

28 March 2025

Mr & Mrs. Coward C/O Mark Carter
Shorne Mead
Peartree Lane, Shorne, Kent
DA12 3JT

Reference: 20250328P1

Email: markcarterassociates@gmail.com

Dear Mr & Mrs. Coward Harman,

PROPOSAL FOR DELIVERING A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN FOR THE PROPOSED DEVELOPMENT AT SHORNE MEAD, PEARTREE LANE, SHORNE, KENT, DA12 3JT.

Further to your enquiry, I am pleased to provide you with H2Ogeo's proposal for the delivery of a Construction Environmental Management Plan (CEMP).

I have prepared this proposal based on the following:

- Planning application;
- Planning documents; and
- Your email.

I would aim to deliver the report within four weeks of being commissioned.

My schedule is sometimes dependent on Local Planning Authority (LPA) response times however I do not foresee extensive involvement from them at this stage of the project, prior to delivery.

Scope of Work

The full extent of the CEMP is outlined in the decision notice and includes:

Prior to commencement of works (including site clearance), a construction environmental management plan (CEMP) will be submitted to and approved in writing by the local planning authority. The CEMP will be based on the recommendations in section 8.6 of the Preliminary ecological appraisal, Calumma, Oct 24 and Bat report, Calumma 30/4/24 and include the following:

- a) Risk assessment of potentially damaging construction activities;*
- b) The identification of biodiversity protection zones and the use of protective fences, exclusion barriers and warning signs;*
- c) Reference to the relevant, granted, protected species licences (e.g., bats) obtained in advance of site clearance/construction and any relevant mitigation measures required;*
- d) Practical measures (both physical measures and sensitive working practises) to avoid or reduce impacts during construction for bats, badgers, birds, dormice and hedgehogs (may be provided as a set of species or habitat-specific method statements);*
- e) The location and timing of sensitive works to avoid harm to biodiversity features;*
- f) The times during construction when specialist ecologists need to be present on site to oversee works;*
- g) Responsible persons and lines of communication;*
- h) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person, and;*

The approved CEMP will be adhered to and implemented throughout the construction period in accordance with the approved details.

H2Ogeo will provide details to mitigate the standard requirements of a CEMP referencing the ecological work provided by the ecological team.

To deliver a document that satisfies the requirements of the LPA the following scope of work is proposed:

- Data collection on the proposed development;
- Production and issue of draft document to the client for review; and
- Issue of final document.

Deliverables

The following deliverables have been costed as part of my Consultancy Fee below:

- Draft issue of document for comment;
- On receipt of one set of consolidated comments, update and re-issue of Final version.

Consultancy Fee

To undertake the scope of work and issue the Final CEMP, on completion of data collection, I propose a fee of **£1440 (Lump sum, VAT included)**.

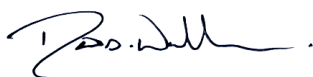
If you find my proposal acceptable I request a 25% deposit equal to £360 (VAT included) prior to commencement. I will issue my final invoice at the same time as the Final version of the document.

Follow on liaison with the Client and/or Local Planning Authority (LPA), if required, would be undertaken on a time and expense basis of £75/hour and has not been included in this lump sum consultancy fee.

If necessary, I would only consult with the LPA having obtained permission from yourself and given an indication of anticipated hours/fees.

Should you have any queries please do not hesitate to contact me.

Yours Sincerely



Director & Hydrogeologist

T: +44 (0) 7787 231455

E: david.walker@h2ogeo.co.uk

W: www.h2ogeo.co.uk

Statement of Limitations

The report will be prepared in accordance with the scope of work outlined within this proposal and is subject to the applicable cost, time and other constraints. It has been prepared for the sole use of the Client and H2Ogeo accepts no liability as a result of the use or reliance of this report by any other parties.

The advice and opinions in the report should be read and relied on only in the context of the report as a whole. As with any environmental appraisal or investigation, the conclusions and observations are based on limited data. The risk of undiscovered environmental impairment of the site cannot be ruled out. H2Ogeo cannot therefore warrant the actual conditions at the site and advice given is limited to those conditions for which information is held by H2Ogeo at the time. The findings are based on the information made available to H2Ogeo at the date of the report and will have been assumed to be correct.

This report will be provided to the Client and should they wish to release this report to any other third party for that party's reliance, H2Ogeo accepts no responsibility to any third party to whom this report or any part thereof is made known. H2Ogeo accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against H2Ogeo except as expressly agreed with H2Ogeo in writing.

The findings will not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which may change the conclusions presented.

H2Ogeo will perform the services on behalf of the Client in a manner consistent with the normal level of care and expertise exercised by members of the environmental profession. No warranties, expressed or implied, are made. Except as otherwise stated, H2Ogeo's assessment is limited strictly to the scope of work outlined in the Scope of Work section and does not evaluate structural or geotechnical conditions of any part of the Site (including any buildings, equipment or infrastructure) or outside the Site boundary.

All conclusions and recommendations made in the report are the professional opinions of H2Ogeo personnel involved with the project and, while normal checking of the accuracy of data has been conducted, H2Ogeo assumes no responsibility or liability for errors in data obtained from external sources, regulatory agencies or any other external sources, nor from occurrences outside the scope of this project.

H2Ogeo is not engaged in environmental consulting and reporting for the purpose of advertising, sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity or investment purposes.

This report has been prepared for the sole use of Client. The report may not be relied upon by any other party without the express written agreement of H2Ogeo. The provision of a copy of this report to any third party is provided for informational purposes only and any reliance on this report by a third party is done so at their own risk and H2Ogeo disclaim all liability to such third party to the extent permitted by law.

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