WEDDLES

LANDSCAPE ARCHITECTURE
ARBORICULTURE
GARDEN DESIGN
ECOLOGY

Landscape Institute
Registered practice

WARMINSTER ROAD, SOUTH NORWOOD

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

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1 INTRODUCTION

1.1 Background

Londonist International Management Ltd. are erecting a two-storey side addition providing two flats with associated site alterations at 53A Warminster Road, South Norwood, London, SE25 4DQ. Planning application 24/02402/FUL has been approved in November 2024 subject to a number of conditions. Condition 4 states:

Prior to the commencement works a construction environmental management plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include precautionary measures for nesting birds, badger, hedgehogs, reptiles and foraging / commuting bats.

> *"The CEMP (Biodiversity) shall include the following.*
> *a) Risk assessment of potentially damaging construction activities, i.e. to roosting bats, foraging and commuting bats, nesting birds.*
> *b) Identification of "biodiversity protection zones".*
> *c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
> *d) The location and timing of sensitive works to avoid harm to biodiversity features.*
> *e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication.*
> *g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
> *h) Use of protective fences, exclusion barriers and warning signs. 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"*

Weddles have been asked to prepare a Construction Environmental Method Statement (CEMP) for the ongoing good management of the site landscape.

1.2 Site Description

The site is currently a dwelling comprising a 19th century house, with an associated driveway to the front and a garden to the rear. Trees line the western, southern and eastern boundary and include species such as Lime, Aspen, Oak, and Sycamore.

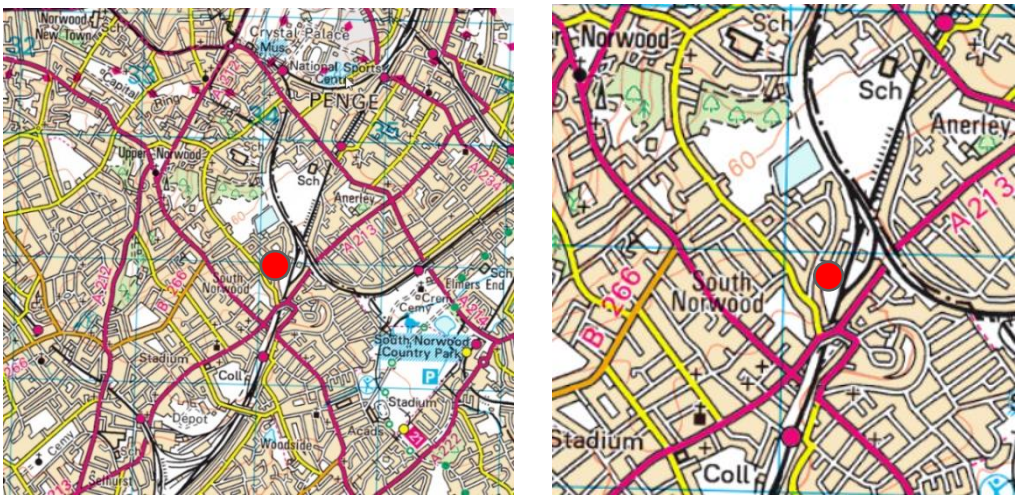


Figure 1 OS Map showing site location in red



Figure 2 Aerial photograph with site boundary

1.3 The Proposals

The proposal is for erection of a two-storey side addition providing two flats with associated site alterations at 53A Warminster Road.

1.4 Roles and Responsibility

The applicant (Londonist International Management Ltd.) will be responsible for the implementation of this CEMP and shall liaise with appointed Ecological Clerk of Works (ECoW), where required.

For any appointed contractor, their Site Manager will be made aware of and become responsible for implementing this CEMP, liaising with the ECoW where required.

This CEMP and accompanying programme and record file will be made available to view in the Site Managers office with all key dates and timescales clearly stated.

An ECoW is required to support the development and ensure that the developer adheres to the requirements of this CEMP and remains legally compliant.

All ecological queries should be directed to the appointed ecological consultancy.

2 OUTLINE ECOLOGICAL MITIGATON MEASURES

2.1 Ecological Baseline and Receptors

No previous ecological assessments have been carried out for the site. The site is a typical residential plot with a range of individual trees, ornamental planting and amenity grass. The site is likely to have typical garden species, which could include occasional protected species, which are targeted within the CEMP.

2.2 Biodiversity Protection Zones

To prevent the impact of construction activity on local habitats and species Biodiversity Protections Zones (BPZs) and Reasonable Avoidance Methods (see section 3.) will be used. To avoid conflict the BPZ will align with tree protection fencing as shown on the Tree Protection Plan dated from July 2024 (drawing no. 1782-001). A copy of the Tree Protection Plan can be found in appendix 1.

Tree protection fencing used to define BPZs will follow BS5837 : 2017 and will remain in place until the development is completed. No site personnel or machinery will enter the BPZs and no equipment will be stored within them. The installation and removal of the BPZs will cover the entire construction period.

2.3 Risk Assessments

A risk assessment for construction activities and the relevant avoidance methods to mitigate risk on habitats and species is provided in appendix 2.

3 REASONABLE AVOIDANCE METHODS

These Reasonable Avoidance Methods (RAMs) will be adopted across the entire site (see figure 2 above and appendix 1 Tree Protection Plan identifying site boundary) and will ensure impacts to protected species are avoided. Throughout the construction period an Ecological Clerk of Works (ECoW) should be appointed and be made available as stated below. Where RAMs are time sensitive this has been shown in red.

3.1 Birds

The Ecological Impact Assessment highlights the potential for the site to support both tree and ground nesting birds. Therefore, onsite Reasonable Avoidance Methods (RAMs) should be taken to avoid any potential disturbance to nesting and breeding birds.

The development must be carefully timed to avoid any direct or indirect impacts to nesting birds within the site:

- In compliance with Wildlife and Countryside Act 1981, no vegetation clearance which may disturb nesting birds should take place during the breeding season (March – September).
- If this timing is unachievable, site clearance should only be undertaken following a thorough check by the ECoW. This should be within 24 hours of clearance operations.
- If an active bird's nest is identified during the clearance works, the site and a 5m radius will be left undisturbed. Once a 2-week period has elapsed, the nest should be checked again for bird activity. Works may commence only once it has been confirmed that the young have fledged.

3.2 Bats

To mitigate any residual impacts upon foraging or commuting bats (or birds) within the application area, an outline soft-lighting strategy should be followed to ensure lighting levels around the site are limited to ensure that commuting routes, forage areas and roosting is not impacted by the construction phase lighting.

Sensitive construction lighting measures:

- Avoid working at night (or between sunset and sunrise) where possible, if this is not possible, then the below measures should be carefully considered.
- Ensure the minimum amount of artificial light is used throughout the construction phase whilst ensuring the safety and intended operation.
- Floodlights will be of a mast type with twin heads, adjustable height to a maximum of 4m mounted on a telescopic tripod. They will be equipped with twin 500w halogen bulbs. The use of floodlights will be minimised as much as possible, ensuring ecologically sensitive habitats are not over illuminated.
- Avoidance of bare / glaring bulbs or upward pointing lights. Any lights should face level, downwards, or be fitted with a deflector.

- Avoidance of narrow spectrum bulbs (between 4000 and 2700 kelvin) and/or low UV emitting bulbs.
- Reduce the height of light columns to a minimum. This will also enable a lower intensity lighting design to be implemented.
- While highly unlikely, in the event that roosting bats are encountered all work must stop, and further survey/mitigation and licensing may be required.

If bats are found roosting or resting in a tree or other structure on site, all works must cease immediately and the ECoW contacted. A license from Natural England sought before works can commence.

3.3 Badgers

To mitigate any potential impacts on local badger populations the following Reasonable Avoidance Methods should therefore be implemented:

- Any pipes left uncovered overnight will be capped to prevent any badger getting trapped.
- Any trenches or excavations left uncovered overnight will have a board to allow suitable means of escape.
- No storage of open chemical containers.
- No storage of large spoil mounds which could attract Badger excavations.
- Ensure gaps beneath any security fencing to allow Badger continued access to habitats
- If any evidence of badger occupation is observed, the ECoW should be contacted to provide further advice.
- While highly unlikely, if a badger sett is identified all works must stop, and further survey/mitigation and licensing may be required.

3.4 Reptiles, Amphibians and Other Terrestrial Mammals

The following general Reasonable Avoidance Methods will be implemented covering reptiles, amphibians and other terrestrial mammals**:**

- Clearance of vegetation taller than 15cm should be strimmed from the centre of the site outwards to encourage any animal to naturally vacate the area.
- Clearance of material piles and spoil will ideally be undertaken by hand and in spring or summer when amphibians and reptiles are active allowing any individuals to naturally vacate the area.
- Any deep excavations, left uncovered overnight, should include a board to allow suitable means of escape for any animal. Excavations should be checked prior to works recommencing.
- Any reptiles or priority species encountered during site clearance works should either be allowed to move from the area naturally or be safely translocated to the perimeter of the site to reduce the risk of killing or injury. Contact the ECoW if any doubt.
- While highly unlikely, in the event that great crested newts are encountered all work must stop, and the ECoW contacted. Further survey/mitigation and licensing may be required.

4 CONSTRUCTION METHOD STATEMENT

4.1 Construction Programme

This Method Statement should be followed for all construction works across the entire site. The programme will be made available to view in the Site Managers office with all key dates and timescales clearly stated.

The following measures will be adopted throughout the construction period of the proposed development:

- An Ecological Clerk of Works (ECoW) will also be appointed and be available, as and when required throughout the construction period should animals be encountered.
- A copy of this Method Statement will be circulated to key site staff and other site operatives so that they are fully aware of the sensitivity of the works.
- Clearance of material piles and spoil will ideally be undertaken by hand and in spring or summer when amphibians and reptiles are active allowing any individuals to naturally vacate the area.
- Vegetation clearance should be undertaken between October and February to be optimally timed to avoid nesting birds or dormice. If this timing is not possible then a check of the areas to be cleared will be checked in advance by an ECoW.

These measures will be adopted across the entire site and will ensure impacts to protected species are avoided.

4.2 Equipment and Plant

The contractor will identify the equipment, machinery and plant to be used, including specification and quantities. The plant machinery used is expected to be conventional earthworks and construction plant. No plant of machinery should be moved beyond the site boundary.

Plant and machinery will be stored overnight in a site compound. At the end of every day, a check will be made for leaks.

4.3 Environmental Control – Noise

Noise levels will be controlled as reasonably as possible to ensure that the development occurs in way that is not detrimental to the amenities of neighbouring properties. Should there be any noise risk then the “best practice recommendations of noise control” as outlined in BS5228-1: 2009 will be followed.

4.4 Environmental Control – Vibration

It is considered that vibration impacts will be minimal during the construction of the development. In the event that a complaint is received regarding vibration during the works and is established then remedial measures will be proposed, agreed and implemented.

4.5 Environmental Control – Air Quality

All construction activity will be carried out in a way to limit carbon emissions, air pollutants and particulates by employing the best practical means available, for example, banning idling engines, cover dusty stockpiles or top soil with sheeting, ban on fires or burning, operating machinery only to meet the specified task.

4.6 Environmental Control – Waste Disposal

Arisings, topsoil, cuttings, any other such biomass or construction related waste materials will be collected and removed from the site at the earliest convenience.

4.7 Roles and Responsibilities

It is the responsibility of the contractors Site Manager to ensure the working methods identified are strictly implemented and adhered to until the termination of their contract. Where an ECoW will be required to attend site, it will be the responsibility of the appointed ecologist that each species is afforded proper care and due attention to protect the client against infringements of the Wildlife and Countryside Act 1981.

APPENDIX 1: BIODIVERSITY PROTECTION ZONES (TREE PROTECTION PLAN)

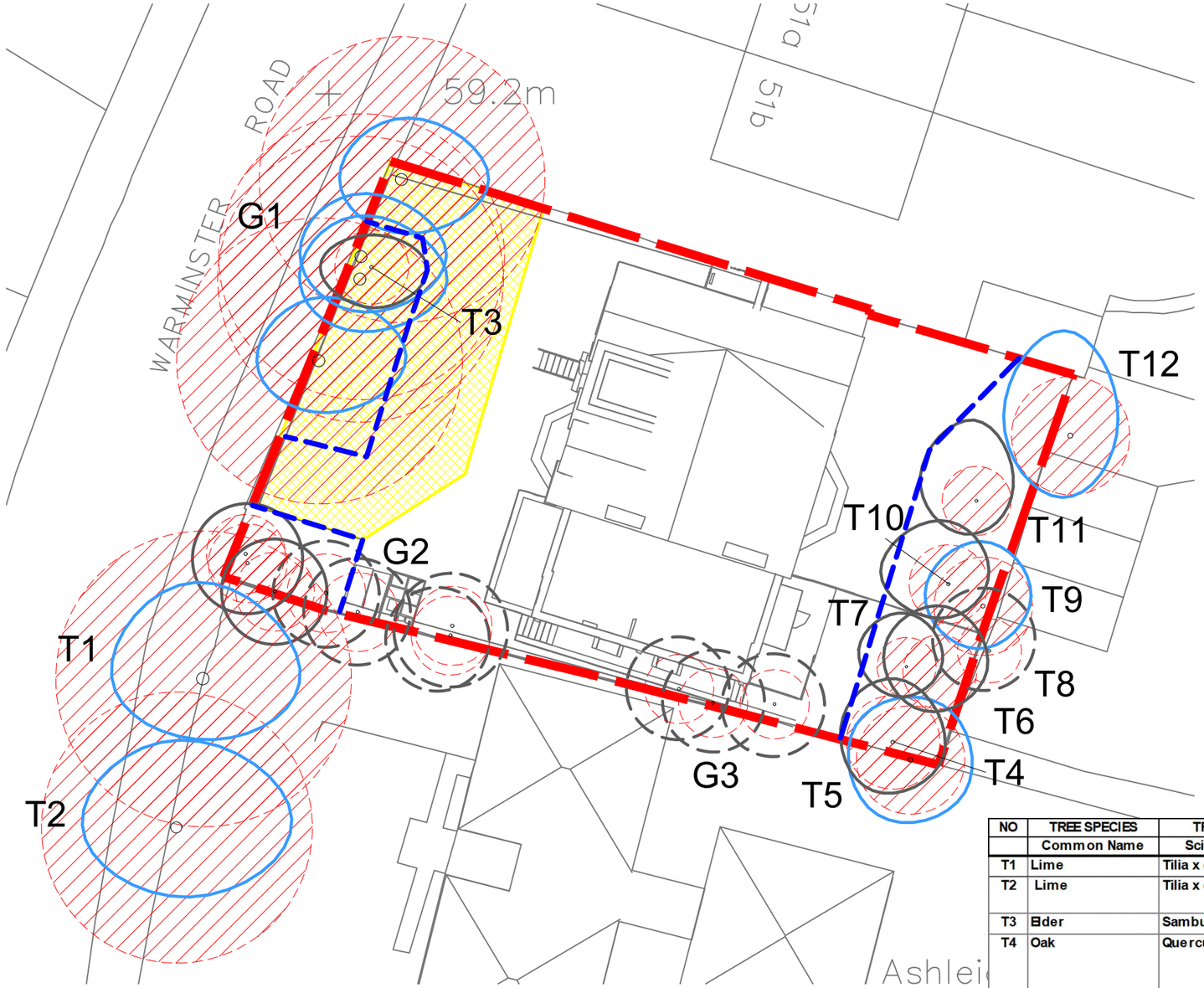
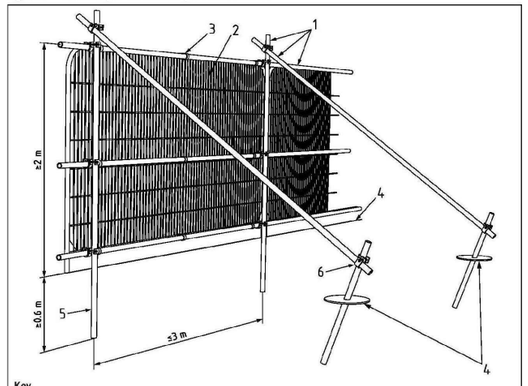


Figure 2 **Default specification for protective barrier**



Key

1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

BS5837:2012 Figure 2

N

Scale 1:250
0 2 4 6 8 10 12 [m]

NO	TREE SPECIES Common Name	TREE SPECIES Scientific Name	HEIGHT m	DIA mm	CAT.	RECOMMENDATIONS
T1	Lime	Tilia x europaea	13	600	B1	
T2	Lime	Tilia x europaea	13	550	B1	
T3	Elder	Sambucus nigra	4	150	C1	
T4	Oak	Quercus robur	7.5	190	C1	
T5	Sycamore	Acer pseudoplatanus	8	220	B1	Pruning work required
T6	Aspen	Populus tremula	7.5	150	C1	Pruning work required
T7	Aspen	Populus tremula	7.5	120	C1	Pruning work required
~~T8~~	~~Elder~~	~~Sambucus nigra~~	~~7.5~~	~~130~~	~~C1~~	~~Remove to enable development~~
T9	Aspen	Populus tremula	8	200	B1	
T10	Aspen	Populus tremula	8	160	C1	
T11	Aspen	Populus tremula	7.5	140	C1	
T12	Lime	Tilia x europaea	9	240	B1	
G1	Lime	Tilia x europaea	9.5	580	B1	Pruning work required
G2	Holly, Norway Maple, Ash, Elder	Ilex aquifolium, Acer platanoides Fraxinus excelsior, Sambucus nigra	7.5	160	C1	Partial removal of group. Remaing trees to be pruned
~~G3~~	~~Elder, Lime~~	~~Sambucus nigra, Tilia x europaea~~	~~6~~	~~140~~	~~C1~~	~~Remove to enable development~~

For further details of the Original tree survey please refer to Middlemarch Environmental Arboricultural Impact Assessment 2020

TREE SURVEY TO BS5837:2012

KEY

COLOUR	QUALITY	DESCRIPTION
GREEN	**A: HIGH** retention most desirable	Vigorous healthy good form, visually important, historic or rare
BLUE	**B: MODERATE** retention desirable	Slightly impaired condition, numerous immature, 'A' potential
GREY	**C: LOW** could be retained	Adequate condition requiring minimal surgery
RED	**U: FELL** Unsuitable for retention	Dead dying, dangerous insecure rooting, significant fungal disease
GREEN	**SHRUBS**	

SUB-CATEGORY:

1 ARBORICULTURAL
2 LANDSCAPE
3 CULTURAL/CONSERVATION

Site Boundary

In accordance with BS5837:2012 'Trees in relation to design, demolition and construction', offsite trees within a distance equal to 12x stem diameter from boundary should be surveyed. In accordance with good working practice, all trees within 12m of the site boundary have been surveyed.

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

LIMITATION OF THIS SURVEY
This survey records amenity quality and desirability of tree retention in relation to proposed construction by visual inspection from ground level where accessible.

It does not constitute a Tree Inspection or detailed report on condition.

Tree heights and spread approximate. The diameter of single stem trees is taken at 1.5m above ground level. For the diameter of multistemmed trees, each multistem is measured at 1.5m above ground level and calculated to give a notional diameter as if all multistems were fused into one stem.

The branch spread is an accurate representation of the crown as clause 4.4.2.5 (e)

Tree inspections should take place annually in September/October when trees are in leaf.

Tree positions are approximate and are to be verified by topographic survey.

TREE CONSTRAINTS

ROOT PROTECTION AREA (RPA) Area equivalent to circle of radius 12 x stem diameter at 1.5m

TREE PROTECTION

TREES TO BE REMOVED (with root protection area)

Scaffold Protective Fence as BS5837:2012 Figure 2

No Dig Construction of permanent hard Surfacing to arboriculturist's design in accordance with BS5837:2012 Section 7.4.2

Layout based on Easy Forward Planning Proposed Site Plan, Drawing No. EFP/24024-4, dated May 2024

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Job WARMINSTER ROAD, SOUTH NORWOOD

Title
TREE PROTECTION PLAN

scale@A3	drawn	date	drawing number	revision
1:250	IG	JUL 24	1782-001	-

APPENDIX 2: RISK ASSESSMENT

Ecological Feature	Description	Impacts	Reasonable Avoidance Methods	Responsible Person(s)
Birds	All wild bird species, their young, nests and eggs are protected by law under the Wildlife and Countryside Act 1981.	Damage of loss of nests during clearance of existing trees on site.	No works should be carried out between March-September. If this is unavoidable a thorough check will need to be performed by the ECoW. If a nest is found, measures will be need as per section 3.1.	Site owner Site manager Contractors/site personnel Ecological Clerk of Works
Bats	Bats are European Protected species and are protected under Schedule 5 of the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.	Damage/loss of commuting routes provided by existing trees on site.	Lighting specification and design to follow reasonable avoidance measures outlined in section 3.2. If bats are found roosting or resting in a tree or other structure on site, all works must cease immediately and a license from Natural England sought before works can commence.	Site owner Site manager Contractors/site personnel Ecological Clerk of Works Licensed bat specialist

Badgers	Badgers and their setts are protected under the Protection of Badgers Act 1992 in England and Wales.	Potential harm/injury posed to Badgers sporadically entering the site during construction phase.	Pipes to be left covered overnight and escape routes provided for excavated trenches. Gaps to be provided in fencing to permit passage of passing badgers. No spoil mounds or open chemicals to be stored as per section 3.4. If a badger is spotted on site the ECoW should be consulted. If a sett is recorded that may be impacted by construction works Natural England will be contacted for further survey/licence approval/mitigation.	Site owner Site manager Contractors/site personnel Ecological Clerk of Works
Reptiles, Amphibians and Other Terrestrial Mammals	A comprehensive list of common amphibians, reptiles and mammals are protected under schedules outlined in the Wildlife and Countryside Act 1981.	Risk of killing or injuring during vegetation clearance and construction phase.	Clearance of material piles and spoil will ideally be undertaken by hand and in spring or summer when amphibians and reptiles are active allowing any individuals to naturally vacate the area .Clearance of vegetation taller than 15cm to be strimmed from the centre of the site outwards. Spoil heaps to be cleared by hand and escape routes	Site owner Site manager Contractors/site personnel Ecological Clerk of Works

			provided for deep excavations. Any reptiles or priority species found should be allowed to clear the site naturally or safely translocated to the site perimeter.	