



L I Z A R D

Landscape Design and Ecology

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN: BIODIVERSITY

PENLAN, KINGFIELD CLOSE, SURREY

Client:	Victus Homes			
Project:	Penlan, Kingfield Close, Woking			
Reference:	LLD3115-ECO-REP-001-00-CEMP			
Revision:	Date:	Author	Proof	Approved
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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Contents

	Page No.
1.0 Introduction	02
2.0 Project Description	04
3.0 Site Management	09
4.0 Biodiversity Impacts	14
5.0 Biodiversity Mitigation Measures	16
6.0 Monitoring and Auditing	20
7.0 References	24

TABLES

Table No. 01 – Project Schedule of Biodiversity Mitigation Measures

Table No. 02 – Auditing, Monitoring and Inspection Schedule

FIGURES

Figure No. 01 – Site Habitat Plan

1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned by Victus Homes to formulate a Construction Environmental Management Plan regarding biodiversity for the proposed development at Penlan, Kingfield Close, Woking (*located around central grid reference: TQ 00702 57222; hereafter known as 'the site'*).

1.2 Planning permission was granted by Woking Borough Council for the demolition of the existing building and the erection of 3no. detached dwellings with associated hard and soft landscaping (Reference - PLAN/2022/0134) subject to the fulfilment of the condition below, for which it is the purpose of this report to address:

Prior of the commencement of development, hereby permitted, a Construction Environmental Management Plan (CEMP) should be submitted to and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the Local Planning Authority.

The scheme should include, but not be limited to:

- *Map showing the location of all of the ecological features*
- *Risk assessment of the potentially damaging construction activities*
- *Practical measures to avoid and reduce impacts during construction*
- *Location and timing of works to avoid harm to biodiversity features*
- *Responsible persons and lines of communication*
- *Use of protected fences, exclusion barriers and warning signs.*

Reason: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2019, the Wildlife & Countryside Act 1981 and s40 of the NERC Act 2006 (Priority habitats & species)."

- 1.3 The ecological management of the construction works associated with the proposed development shall be delivered via the implementation of this CEMP: Biodiversity. It outlines the procedures that require ecological consideration throughout the construction process in accordance with legislative requirements and construction industry best practice guidance. It aims to ensure that any adverse effects from the construction phase of the proposed development on ecology are mitigated to a low and acceptable level. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
- 1.4 This report has been produced based on the drawings and assessments provided in the following documents, which are referenced throughout the text herein:
- Ecological Impact Assessment (Lizard Landscape Design and Ecology, 2021);
 - Arboricultural Impact Assessment and Method Statement (Lizard Landscape Design and Ecology; 2021);
 - Proposed Site Plan (GILROYMCMAHON, 2021);

2.0 PROJECT DESCRIPTION

2.1 Aims

- 2.1.1 In accordance with Planning Advice Note 8: Construction Environmental Management Plans (Development & Planning Authority, 2018) it is the aim of the Construction Environmental Management Plan: Biodiversity report to:
- Provide effective site-specific procedures and mitigation measures to monitor and control environmental impacts throughout the construction phase of the project; and
 - Ensure that construction activities so far as is practical do not adversely impact (...) the environment in the surrounding area.

2.2 Baseline Information

Habitats

- 2.2.1 An extended phase 1 survey was conducted across the site on the 25th of June 2021 (Lizard Landscape Design and Ecology) in line with standard methodology (JNCC, 2010) (CIEEM, 2017) at the time of survey. The site was revisited on 18th of January 2024 to validate previously reported site conditions.
- 2.2.2 The site area is c. 0.2ha and habitats on site were found to consist of amenity (modified) grassland, introduced shrubs, tall ruderal vegetation, scattered trees, dense (bramble) scrub, hardstanding and the onsite building. The initial survey determined that the onsite building and hardstanding habitats were of **negligible** importance, whereas the amenity (modified) grassland, dense (bramble) scrub, introduced shrub, tall ruderal vegetation and scattered trees were of **site level value**.

Protected Species

- 2.2.3 The extended phase 1 survey entailed a protected species assessment, which identified that habitats within the site offered **negligible** potential to support amphibians (including great crested newt (GCN)) and badgers. Although it was not possible to scope out the potential that badgers may commute across the site. The site was determined to offer potential to support common and widespread nesting bird species, reptiles, common and widespread invertebrates and foraging bats. The building was assessed as offering **negligible** roosting potential to bats.

Avoidance and Mitigation Measures

- 2.2.4 Reasonable Avoidance Measures (RAMs) and mitigation measures have been proposed for amphibians, including GCN, badgers, reptiles, nesting birds and foraging bats. For the scattered trees, all works should be conducted in line with standard tree protection measures (BSI, 2012) and all tree protection measures outlined within the submitted arboricultural reports (LLDE, 2021).

2.3 Development Proposals

- 2.3.1 Proposals will necessitate the removal of amenity (modified) grassland, dense scrub, the onsite building, a number of scattered trees, introduced shrubs and tall ruderal vegetation. Proposals are for demolition of the existing building, and the provision of 3no. detached dwellings with associated hard and soft landscaping.

2.4 Biodiversity Project Schedule

2.4.1 A timeline of ecologically restricted works, including responsible persons for each stage, is provided in Table No. 01 below:

Table No. 01 – Project Schedule of Biodiversity Mitigation Measures

Receptor	Key Stages	Date	Responsible Persons
Reptiles	Directional vegetation clearance (north to south) of scrub, ruderals and grassland to 15cm.	Avoiding bird nesting season (March to August inclusive).	Ecological Clerk of Works/ contractors
Bats	Soft-felling of trees scheduled for removal, to check for hidden roosting features.	May-October inclusive.	Tree Surgeon under supervision of Ecological Clerk of Works
Breeding Birds	Sensitive clearance of shrubs and trees using hand tools only under ecologist supervision.	Avoid February – September (inclusive). Or within 48 hours of a nest check by a suitably qualified ecologist.	Ecological Clerk of Works or qualified ecologist
Reptiles	A secondary directional cut shall take vegetation to no lower than 5 cm.	24-48 hours after the initial cut. Avoiding bird nesting season (March to August inclusive).	Ecological Clerk of Works/ contractors
Trees	Installation of Tree Protection Fencing and any ground protection measures.	Anytime (prior to commencement until project completion).	Site Manager
Reptiles	Tree stumps and roots to be removed.	Outside of reptile hibernation season (avoiding November – February).	Ecological Clerk of Works

Receptor	Key Stages	Date	Responsible Persons
Reptiles	A destructive search of the site should be undertaken directionally using a toothed bucket to make area unsuitable for reptiles.	Subsequent to secondary vegetation clearance search.	Ecological Clerk of Works/ contractors
Reptiles	Vegetation within the site should be kept short (below 5cm) during works to keep the area unsuitable for reptiles.	Weekly or bi-weekly dependant on season.	Contractors
Reptiles	Removal of tree stumps	Subsequent to felling of tree scheduled for removal (within March-October inclusive).	Ecological Clerk of Works
Bats	Mitigation measure in regard to external and nocturnal lighting (BCT & ILP, 2018).	From outset until project completion.	Site Manager
Badgers and Hedgehogs	Cover or installation of secured ramps within excavations left overnight.	For duration of time when excavations are present.	Site Manager
Reptiles	Installation of reptile mitigation fencing along the site boundaries.	Following the destructive search.	Ecological Clerks of Work/ Contractors
Retained and Adjacent Habitats	Best practice working methods to mitigate pollution events (e.g. dust, noise, light, etc...)	From commencement to completion.	Site Manager

2.5 Regulations and Requirements

- 2.5.1 The Construction Environmental Management Plan (CEMP) is required to implement the core principles of the local planning policies which encompass biodiversity controls required with due consideration to relevant wildlife legislation. The CEMP provides the framework for which commitments made in the Ecological Impact Assessment (Lizard Landscape Design and Ecology, 2021) or any requirements of planning conditions can be realised. The CEMP outlines the contractor's approach to wildlife management throughout the construction phases with the primary aim of reducing any adverse impacts from construction on local sensitive receptors.
- 2.5.2 The following legislation has been given due regard in relation to the production of this management plan, which concerns potential impacts to biodiversity receptors:
- The Wildlife and Countryside Act (1981) (as amended);
 - The Natural Environment & Rural Communities (NERC) Act (2006);
 - The Protection of Badgers Act (1992);
 - The Conservation of Habitats and Species Regulations (2017) (as amended); and
 - The Wild Mammals Protection Act (1996).

3.0 SITE MANAGEMENT

3.0.1 The content of this CEMP, has been compiled on behalf of Victus Homes for the submission in writing to assist with the discharge of planning conditions. This will remain a live document throughout the build programme and as such may require revision by the principal contractor and to be reapproved. The project manager shall work with the council to review this construction management plan if problems arise in relation to the construction of the development. Any future revised plan must be approved by the council in writing and complied with thereafter. It should be noted that any agreed construction management plan does not prejudice further agreements that may be required, such as road closures or hoarding licences.

3.1 Roles & Responsibilities

3.1.1 The contractors will be responsible for implementing the CEMP through contractual agreements with AtkinsRéalis. It will be the responsibility of the project manager to ensure that the contractors understand and abide by the CEMP, and to monitor and record any breaches in the site logbook.

3.1.2 Prior to each stage of construction commencing, the contractors will prepare or update the management plans listed in this CEMP. The plans will be made available to all persons working on the proposed development.

3.1.3 The Project Manager is responsible for ensuring all ecological standards and commitments are adhered to throughout the construction design, implementation, maintenance and monitoring periods of the Proposed Development. The Project Manager will also be responsible for the following:

- Developing and reviewing the CEMP and specialist procedures;
- Leading the appointment and management of environmental specialists at the construction stage;
- Facilitating environmental training and inductions to the workforce, as required;
- Monitoring compliance of construction activities with the CEMP;

- Acting as the focal point of contact for all environmental issues on site; and
- Where appropriate, maintain auditable environmental records and conduct audits as required by the CEMP.

3.2 General Management Systems

Noise & Vibrations

- 3.2.1 General measures to reduce noise levels at the source to be used during construction include:
- Avoidance of unnecessary revving of engines and switching off equipment when not in use;
 - Keeping internal haul routes well maintained and avoiding steep, gradients;
 - Using rubber linings in, for example, chutes and dumpers to reduce impact noise;
 - Starting-up plant and vehicles in succession rather than all together;
 - The movement of plant onto and around the site will have regard to the normal operating hours of the site; and
 - The use of personal radios and speakers will have due regard for the residential nature of the site, only be used between 9am-5:30pm and consider the volume and potential disturbance to neighbours.
- 3.2.2 The use of conventional audible reversing alarms can cause problems on some sites, and alternatives are available. This will be explored with the contractors likely to be involved with the scheme and where practicable, alternative reversing warning systems will be employed.
- 3.2.3 As the site lies within a residential area, lorries will be restricted to arrive or depart from the site within working hours (8:00-18:00 Monday to Friday, and 8:00-13:00 on Saturdays, subject to approval from the local planning authority). This will be managed to ensure the residents of Kingfield Close are consulted prior to construction works commencing.

- 3.2.4 For vibration measures it is intended that good relations with people living and working near site are established early. Maintenance of these relations throughout the course of site operations will go some way towards allaying people's fears of the construction works. Several measures will be implemented with regard to the substructure operations and vibration management. These will include the hours of working being planned and relayed to the adjoining neighbours. In addition, where reasonably practicable, low vibration working methods will be employed and this will be advised by the specialist contractor.

Dust

- 3.2.5 The scheme will ensure that all contractors adhere to best working practices in relation to the control and limitation of emissions for gaseous and particulate pollutants into the atmosphere from the construction and demolition activities at the site. These will include dust suppressant technology at locations around the site during summer and busier months to prevent dust spreading to adjoining properties. It is the intention to form permanent surfaces externally that will minimise and control this risk. Mist sprays will be utilised during dryer periods to dampen down machinery and may be used on vegetation, should it become smothered by dust during the course of works.

Hazardous Substances

- 3.2.6 Any materials which fall under the COSHH regulations shall be stored in a suitable container in accordance with the COSHH sheet and manufacturer's instructions. These materials shall be stored in a locked enclosure, with appropriate bunding to ensure that no discharge into the local environment is possible. A spill kit will be available for all storage areas and an action plan will be in place to deal with any accidental discharges such as spillages, along with emergency plans for relevant activities.

Water Pollution

- 3.2.7 To ensure that hazardous materials and liquids are prevented from impacting retained and adjacent habitats, storage containers will not be located near to open drains or any ponds. Furthermore, storage containers will be located upon impermeable surfaces, and not on surfaces which vehicles will be operating over, to prevent collisions.

- 3.2.8 Procedures must be in place for safe delivery of materials and a known storage place must be confirmed prior to delivery, suppliers must be made aware of this storage location, and all deliveries must be supervised so that procedures are followed. Spill kits will be kept close to delivery and storage areas, suppliers and staff will also be made aware of how to use them. Minimising the time spent handling and moving materials will reduce the risk of spills. Machinery will be kept clean and well maintained to ensure their continued effective usage and fewer rates of failure, potentially causing pollution events.

Light Pollution

- 3.2.9 The project is to be undertaken during daylight hours where possible. Should any works be required post-sunset, the site will have temporary external lights located within the site during the construction phase. Any construction lighting will be to illuminate the works area only and provide a clear vision for operatives. In line with proposed working hours, construction lighting will not be used outside of the hours 8am – 6pm. Please see further details in section 4.0.5.

3.3 Handling and Maintenance of Plant and materials

Storage of Plant and Materials

- 3.3.1 All plant and materials are to be stored within the agreed contractors' compound.
- 3.3.2 Movement of plant and materials would be carried out at all times by trained and appropriately qualified personnel under supervision of the site management staff. Where plant or materials are being handled or manoeuvred in areas with confined spaces, site personnel will supervise the handling on foot, or with a dedicated banksman to ensure no damage to surrounding habitat.
- 3.3.3 All plant is to be kept in good condition and serviced regularly to minimise emissions and / or the likelihood of pollution events.

3.4 Inspections

3.4.1 Inspections of the site shall occur to ensure compliance with the CEMP and to minimise the risk of damage to the environment. All ecological incidents shall be reported to the Project Manager to be logged. Checks on equipment will be undertaken to reduce the risk of incidents occurring (for example oil leaks). As a minimum, the following equipment will be inspected:

- Fencing;
- Chemical storage facilities;
- Foul water storage facilities;
- Secondary containment (for example, secondary skins for oil tanks);
- Spill response materials; and
- Equipment with potential to leak oils and other liquids, for example, compressors and transformers.

3.5 Waste Management

3.5.1 Waste arising from the site shall be moderate given the scale of the development. Waste shall arise from the following key elements:

- Excavation and groundwork to allow for the extension to the SEND unit; and
- Importation of materials and equipment.

3.5.2 Any topsoil arising from excavation shall be stockpiled on site until completion. Upon completion of the works, this topsoil shall be spread within areas of soft landscaping to reduce waste of resources.

3.5.3 Wrapping and packing shall be recycled or returned to the supplier where possible.

3.5.4 Waste shall be segregated into recyclables, food waste, hazardous waste and residual waste. A full Outline Waste Management Plan (OWMP) shall be completed and followed by the contractor on site.

4.0 BIODIVERSITY IMPACTS

Hedgerows and Scattered Trees

- 4.1 In the absence of mitigation proposals have the potential to result in damage to trees scheduled for retention, owing to machinery works and storage taking place within their root protection area's (RPAs). Furthermore, there is the potential for proposals to result in damage to trees scheduled for retention because of fuel and other hazardous material spilled within the RPAs of hedgerows and trees scheduled for retention, ultimately impacting on their practicable lifespans. In the absence of mitigation this potential impact would be certain to occur and would be of moderate severity.

Reptiles

- 4.2 In the absence of mitigation, potential impacts arising from development during the construction phase include reckless killing and injury of reptiles, due to inappropriate clearance practices, as well as loss of habitat, resulting fragmentation and isolation of slow worm populations. Fragmentation also has the potential to occur during the operational phase. Overall, in the absence of mitigation potential impacts would be likely to occur and of moderate severity.

Nesting Birds

- 4.3 In the absence of mitigation, impacts to nesting birds includes potential destruction of an active nest, as well as the loss of nesting habitat, owing to the removal of scrub and trees. Overall, in the absence of mitigation potential impacts would be likely to occur and of moderate severity.

Badgers

- 4.4 During the site visit on the 18th of January 2024, it was noted that the scrub at the north of site had been cleared, and no evidence of a badger sett was recorded. In the absence of mitigation, potential impacts associated with construction to badgers include potential for badgers becoming entrapped within excavations left overnight or when the site is unattended. Overall, in the absence of mitigation this potential impact would be of low likelihood and moderate severity.

Bats (foraging and commuting)

- 4.5 In the absence of mitigation, the removal of trees, scrub and tall ruderals would likely result in the loss of foraging and commuting habitat for bats. Furthermore, inappropriate lighting could reduce the foraging and commuting potential of the site and wider area for bats. If bat roosts exist in the immediate surrounds inappropriate lighting could ultimately lead to abandonment of a roost. Overall, in the absence of mitigation potential impacts would be likely to occur and of moderate severity.

Hedgehogs

- 4.6 In the absence of mitigation, potential impacts to hedgehogs include reckless killing and injury, resulting from inappropriate clearance works, as well as loss of foraging and nesting habitat, and habitat fragmentation / isolation. Furthermore, it is not possible to rule out the potential for hedgehogs becoming entrapped within excavations left overnight and when the site is unattended. Overall, in the absence of mitigation potential impacts would be likely to occur and of moderate severity.

5.0 BIODIVERSITY MITIGATION MEASURES

5.1 Avoidance and Mitigation Measures

Scattered Trees

- 5.1.1 All trees to be retained will be protected during construction in accordance with BS5837:2012. (BSI, 2012) using tree protection fencing and any necessary ground protection. No access will be permitted to machinery or storage of materials within the RPAs of retained trees or hedgerows on site. All fuel and other hazardous materials will be stored away from the RPAs of retained trees with suitable spill kits available. This is anticipated to sufficiently mitigate potential impacts to a negligible likelihood.

Reptiles

- 5.1.2 Clearance works will be completed in line with the Reptile Mitigation Strategy provided (Lizard Landscape Design and Ecology;2024). Scrub, grassland and ruderal vegetation, scattered trees and introduced shrubs are to be removed in mild ($\geq 10^{\circ}\text{C}$), dry weather during the active reptile season of March – October (inclusive). Vegetation within the construction zone will be cleared using hand-held tools to a height of 15cm above ground. This will be done directionally, in a north to south manner to encourage any reptiles present to move into offsite adjacent habitat with connectivity to other suitable habitats.
- 5.1.3 24-48 hours after the initial phase of de-vegetation, and immediately after a finger-tip search for reptiles by an ecologist, the remaining vegetation will be cleared in the same directional manner to no lower than 50mm using hand-held tools.
- 5.1.4 Following completion of the de-vegetation to near ground level, a destructive search will be undertaken in dry, mild ($\geq 10^{\circ}\text{C}$) weather under ecological supervision, again within March – October, inclusive. The ecologist will oversee the scraping back of the topsoil by a mechanical excavator using a toothed bucket. The ecologist will catch any reptiles encountered and place them offsite in appropriate habitat to the south of the site.

- 5.1.5 Immediately on completion of the destructive search, reptile exclusion fencing will be installed around the construction zone boundary, leaving a gap for site access to the north where no reptiles are likely to be, due to the presence of an estate road. This will ensure that no reptiles move back into the construction zone and therefore no reptiles will come to harm. The recommended fencing specification is as follows:
- Temporary 1000-gauge solid panel exclusion fencing made from hard plastic; and
 - Total height 1200mm, with 200-300mm buried into the ground; and
 - Top curl on outside of fence of 90 degrees and 50mm; and
 - Secured on timber posts to be on the inside of the fence.
- 5.1.6 Once the reptile fence has been installed, development works can proceed. The reptile exclusion fence will be maintained in good condition until project completion; it will be the responsibility of the site manager to ensure that the reptile fence remains in sound condition by completing daily checks and carrying out maintenance as soon as any damage is discovered, until the works are completed. On completion of all development works, the reptile exclusion fence should be carefully removed from site in the presence of a suitably qualified ecologist. This is anticipated to sufficiently mitigate potential impacts to a negligible likelihood.

Nesting Birds

- 5.1.7 In order to meet proposals, the existing scrub and tree habitats will require removal. To avoid potential impacts to nesting birds, clearance works will be conducted outside of the main bird nesting season (March – August inclusive) or following a nest check by a suitably qualified ecologist. This is anticipated to sufficiently mitigate potential impacts to a negligible likelihood.

Badgers

- 5.1.8 The following Reasonable Avoidance Measures (RAMs) shall be incorporated into the construction phase to safeguard badgers:
- All trenches or excavations over 1.0m deep should be covered overnight or have a broad ramp installed at a shallow angle to prevent badgers or other mammals becoming trapped.
 - All excavations and trenches should be checked daily for entrapped animals prior to works (re)commencing.
 - Any exposed pipework greater than 200mm diameter should be blocked to prevent badgers gaining entry.
 - Any loose material stockpiled on site for an extended period should be fenced to prevent badger access, as they readily build setts in loose, easy-to-excavate material.
 - Short-term stockpiles should be checked daily for any signs of digging and fenced as appropriate.
- 5.1.9 This is anticipated to sufficiently mitigate potential impacts to a negligible likelihood. In the unlikely event that a badger sett is found, a licence will be required from Natural England prior to any impacts to the sett; licensed works to impact the sett are usually only permitted during July-November (inclusive).

Bats (foraging and commuting)

- 5.1.10 The following measures will be implemented within the development to reduce impacts on foraging and commuting bats and potential off-site roosts in the buildings to the east and north caused by artificial lighting (BCT & ILP, 2023):
- Direct any task lighting used during construction away from boundary trees (retained and new) and any newly installed bat boxes;
 - Set any necessary security lighting on short-timers with sensitivity to large moving objects only;
 - Limit lighting times to provide dark periods;
- 5.1.11 Overall, this is anticipated to mitigate potential impacts to commuting and foraging bats to a negligible likelihood.

Hedgehogs

- 5.1.12 To mitigate potential impacts to hedgehogs, vegetation clearance works will be conducted in a slow and sensitive manner to check for hedgehogs. Furthermore, a broad ramp will be laid at a shallow angle within any excavations left overnight, to allow a means of escape for any hedgehogs, should they become trapped. Overall, this is anticipated to mitigate potential impacts to hedgehogs to a negligible likelihood.

5.2 Emergency Management Plan

- 5.2.1 If over the course of works a bat, nesting bird, badger, reptile, other protected species or schedule 9 invasive species is identified the project ecologist will be contacted immediately for advice. The site manager is responsible for ensuring this is done and preventing works from continuing until the suitably qualified ecologist has laid out an appropriate contingency. Should the need for emergency services be required all works shall cease immediately whilst the emergency services are contacted. Should it be necessary, all persons present within the site will assemble on Kingfield Green, to the north of the site and a check will be made to ensure no one is left on site whilst the emergency services are contacted. The site manager is responsible for ensuring all contractors are aware of these contingencies. As the tree protection barriers and reptile exclusion fencing will not extend across the site entrance there will be no need to replace these to obtain access for emergency services.

6.0 MONITORING AND AUDITING

6.1 Audits, Monitoring and Inspections

6.1.1 A project contact register will be produced and provided to the LPA, to include a list of all relevant persons and identify lines of communication, including telephone numbers and email addresses. The auditing monitoring and schedule for the inspection of biodiversity protection measures is laid out in Table No. 02 below:

Table No. 02 – Auditing, Monitoring and Inspection Schedule

Inspection Activity	Monitor	Frequency	Auditing
Check of Tree Protection Barrier to ensure all is connected, upright and secure and that no works have taken place behind the barriers, and that the barriers have not moved.	Site Manager.	Daily.	Record in the site log book and follow up with remedial measures as required.
Check that all external lighting is in accordance with sections 3.2.9 and 4.0.5 of this report.	Site Manager.	Immediately prior to use of external nocturnal lighting.	Record in the site log book and follow up with remedial measures as required.
Check for presence of any Schedule 9 Invasive species and species on the London Invasive Species Initiative (LISI).	Suitably qualified ecologist / botanist / landscape contractor.	Prior to phase 1 vegetation clearance and annual check in growing season.	Landscape Contractor. Any invasive species found will be marked so that they may be cordoned off until safe removal is possible. Record will be made available to the project manager.

Inspection Activity	Monitor	Frequency	Auditing
Overseeing Phase 1 vegetation clearance and manual replacement of brick, brash and log piles, to check for signs of badger, hedgehog and reptiles.	Suitably qualified ecologist (SQE).	Prior to and during the work.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Conducting fingertip search and phase 2 vegetation clearance of scrub, ruderals and grassland to ground level and destructive search, noting and recording any reptiles found.	Suitably qualified ecologist (SQE).	Prior to and during the work.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Overseeing the installation of reptile exclusion fencing, ensuring that reptiles are safeguarded any fencing is installed correctly.	Suitably qualified ecologist (SQE).	Prior to and during the work.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Reptile exclusion fence, checked to ensure contiguous, without holes or gaps, that aggregate is not piled against the fencing, and that ground flora doesn't overhang the fencing.	Site Manager.	Daily.	Record in the site log book and follow up with remedial measures as required.

Inspection Activity	Monitor	Frequency	Auditing
Overseeing soft-felling of trees to check for signs of roosting bats and nesting birds.	Suitably qualified ecologist.	During works.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Removal of tree stumps to check for reptiles which may be refuging at the base of tree stumps, to relocate any reptiles, should they be found.	Suitably qualified ecologist.	During works.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.
Cover or installation of secured planks within excavations left overnight, to prevent the entrapment of badgers and hedgehogs.	Site Manager.	Every evening when excavations are present, prior to closing of site	Record in the site log book and follow up with remedial measures as required.
Check to ensure that materials which fall under the COSHH regulations are stored in a suitable container, in a locked enclosure, in accordance with the COSHH sheet and manufacturer's instructions.	Site Manager.	Every evening prior to closing of site	Record in the site log book and follow up with remedial measures as required.

Inspection Activity	Monitor	Frequency	Auditing
Removal of reptile exclusion fencing, to check for reptiles refuging around fencing.	Suitably qualified ecologist	On completion of development.	A record of this work will be kept by the SQE and made available to the project manager after completion, in the form of a report suitable for submission to the LPA.

6.2 Incident Reports

- 6.2.1 Should any protected species be identified over the course of works, these records will be made available to all relevant bodies, including the LPA and Natural England, as required (e.g., in the form of records for European Protected Species Licence renewals). Any breaches of guidance in relation to control of potential environmental protection measures will be recorded and reported to the relevant statutory body immediately, as well as to the project manager and client, and remedial measures identified where required.

7.0 REFERENCES

British Standards Institution. (2012). BS 5837:2012 Trees in relation to design, demolition and construction: Recommendations. London: BSI

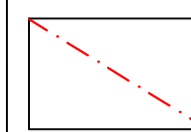
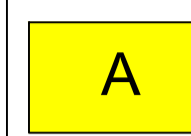
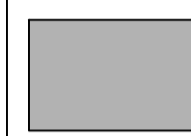

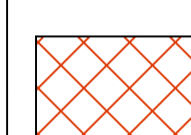
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GILROYMCMAHON. (2021). RIBA Chartered Architect. Proposed Site Plan. Proposed demolition of existing building for the provision of 3no. detached dwellings and associated hard and soft landscaping.

Legend

-  Site Boundary
-  Amenity Grassland
-  Existing Building
-  Existing Building No.
-  Existing Trees
-  Desnse Scrub
-  Hardstanding
-  Introduced Shrubs
-  Tall Ruderal

Notes: The original of this drawing was produced in colour - a monochrome copy should not be relied upon.

Habitat areas are indicative and for information only - please do not scale from this drawing.

Planning Issue

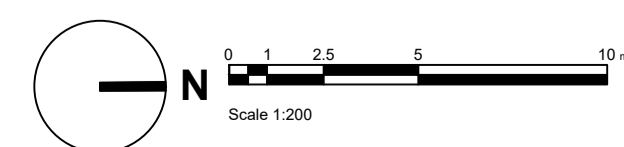
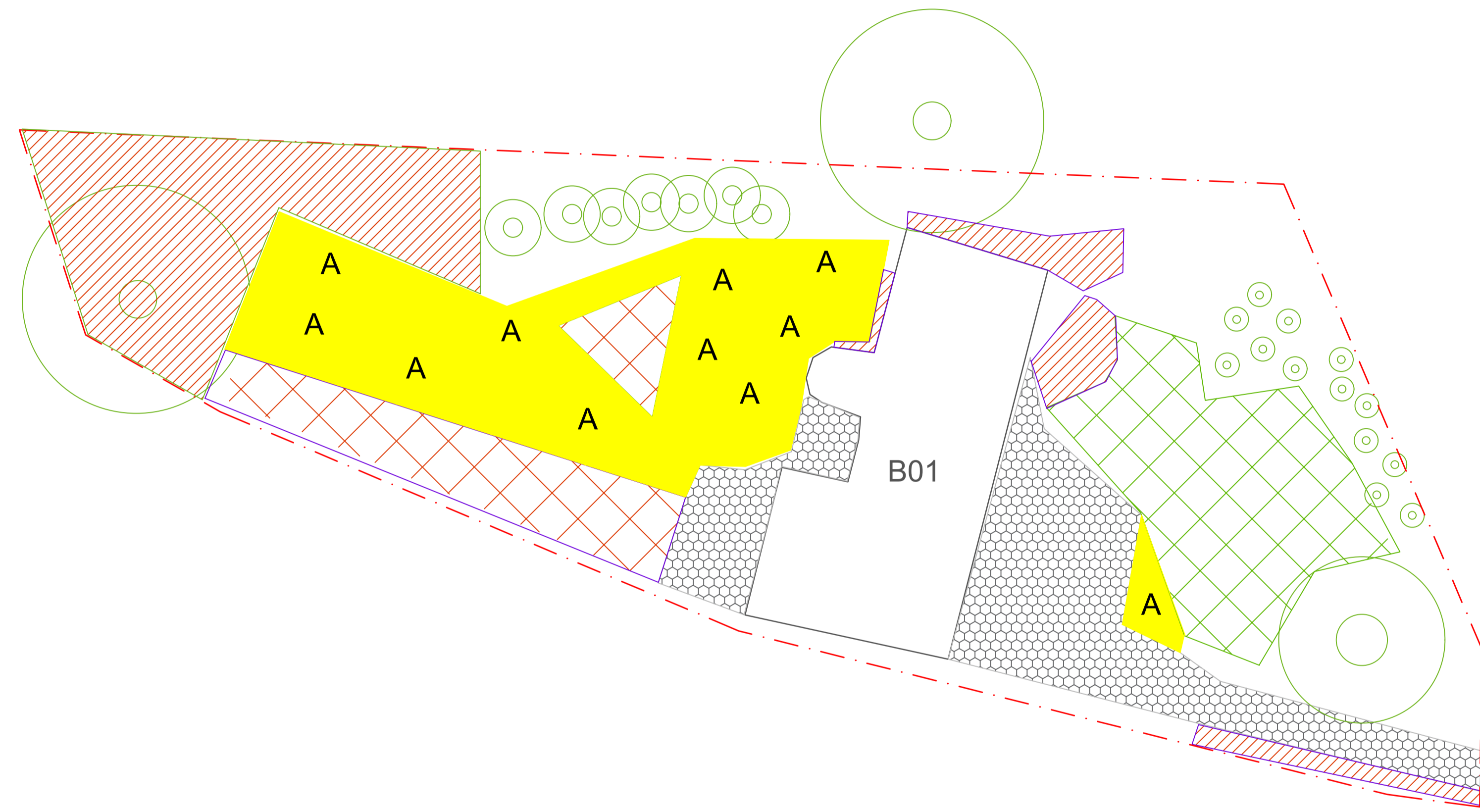
Rev	Description	Date	Initials
00	Planning Issue	30.01.24	SH



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<i>Client</i>			
Victus Homes			
<i>Project Title and Location</i>			
Penlan			
Kingfield Close, Woking			
<i>Drawing Title</i>			
Figure No.1 - Site Habitat Plan			
<i>Scale</i>	<i>Drawn</i>	<i>Approved</i>	<i>Date</i>
1:200 @ A1	SH	LB	30.01.2024
<i>Drawing No</i>	<i>Revision</i>		
LLD3115-ECO-FIG-001	00		



**Figure No.1- Site Habitat Plan
Penlan, Kingfield Close, Woking**