

Construction Ecological Management Plan

Survey site: Civic Centre Car Park, Cricket Field Road, Uxbridge UB8 1UW

Client: London Borough of Hillingdon

Date: 24th September 2026

Project:

This report is prepared to inform a planning application with **The London Borough of Hillingdon**. The proposal is described as: *Demolition of the existing multi-storey car park and redevelopment of the site to provide a 160-bed residential care home (Use Class C2) of up to 5 storeys and a basement with associated access, servicing, parking and landscaping works.*

Planning Application Number:

Not yet submitted.

Introduction

This Construction Ecological Management Plan (CEMP) has been prepared for the above-named client to outline measures to be implemented prior to and during construction works at the above named site.

The purpose of this plan is to ensure the protection and mitigation of ecological receptors, adhere to best practices and industry standards, and provide adequate supervision by licensed professionals. The CEMP also outlines the management frameworks required for the planning and implementation of construction activities that comply with legislation and the environmental commitments.

CEMP The below table provides the wider ecological context of the site and details any associated planning conditions.

Site Context and Landscape History
A detailed description of the site is provided in the Preliminary Ecological Appraisal. (Arbtech Consulting Limited, 2026). Additional documents that should be read in conjunction with this report, relating to the site, include the following: Biodiversity Net Gain (Arbtech Consulting Limited, 2025).
Planning Conditions
The planning application for this site has not yet been submitted for consideration, as soon as it has and planning conditions become available, this report should be updated to include these.

Ecological Background Information

The site had a PEA undertaken by Arbtech Consulting Ltd on the 3rd June 2026. A BNG report followed on from this, as well as relevant arboreal surveys on the trees within the development site.

Habitats identified at the site include-

- Modified grassland (g4)

The site contains areas of grassland comprised of a low variety of common grassland species. This grassland is actively managed via regular mowing, resulting in a short sward of ~5cm. No signs of compaction or damage are present, resulting in areas of bare ground totalling <10% of the site. The species composition is poor, with less than 8 vascular plant species present per m2.

Species present within this habitat include perennial rye-grass (*Lolium perenne*), Yorkshire-fog (*Holcus lanatus*), cock's-foot (*Dactylis glomerata*), daisy sp. (*Bellis sp.*), dandelion (*Taraxacum*) and ribwort plantain (*Plantago lanceolata*).

- Developed land: sealed surface (u1b)

Sections of hard-standing surface are present in the form of tarmacked road and access pavement, as well as B1 which makes up the majority of the site.

- Other woodland: broadleaved (w1g)

An area of the southern and eastern portion of the site consists of woodland.

Species present within this habitat include common lime (*Tilia x europaea*), hawthorn (*Crataegus monogyna*), beech (*Fagus sylvatica*), alder (*Alnus glutinosa*), sycamore (*Acer pseudoplatanus*) and Persian ivy (*Hedera colchica*).

- Scattered Trees (32)

18 scattered trees are present across the site, comprising a mix of native and non-native species. Among these are several mature common lime (*Tilia x europaea*) of medium and small stature, alongside two mature common ash (*Fraxinus excelsior*), one of which, T2, is noted as not being a tree as it doesn't meet the minimum DBH measurement requirement. A mature sycamore (*Acer pseudoplatanus*) of medium stature, a mature common alder (*Alnus glutinosa*) of medium stature, and a small mature rowan (*Sorbus aucuparia*) are also present. Individual trees include T1, a medium mature common ash, T3, a medium mature common lime, T4 through T14, a series of medium and small mature common lime, T15, another medium mature common ash, T16, a medium mature common lime, T17, a medium mature common alder, and T18, a small mature rowan, all contributing to the arboreal diversity. Ecological niches present include ivy. No potential roosting features were identified. No evidence for bats was found.

This does not include habitats identified outside of the development boundary, in the wider site landscape.

Value for protected species on the site includes the following:

- **Birds** – There is a moderate volume of nesting opportunities due to the number of trees around the site, both within the development boundary and wider site.
- **Badgers** – Habitat on site is considered suitable for badgers, owing to the presence of woodland, a potential badger sett was noted on site as well with two entry holes.
- **Bats** – Building B1 was assessed as having negligible suitability for roosting bats as well as all of the surveyed trees on-site, no further surveys were recommended. Habitats on site including woodland and trees provide opportunities for foraging and commuting.
- **Reptiles** – There are areas of woodland which provide shelter for reptiles, as well as hibernacula features within. However, habitat directly around the area of works is of lower value, due to the managed shorter sward heights in garden areas. Rare reptile species are expected absent.
- **Amphibians** – There are no ponds on site and no ponds within 250m of the site with suitable connectivity. The terrestrial habitat on site is comprised of woodland and grassland. Great crested newts are expected absent from these areas.
- **Terrestrial mammals** – The habitats on the site and wider site are likely to support a variety of terrestrial mammals, such as hedgehogs, foxes, rabbits and rodents.
- **Hazel dormouse** – Woodland on-site is to be removed and has the potential to support low numbers of hazel dormice.

The following tables detail the proposed mitigation, habitat creation and biodiversity enhancement measures for the development as well as management requirements to ensure the longevity of these measures. as detailed in the PEA and BNG. These include further details of the habitats on site and the impacts of the development upon them and will be read in conjunction with this document.

Scope

This CEMP outlines construction and ecological measures for the following works:

Demolition of the existing multi-storey car park and redevelopment of the site to provide a 160-bed residential care home (Use Class C2) of up to 5 storeys and a basement with associated access, servicing, parking and landscaping works.

Aims and Objectives

This report aims to identify key stakeholder requirements, ensure compliance by all stakeholders with all relevant legislation, minimise potential adverse effects on the environment and protected/notable species during construction, and provide site specific methods to avoid, minimise and mitigate construction effects on the environment and protected/notable species.

Work Schedules and Ecological Presence

Work schedules will be developed to ensure activities with specific timing requirements are carried out in a manner that minimises harm to ecological receptors. These schedules will be provided to all relevant personnel and contractors involved in the project. The following measures will be implemented:

- Birds: The nesting bird season will be avoided for vegetation clearance and/or building demolition (March to August inclusive). More details are provided below.
- Herpetofauna: Vegetation clearance works will be undertaken during their active period, typically between March and September, which will allow individuals to disperse unperturbed to adjacent retained habitats.

Ecological Clerk of Works

A qualified and suitably experienced ecologist will be present on-site during critical phases of construction activities, namely turf stripping. Their role will be to oversee and monitor compliance with the CEMP, provide guidance, and take immediate action to prevent any harm to ecological receptors. Should protected species be identified during vegetation clearance, works will be halted whilst a suitably licensed ecologist and/or Natural England is contacted.

Persons Responsible and Lines of Communication

A Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion will be someone with significant influence during construction, such as the contract, site or project manager. They are responsible for ensuring all actions outlined in the approved CEMP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation

prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist's contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist and designated ECoW of the commencement of construction works and provides updates where necessary. The ECoW will provide ecological expertise and guidance throughout.

The following key personnel are responsible for the management and implementation of works in accordance with the CEMP:

- Site manager: TBC
- Main contractor: TBC
- Site owner: London Borough of Hillingdon

Construction and Ecological Mitigation Measures**Ecological Mitigation Measures**

This table includes any measure required to obtain or comply with planning permission or other consent and to comply with legislation.

Ecological Protection Areas and Buffer Zones

Ecological protection areas and buffer zones within the project site. These areas will be demarcated using physical means of protection, such as exclusion fencing, to prevent unauthorised access and minimise disturbance to sensitive habitats.

Tree Protection

Tree root protection areas will be identified based on the existing tree inventory. A buffer from retained trees and woodland will be established and protected throughout the duration of construction activity in line with the sites Tree Protection Plan and the site access plan agreed with client/contractor. No trenches or ground works will be completed within the specified buffer of any retained trees on site. Trees will be appropriately protected in accordance with BS 5837:2012 - "Trees in relation to design, demolition and construction – Recommendations". As such, it is recommended that the trees are separated from construction works by protective fencing throughout the duration of the construction phase of the development. A fencing specification is included within **Figure 1** below. Appropriate signage is to be included on the fencing to ensure that fences are not moved after establishing as shown in **Figure 2**.

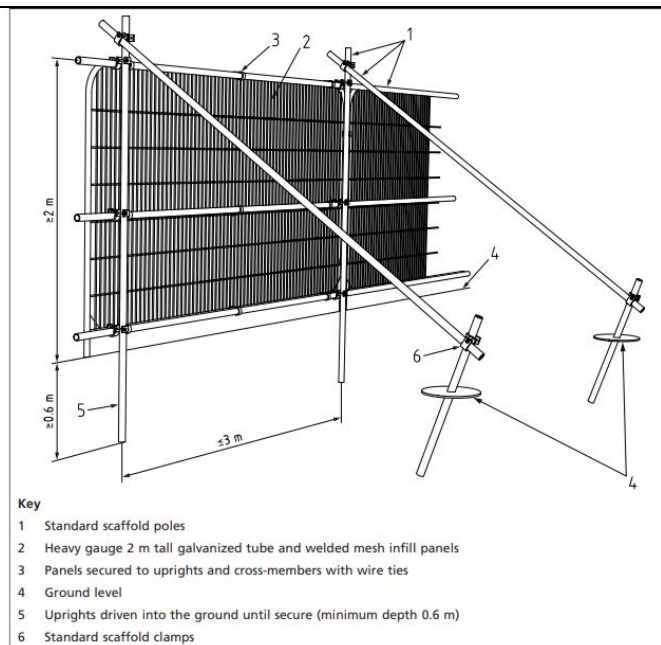


Figure 1: Default protective barrier specification (British Standards Institute 2012).



Figure 2: Appropriate signage to be attached to root protection zone fencing. Source: www.Safetysignsandnotices.co.uk

Pollution Prevention	
<i>Risk</i>	Pollution resulting from increased levels of water run-off, noise, and dust creation during construction works have potential to pollute the surrounding areas of woodland which is likely to reduce both plant and animal diversity. The site is in a medium to high soluble rock risk zone. Pollution resulting from groundwater percolation could enact adverse impacts on any groundwater dependant habitats connected to the site via any linked aquifers as identified on Magic.
<i>Statutory Compliance</i>	To limit impacts of pollution resulting from the construction phase of the development, construction works must be completed in accordance with current statutory guidelines relating to pollution prevention (Environmental Agency 2016). Furthermore, although withdrawn in 2015, pollution prevention guidelines detailed within guidance document: <i>PPG6: Working at Construction and Demolition Sites</i> (Environment Agency 2010) remain applicable to the site. Considering both the relevant statutory requirements and best practice measures detailed within guidance document PPG6, the below mitigation prescriptions are considered suitable to mitigate impacts of pollution during the construction phase of the development. The allocated Biodiversity Champion will be responsible for ensuring the below mitigation recommendations are undertaken successfully during the works.
<i>Materials Storage and Surface Water Runoff</i>	It is recommended that the Biodiversity Champion ensures that: • No stockpiles are created on exposed ground areas and ensure that all materials and chemicals are stored securely and safely on site in accordance with current Control of Substances Hazardous to Health (COSHH) regulations (HSE 2002). • Stockpiles are located as far away as possible from adjacent woodland and on level ground to prevent any accidental run-off. • Contaminated materials, chemicals, and other hazardous substances must be stored on an impermeable surface, in a bunded area, within any area of the site. • All chemicals and hazardous substances are stored away from areas where there is heightened risk of damage from impact or collision such as site traffic.

	• All chemicals and hazardous substances are labelled; containers are sealed when not in use and inspected regularly and fit for purpose. • Any damaged or old containers are replaced in line with the duty of care requirements. Note such containers may be considered hazardous waste. • Staff are trained in use of spill kits and emergency procedures. • Ensure there is a designated 'responsible person' on site at all times. • Lock storage facilities when not in use.
<i>Site Drainage</i>	It is recommended that the Biodiversity Champion ensures that: • Pollution risks are identified pre-construction. • Pollutants are prevented from entering drains where possible. • If any pollutant enters a drain, immediately stop the pollution with a physical block, stop the activity causing the pollution, then notify the Environment Agency for surface water drains or the local sewerage provider for foul water drains. If there's a spill, accident, or emergency, try and prevent pollutants entering the drains. • Report all pollution incidents to site management and the Environment Agency. • Inspect drains and protection measures frequently and maintain them during the construction activity. Well maintained drains will also reduce risks of flooding and subsequent surface water run-off. • As a last resort, should any pollutants be required to enter the drainage system on site, permission from Environment Agency or the local sewerage provider must be sought before discharging anything other than clean uncontaminated surface water to a drain and other surface waters or groundwater. Apply for permission early, as authorisation can take up to four months.
<i>Airborne particle suppression</i>	It is recommended that the Biodiversity Champion ensures that:

	• Effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. • Avoid explosive blasting, using appropriate manual or mechanical alternatives. • Bag and remove any biological debris or damp down such material before demolition. • Carry out regular site inspections to monitor compliance. • Ensure all vehicles switch off engines when stationary. • Avoid the use of petrol- or diesel-powered generators and use mains electricity or battery power where possible. • Only use cutting, grinding, or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction. • Ensure an adequate water supply on the site for effective dust/ particulate matter suppression/ mitigation, using non-potable water where possible and appropriate. • Use enclosed shuts and conveyors and covered skips.
Noise	The Biodiversity Champion must ensure that noise levels are kept to a minimum in accordance with best practice as defined in the Control of Pollution Act 1974 to avoid unacceptable levels of noise and vibrations. Further guidance can be found in British Standard 5228-1:2009. Such measures applicable to the proposed development primarily include agreed working hours limiting night work, using the quietest equipment and plant available, shutting down equipment when not in use, and completing deliveries during working hours only. Most notably, prescriptions as to limit noise of plant machinery as detailed within Table B.1 within the code of practice for noise control (British Standards Institution, 2014) is likely to have the most significant impact during construction activity. Table B.1 is shown below.

Table B.1 Methods of reducing noise levels from construction plant

Plant	Noise reduction of plant			Alternative plant
	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
Hammer drive piling equipment	Pneumatic/diesel hammer or steam winch vibrator driver	Enclose hammer head and top of pile in acoustic screen	5 to 10	Bored piling Vibratory system
	Sheet pile	Acoustically dampen sheet steel piles to reduce levels of resonant vibration		Drop hammer completely enclosed in box with opening at top for crane access
	Impact on pile	Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition		Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy
	Cranes cables, pile guides and attachments	Careful alignment of pile and rig		Pressed-in piling which generates its driving force from the frictional restraint of other piles
	Power units or base machine	Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible		
Earth-moving plant: • bulldozer • compactor • crane • dump truck • dumper • excavator • grader • loader • scraper	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 to 10	Alternative super silenced plant might be available. Consult manufacturers for details

Table B.1 Methods of reducing noise levels from construction plant *(continued)*

Plant	Noise reduction of plant			Alternative plant
	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
Compressors and generators	Engine	Fit more efficient sound reduction equipment	Up to 10	Super silenced plant is available. Consult manufacturers for details Electric-powered compressors are available as opposed to diesel or petrol Sound-reduced compressor or generator can be used to supply several pieces of plant. Use centralized generator system
	Compressor or generator body shell	Acoustically dampen metal casing Manufacturers' enclosure panels need to be kept closed		
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured Enclose compressor or generator in ventilated acoustic enclosure	Up to 10 Up to 20	
Pneumatic concrete breaker, rock drills and tools	Tool	Fit suitably designed muffler or sound reduction equipment to reduce noise without impairing machine efficiency Ensure all leaks in air line are sealed	Up to 15	Hydraulic and electric tools are available For large areas of concrete, machine designed to break concrete in bending can be used Thermic lance
	Bit	Use dampened bit to eliminate ringing		
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured Enclose breaker or rock drill in portable or fixed acoustic enclosure with suitable ventilation	Up to 10 Up to 20	
Rotary drills, diamond drilling and boring	Drive motor and bit	Use machine inside acoustic shed with adequate ventilation	Up to 15	Thermic lance

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	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
Hammer drive piling equipment	Pneumatic/diesel hammer or steam winch vibrator driver	Enclose hammer head and top of pile in acoustic screen	5 to 10	Bored piling Vibratory system
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	Impact on pile	Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition		Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy
	Cranes cables, pile guides and attachments	Careful alignment of pile and rig		Pressed-in piling which generates its driving force from the frictional restraint of other piles
	Power units or base machine	Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible		
Earth-moving plant: • bulldozer • compactor • crane • dump truck • dumper • excavator • grader • loader • scraper	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 to 10	Alternative super silenced plant might be available. Consult manufacturers for details

Implementation of the Waste Hierarchy

The Biodiversity Champion must ensure that all construction activity is completed in accordance with the Waste Hierarchy (Defra 2011) to reduce the amount of waste produced during the construction phase of the development. As such, the construction phase must be completed in accordance with the below core principles:

In the first instance:

- Re-use products and materials where possible.
- Recycle and compost material resources where possible.
- Attempt to recover energy from waste.

	<i>Where none of the above options offer an appropriate solution, waste disposal is the final option:</i> • Only transfer controlled waste to an “authorised person” (Waste Collection Authority, the holder of an Environmental Permit, Registered Water Carrier or Waste Disposal Authority). • Ensure that non-hazardous waste is transferred under a Waste Transfer Note which must be retained for two years. • Hazardous waste is moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for three years. • The waste is the responsibility of the company until it has been fully recovered or finally disposed of.
Retained Turf and Soil Protection/Post construction Restoration	
<i>Retained Soil and Turf Conservation.</i>	Any areas of retained vegetation or bare soil accessed by vehicles and pedestrians is likely to become compacted by heavy machinery and repetitive footfall, which will negatively impact ecological functioning. • Clearance of turf and topsoil will be limited to the minimum required to facilitate the development. • Retained turf will be protected during construction to maintain its ecological function. • Post construction the entire soil profile must remain in a condition that promotes aeration, drainage and root growth.
<i>Compaction, Erosion and Retained Turf Damage Mitigation</i>	Retained soil and any retained turf will be protected from the impacts of compaction, erosion and other soil and turf damage by the following. • Protective boards lain around the construction zone will spread the weight and erosive impacts of plant, vehicles and feet. Plywood is a traditional option, but rubber lawn mats may be a more practical and effective solution. These can also be used to create temporary “roads”. Clear protection mats are available to permit UV penetration and thus continued grass growth. • The work zone will be restricted to the minimum required for operatives to work safely and will be clearly signposted/fenced with access prohibited to contractors. • Contractors will be audited by the biodiversity champion on a weekly basis and on a daily basis by the team leader for compliance with environmental protection strategies and will be provided with toolbox talks at induction. Repeated

	compliance failures will lead to termination of contracts. Ensure any compensation or reparative measures for turf damage are included within contractors' contracts. • When stripping, stockpiling or placing soil, do so in the driest condition possible and use tracked equipment where possible to reduce compaction. • Confine traffic movement to designated routes. • Keep soil storage periods as short as possible. • Clearly define stockpiles of different soil materials. • Heavy plant/skips etc will be stored on hard standing, e.g. part of the new road. Whilst this is under construction, protective boards will be used. • Works will not take place during or after prolonged periods of rain and will use dry periods. • Plan work to avoid unnecessary journeys on either foot or vehicle across the grassed areas. • Some residual compaction may occur despite protective efforts. As such, aerating the retained grassed areas in the work zone post development would be beneficial.
Biosecurity and Invasive Species Management¹	
<i>Invasive/non-native Species Management</i>	No invasive non-native species as listed under the Wildlife and Countryside Act (1981) or known otherwise to be problematic are present on site. However, there is a risk that invasive and non-native species could be introduced onto the site during construction via boots, vehicle wheels and imported materials.

¹ <https://ccsbestpractice.org.uk/entries/biosecurity-preventing-the-introduction-of-invasive-species-to-site/>

[https://www.nonnativespecies.org/biosecurity/biosecurity-in-the-field/#:~:text=Basic%20biosecurity%20advice%20for%20site%20visits&text=If%20practical%20do%20not%20take,debris\)%20before%20leaving%20the%20site.](https://www.nonnativespecies.org/biosecurity/biosecurity-in-the-field/#:~:text=Basic%20biosecurity%20advice%20for%20site%20visits&text=If%20practical%20do%20not%20take,debris)%20before%20leaving%20the%20site.)

<i>Biosecurity</i>	A Biosecurity Declaration Form will be distributed via email to all contractors intending to send plant machinery to the development site. This instructs that power washing of all plant prior to entry on site to remove all traces of mud debris etc. The completed form must be returned to the site Biodiversity Champion prior to deliver/access. This form and a copy of the CEMP will be sent to all subcontractors that intend to bring machinery onto the site. Upon arrival to site the plant item is inspected at a designated quarantine area. This inspection ensures the delivered plant item has been thoroughly cleaned. Should the item of plant be deemed to be inadequately cleaned it will be refused entry. Advice for Contractors on Site 1. Avoid taking any vehicles onto the parkland beyond those essential in completing works, keep to established tracks and park vehicles on established parking areas away from the pasture. 2. Arrive at the site with clean equipment, and vehicle, paying particular attention to wheels. 3. Facilities will be provided on the site in the work zone surrounding the buildings to clean footwear/equipment. 4. Keep access to a minimum. Such robust biosecurity measures will prevent the leaving behind of a degraded environment and subsequent financial bills for the control of introduced invasive species, or any species that may alter communities within nearby designated sites.
Wildlife Protection – Precautionary Methods of Working-	
<i>Herpetofauna</i>	The proposed works are not anticipated to lead to any levels of habitat loss or fragmentation likely to affect local population status for either amphibians or reptiles, but individuals may be injured or killed during clearance and construction.

Ecological Clerk of Works

A qualified ecologist will be present on site to act as an ecological clerk of works (EcOW) during the clearance of vegetation of value to reptiles and amphibians. The EcOW will complete a toolbox talk to contractors immediately prior to vegetation clearance works to highlight the potential presence of reptiles and amphibians and to outline indicators of their presence.

Pre Development Vegetation Clearance

Vegetation clearance works must take place outside of the typical hibernation period for reptiles and amphibians, which is typically between November and February. Reptiles and amphibians are mostly torpid during this timeframe and are thus most vulnerable to injury or death. Undertaking vegetation clearance works during their active period, typically between March and September, will allow individuals to disperse unperturbed to adjacent retained habitats.

- Before any development, the ground flora on the affected parts of the site will be strimmed down to 500mm, directed towards off site suitable habitat. Any reptiles that are found will be encouraged to move away of their own volition, or if in immediate danger or likely to find itself in danger, deposited in a bucket and placed by gloved hand outside of the development area in retained suitable habitat by a suitably experienced ecologist.
- Any spoil/log or rubble piles will be destructively searched for reptiles at the same time.
- Vegetation removal will be phased in two stages: with an initial cutting of all vegetation to approximately 200-300mm from ground level.
- This will be followed by a rest period of at least 24 hours.
- The second cut will be to ground level/ bare ground. Reptiles and amphibians are most likely to be present at or just below ground level; the phased technique allows any individuals present at this vegetation level to disperse. e) In addition to phasing, any cutting will be conducted systematically, towards areas of retained habitat to encourage any individual reptiles

and amphibians to retreat to retained habitat unharmed and thus preventing individuals from becoming trapped in a central habitat island.

- The development zone will be managed thenceforth as bare ground or close mown vegetation.

A suitable systematic cutting technique is exemplified below in **Figure 3**.

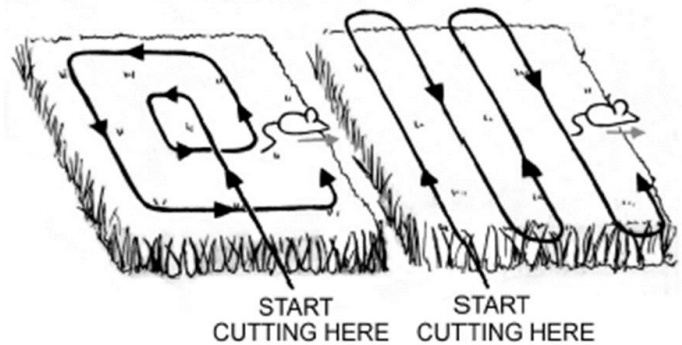


Figure 3: A schematic representation of vegetation cutting patterns as best to eliminate terrestrial opportunities for reptiles and amphibians within the construction zone.

Site Management During Construction

- During the course of construction works a site wide check for reptiles and amphibians must be carried out by contractors at the commencement of each working day, with any found relocated to safety within the off-site woodland on the eastern boundary. Any materials will be stored on pallets away from tall vegetation or boundaries.

	• Rubble created during the development will be safely disposed of in a skip. If no skip is available the rubble will be stored off the ground (e.g. on pallets) until it can be removed from site, to prevent common reptiles and amphibians from using the rubble piles for hibernation or refugia. • All trenches will (where possible) be backfilled before nightfall, or a ramp will be left to allow amphibians to easily exit. Any trench that could not be closed the previous day must be checked for reptiles and amphibians at the beginning of the next working day; particularly where this is scheduled for infilling. • Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations. • Where for any reason contractors are a non-compliant and rubble and other piled items are left on the floor overnight or for any period of time beyond that working day, they must be dismantled by hand. • Any reptiles or amphibians found must be encouraged to move away of their own volition, or if in immediate danger and unable to perambulate themselves, will be captured in gloved hand or by any other means avoiding injury and safely relocated to suitable cover within retained habitat. No amphibian will be handled via bare hand due to the risk they may absorb toxic compounds through their permeable skin. • If at any point GCN are found during development, all works must cease until further advice has been obtained from a qualified ecologist and the relevant regulators.
<i>Birds</i>	The woodland and scattered trees on site provide foraging and nesting habitat for a wide range of species. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Vegetation clearance and other activities will be undertaken outside the core nesting period 1st March to 31st August. If this timeframe cannot be avoided, a nesting birds check of the vegetation (and any remaining or regrowth vegetation from earlier cuts) will be undertaken, by the project ecologist or ECoW, within 48 hours prior to the commencement of work. All active nests

	will need to be retained with a species-appropriate (generally 5m) buffer until the young have fledged (species specific but typically 4-6 weeks). A watching brief will be undertaken during clearance in case any nests were not evident during the first check. The buffer will need to be increased in the event of the presence of any Schedule 1 species as reckless disturbance as well of destruction of the nests of such species is an offence. Buffer zones regarding schedule 1 species are on a case by case, species by species basis and must be reflected accordingly. If schedule 1 species are identified nesting, these areas must be retained, and suitable fencing and signage installed to prevent encroachment into these areas. It is an offence to recklessly disturbed adult and independent young in proximity to their nests as well as the nests themselves. Examples of appropriate installed work signs are shown in Figure 4. Signs can also be installed in regard to non-schedule 1 species, installed in full view in areas where nesting birds have been identified on the pre-work checks. Figure 4: Work signage regarding nesting birds on the site. Source: www.Britishsafety signs.co.uk
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<i>Bats</i>	Bat roosts are not expected to be directly impacted by the development but may be disturbed during commuting and foraging activities. A lighting strategy is provided later within the report.
<i>Badgers and other terrestrial mammals</i>	The following recommendations are given in order to mitigate against potential harm to hedgehogs, badgers and other mammalian fauna during the development works. • The work zone will be checked for wildlife prior to works commencing, with any fauna encouraged to move away via their own volition or transported by gloved hand to the reptile receptor area if this not be possible. This will only apply to smaller mammal species. Larger mammals such as badgers and foxes will not be transported by hand. • Any inadvertently injured wildlife will be taken to an appropriate local wildlife carer or vet. • Any trenches dug will ideally be backfilled before contractors leave. If this is not possible they will be covered at night or have a rough sawn plank placed in them to act as a ramp for any wildlife which may fall in. They must be checked for wildlife before backfilling. • Security lighting must be directed away from undergrowth and vegetated site boundaries. • Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations. • Badger Sett If the mammal holes observed during the PEAPRA survey are found to be a badger sett, A 30m exclusion zone is to be set up with appropriate fencing from known badger sett activity. No materials or machinery are to be stored in this area, nor any excavation with machinery. No machinery or heavy plant material is to be driven over ground within this area. Fencing will also include signage such as those shown below in Figure 5 and is not to be removed till works are completed. Fencing will be installed prior to commencement of any works.



Figure 5: Signage to be installed around badger sett. Source: <https://britishsafetysigns.co.uk/>.

Hazel Dormouse

The woodland on site has habitat value for dormice and is well connected to surrounding habitats.

Whilst the removal of some woodland will result in a minor loss of habitat, any risk to dormice is considered to be acceptably low provided the works are carried out in a precautionary manner.

Ecological Clerk of Works

A qualified ecologist will be present on site to act as an ecological clerk of works (EcOW) during the clearance of vegetation of value to reptiles and amphibians. The EcOW will complete a toolbox talk to contractors immediately prior to vegetation clearance works to highlight the potential presence of dormice and to outline indicators of their presence and identification features.

Pre-development vegetation clearance

- Clearance of any suitable dormouse vegetation (e.g bramble and dense vegetation) will be undertaken outside of the dormouse hibernation season (November to March).
- The clearance of the bramble will be undertaken in stages, under the supervision of a suitable qualified ecologist.

	• A pre-commencement check for the presence of dormice or their nests will be completed within the scrub and hedgerow to be removed. • Habitat clearance will begin at the centre of site moving outwards towards the woodland boundaries, allowing any dormice potentially present to move into retained woodland. During the active season (May to October), clearance will proceed in small sections (2-3m at a time), with clearance of each area preceded by a search of habitats by the supervising ecologist to check for Dormice presence. • All vegetation clearance works will be carried out using handheld tools only (including mechanised handheld tools subject to the agreement of the onsite ecologist). • A toolbox talk will be given by the ecologist to contractors regarding the possible presence of dormice at the site. • In the unlikely event that a dormouse is identified, works must cease and advice must be sought from the project ecologist.
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Lighting Strategy

The habitats on site have high habitat value for roosting, commuting and foraging bats and other nocturnal wildlife within what is at present a dark area.

Additional lighting could impact behaviour of wildlife and adversely affect the integrity of roosting and foraging resources. Any proposed external lighting will be installed in accordance with current guidance issued by the Bat Conservation Trust and Institute of Lighting Professionals: Guidance Note 08/18: Bats and Artificial lighting in the UK (BCT & ILP 2018).

The below strategy utilises light prescriptions detailed within this guidance to limit impacts of artificial lighting on bats and other light sensitive species using retained habitats on and directly adjacent to the site including badgers and hedgehogs.

In particular, the lighting strategy seeks to influence the lighting design so that impacts can be avoided to key habitats of value including:

- Any woodland or site boundaries/tree lines/scattered trees.
- Newly proposed landscaping.
- Retained habitats on and directly adjacent to the site.

The following lighting design prescriptions are considered suitable for the type and scale of the Development to minimise the impacts of artificial lighting on site or within the public realm on bats and other light sensitive species.

Lighting design prescriptions recommended for the Site comprise:

- Woodland to the east and south of the site must not be illuminated to ensure the present dark zones are retained.
- Reducing the operating time of any installed public realm lighting and levels of illuminance provided via: Part-night operation. Turning off lights between certain hours, for example between midnight and 06:00.
- The use of motion sensors will be avoided to ensure no unnecessary light spill occurs during night-time hours. Where the use of motion sensors cannot be avoided, lights must be set to be turned on for no longer than 1 minute.
- Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on.
- Avoiding light spill via: The use of directional lighting by using luminaires with rear shields and an upwards lighting ratio of zero; and Consideration to the height and spacing between lighting columns where practicable. Examples include stud LED or footpath lighting. There will be no bare bulbs and no light pointing upwards. The spread of light will be kept in line with or below the horizontal. Use low-level lighting in conjunction with hoods, cowls, louvers and shields.
- Lights will be directional to ensure that light is directed to the intended areas only.
- Light type: Use of lamps that minimise UV emissions or use UV filters to reduce the attractiveness of the lamp to invertebrates. Use high-pressure sodium or LED lamps, ideally warm white as its function as an invertebrate attractant is relatively low.
- The use of landscaping as to block light spill where appropriate.
- Install lighting systems that deliver no greater than a 3lux average illuminance, with a maximum horizontal illuminance of 0.6 uniformity (subject to appropriate maintenance factors).

- Use narrow spectrum light sources to lower the range of species affected by lighting.
- Use light sources that emit minimal ultra-violet light.
- Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they will be of a warm / neutral colour temperature <4,200 kelvin.
- External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on.
- All lighting on the developed site will make use of the most up to date technology available.

Compliance and Reporting

The CEMP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and Natural England under any license requirements. Construction activities will therefore be conducted strictly in accordance with the approved CEMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

Any deviations or incidents that may affect ecological receptors will be immediately reported to the designated ecologist / Natural England. Updates to the CEMP will be relayed to the Local Planning Authority.

The CEMP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

Appendix 1: Proposed Plan



Appendix 2: Site Habitat Plan



Status	Issue	Name	Date
Draft	V0.1	Phillip Wooding BSc (Hons) MSc, Consultant Ecologist, Holder of NE Level 1 Bat and GCN Licences, Licence numbers available on request	25/09/2026
Final	V1.0	Phillip Wooding BSc (Hons) MSc, Consultant Ecologist, Holder of NE Level 1 Bat and GCN Licences, Licence numbers available on request	30/09/2026

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