be undertaken in accordance with pre-commencement PWMS.	March to October	ECoW and Principal Contractor



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Red Line Boundary

SNCI

date
07/01/25

drwn/chkd
DS / OGJ

client
Nutfield Park Developments

project
Nutfield Park,
Tandridge, Surrey

title
Site Location Plan

scale
1:6,500 @ A3

number
FIGURE 1

rev
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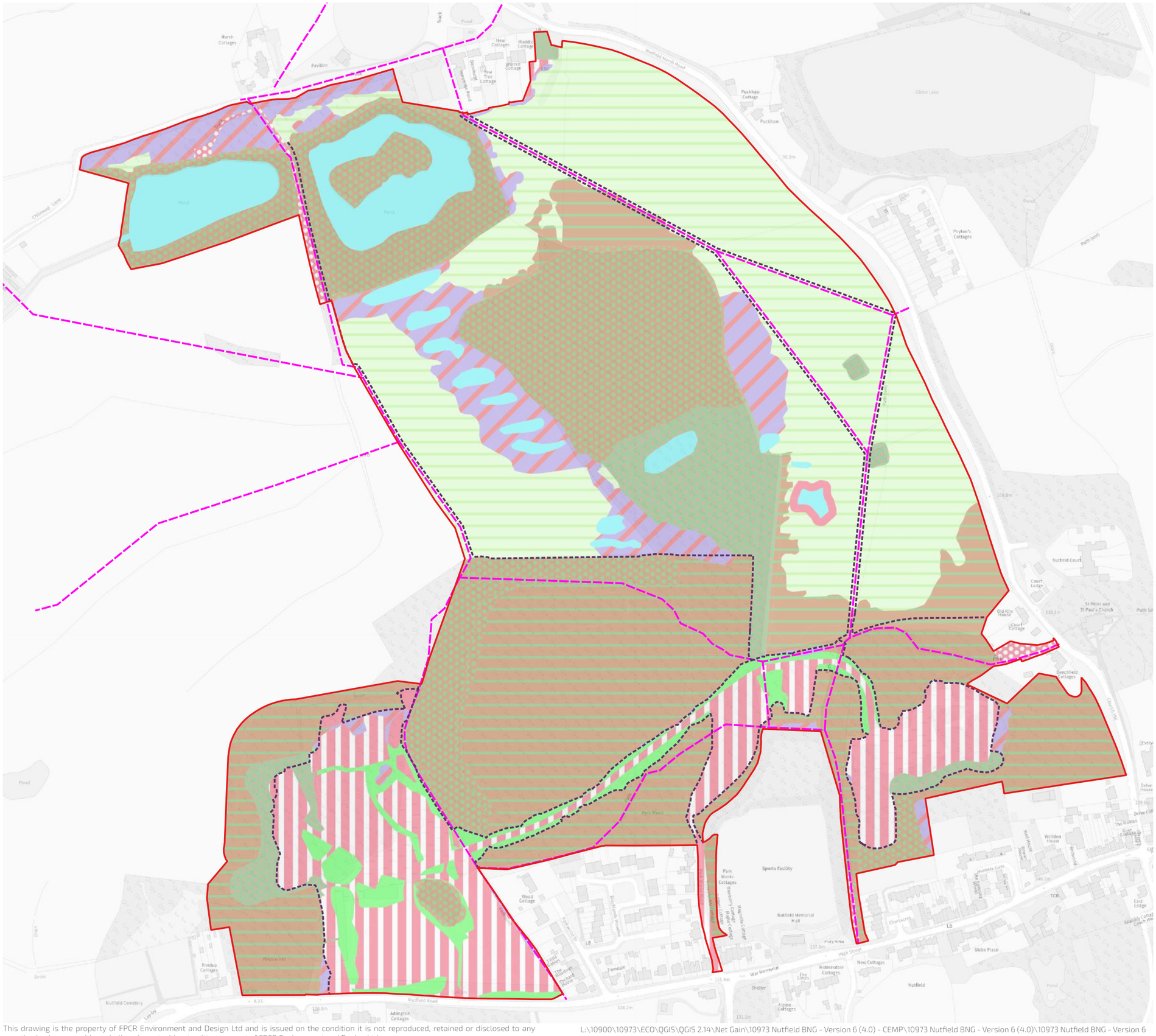

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Red Line Boundary

Indicative Fences

Existing Public Rights of Way

date
09/01/25

drwn/chkd
DS / OGJ

client
Nutfield Park Developments

project
Nutfield Park,
Tandridge, Surrey

title
Indicative Fencing Plan

scale
1:4,000 @ A3

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FIGURE 2

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N

0 100 200 m

- Red Line Boundary
- Reptile Hibernacula
- Passive Displacement Zones
- Receptor Area

date 07/01/25

drwn/chkd DS / OGJ

client
Nutfield Park Developments

project
Nutfield Park,
Tandridge, Surrey

title
Reptile Mitigation Plan

scale 1:4,000 @ A3

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FIGURE 5

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