

**Project:** PROPOSED RESIDENTIAL DEVELOPMENT, DEMOLITION OF BUILDINGS, CEASE OF USE OF THE SITE AS A BUILDERS YARD AND CONSTRUCTION OF 5 NO. DWELLINGS REAR OF CANADA COTTAGES, STORTFORD ROAD, GREAT DUNMOW, ESSEX CM6 1DA

**LA Ref:** Application Number: UTT/23/0177/FUL

**Document:** Biodiversity Method Statement - Addendum to reports prepared by lead ecologist Essex Mammal Surveys (EMS and ECoW) to address Condition 3 of Planning Permission

*This report has been updated to suit the latest planning approval under reference UTT/23/0177/FUL. It was originally created to satisfy Condition 12 of the earlier planning approval under reference UTT/19/2016/FUL, and forms part of the approved documentation that Plots 1-4 have been built in accordance with.*

**A. Purpose and objectives for the proposed addendum document;**

This addendum plan has been prepared to provide recommendations to ensure the protection of ecological features at the above site. It is required to satisfy condition 12 of planning permission granted under reference UTT/19/2016/FUL as issued by Uttlesford District Council.

**B. Detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);**

Please refer to Section B of EMS Biodiversity Enhancement Layout.

**C. Extent and location of proposed works shown on appropriate scale maps and plans;**

Please refer Appendix 1 of EMS Biodiversity Enhancement Layout.

**D. Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;**

A set timetable for construction works has not been established at this stage. However, protection measures shall be in place as part of initial site set up and mitigation works shall be carried out prior to practical completion and disposal.

The time extent of the works will run onto May 2023 so an estimated project timeline of 6 months.

**E. Persons responsible for implementing the works;**

Main project management: OMG Developments Ltd  
Principle contractor: Wade Developments Ltd

Adherence to the ecological reports for the development works will be the responsibility of the allocated onsite contractors during construction works and senior management for direction.

Interim and periodic inspections shall be undertaken by EMS, initially as part of site set up and then as deemed necessary with a practical completion inspection to ensure compliance and final sign off.

#### **F. Initial aftercare and long-term maintenance (where relevant);**

Good communication and close liaison with other contractors, project managers and designers are essential.

EMS should not 'police' the site or give instruction but must ensure that sensitive ecological issues are identified early and managed according to Best Practice.

The role of EMS is to take all the necessary steps to ensure the implementation of planning conditions and best practice guidance through the construction and operational phases of developments.

During site operations that may impact upon the ecology of the site, the ECoW will work closely with site operatives and operators of machinery to provide advice and be at hand in case any issues arise during works.

The ECoW and site manager should agree a procedure of work before any works commence with regard to avoiding harm, damage or destruction to any species and habitats protected by law and/or relevant planning guidance.

Agreements should be put into document form and all site operatives should be briefed and sign the document to confirm that they agree to adhere to the procedures and methodologies outlined.

When works are in progress, accurate records should be kept if / of ecological issues or constraints and a note made of their location on site.

As part of completion and handover common areas to be cared for by management committee as all parts of the site remain in private ownership

#### **G. Disposal of any wastes arising from works.**

##### **Supervised vegetation clearance and searches:**

Prior to vegetation clearance, all vegetation should be strimmed to 150mm and removed. Cutting back vegetation will gradually make the Site less suitable for reptile species, without disturbing the ground or damaging any potential hibernacula present.

The area should then be left for at least 24 hours.

Following a minimum of 24 hours, EMS will complete a search of the vegetation and any potential reptile hibernacula. The aim is to find sheltering reptiles, if present, and which are otherwise difficult to detect.

Any rubble piles or log piles should also be removed by hand and inspected by an ecologist. Any reptiles found during this search will be transferred.

Following completion of the supervised vegetation clearance works, the ECoW will produce a short letter report summarising any findings and/or further measures required.

**General waste:**

Non-hazardous waste will be disposed of via grab and waste removal companies

Hazardous waste - will be surveyed and removed by src aggregates on completion of asbestos survey. All parties hold the relevant waste licences.

**Erection of Heras fencing protection:**

The hedgerow along the upper Site boundary.

Heras fencing should be erected between the Site boundary and inner face of hedgerows.

This will prevent access from the development site onto neighbouring land apart from via the existing access arrangement.

The Heras fencing should be secured into the ground to ensure it stays in place for the duration of the development works.

If any vegetation clearance is required during the breeding bird season (between the months of March and August inclusive), such works can only proceed following the completion of a nesting bird check undertaken by an experienced ornithologist.

Any active birds' nest identified during this check must be protected from harm until the nesting attempt is complete. This will require a buffer to be left around the nest, the size of which will depend upon the species involved (as a general rule, this will be 10m of vegetation in all directions around the nest). Any vegetation buffers established as a result of the initial nesting bird check must be subjected to a second check after the original nesting attempt is completed before such areas can be removed during the breeding bird season (between the months of March and August inclusive).