



Construction Environmental Management Plan (CEMP)

Gopsall Hall Farm, CV9 3QJ

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Executive Summary

Learn Ecology Ltd was instructed by Mr. Michael Lain of Gopsall Ltd to develop a CEMP in respect of the proposed redevelopment at Gopsall Hall Farm, CV9 3QJ, planning application ref: 24/01092/FUL.

Planning permission has been granted, but Condition 7 states that:

No development shall take place until a Construction Environmental Management Plan for biodiversity (CEMP: Biodiversity) is submitted to in

writing and approved by the Local Planning Authority. The CEMP shall include details of safeguarding measures throughout the construction process and include precautionary methods of working presented within the Ecological Appraisal.

Reason: In order to protect the biodiversity and wildlife on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

This document has been compiled to facilitate the discharge Condition 7.

1. Introduction

1.1. Background and Proposals

A planning application was submitted to Hinckley and Bosworth Borough Council Ref: 24/01092/FUL, for 10 glamping pods with external covered decking areas, new access and parking, installation of new private package treatment plant, soakaway, reinstatement of a former pond and associated works.

Development must be undertaken having full regard to the approved CEMP, and failure to submit or subsequent failure to comply may constitute a breach of planning consent, with possible follow-up enforcement.

1.2. Report Aims

This report documents how the ecological and environment assets on site and the immediate adjacent land will be protected and maintained before, during and after the proposed development.

2. Site Operations

2.1. Responsible Person(s)

Prior to commencement of development, the principal contractor will identify the individual who will be responsible for compliance with this CEMP.

This individual will ensure all ecological/environmental measures are put in place, that all site operatives have been given toolbox talks as required by the Ecological Clerk of Works (ECoW) and have understood the information they have been given.

Signed copies of acceptance of toolbox talks and any other ecological/environmental information will be kept on site and updated as/when required. All operatives/site staff must be given ecological/environmental toolbox talks and associated information prior to working on site.

The responsible person shall undertake regular site inspections at least once a week to monitor compliance with the CEMP. Where non-compliance is identified, the responsible person shall ensure that corrective action is taken.

2.2. Working Hours

The site working hours will be from 7am until 6pm, Monday – Friday. This includes deliveries, transport of materials and equipment.

Unless arranged by prior agreement, there will be no weekend or night working.

No piling operations can be undertaken before 9am on any day of the week.

2.3. Noise and Vibration

All vehicles and plant used during the clearance and construction will be maintained in good and efficient working order.

All vehicles and plant machinery will be fitted with effective silencers.

All plant and machinery in intermittent use shall be shut down when not in use. Idling machinery will be avoided where possible.

Where possible, battery powered equipment will be used instead of diesel or petrol-powered equipment.

Due to the location of the proposed development, noise is unlikely to be a nuisance, but consideration must be given to protected species who may inhabit the area.

2.4. Dust suppression

Any cutting equipment shall be operated with a water suppression attachment or dust filter where appropriate.

Stored material liable to generate dust shall be dampened down, covered with sheeting or otherwise contained.

Water suppression shall be used in dry conditions, with the use of water bowsers and spray downs.

2.5. Air quality

The proposed development is not anticipated to have any detrimental impact on air quality.

2.6. Public Highways

Any mud or soil which is tracked from site onto a public highway must be removed, and a sign placed at the side of the road informing road users of a potential hazard.

2.7. Artificial Lighting

Flood lighting, security lights and other obtrusive external lighting shall be located and directed in such a way as to avoid unnecessary light spill or cause nuisance, during both construction and post development.

External lighting (during construction and post development) should not be directed at trees or hedgerows, and where possible should be on a timer, so the site is not constantly lit overnight.

2.8. Waste Management

Burning of waste on site is not permitted.

The principal contractor shall ensure appropriate methods of waste disposal are available. Waste will be separated on site, and the necessary waste transfer notes shall be kept on site.

Waste material shall be classified according to the waste hierarchy protocol.

3. Environment and Ecology

3.1. Ecological Clerk of Works (ECoW)

As necessary, works undertaken that form potential risks to rare, notable, and protected faunal species should be undertaken under supervision. To facilitate the works, the ECoW shall:

- Demonstrate they have the appropriate experience, knowledge and qualifications to undertake the work on site;
- Perform a pre-commencement check of the site to ensure no protected species are present within the boundary of the site, and 30m beyond;
- Conduct fingertip searches prior to any vegetation removal;
- Undertake nesting bird surveys prior to any tree/shrub removal which occurs during bird nesting season;
- Keep a daily diary of activities on site. These records must be kept on site and made available if requested; and
- Attend site until such a time that all vegetation has been removed, and they deem the site has been de-risked from an ecological perspective.

Vegetation removal and the dismantling of potential hibernacula shall only be permitted during the active reptile season, which is April to October, temperature dependent. Furthermore, should the ECoW have any concerns about any ecological issue on site, they will speak to the site manager in the first instance, then request further advice if required.

3.2. Vegetation Clearance for Priority/Protected Species

The habitats of the site have some potential to support reptiles, amphibians, small mammals and ground nesting birds. The following approach must be undertaken during vegetation cutting/vegetation clearance.

Stage One Cut:

Following hand search by the ECoW, vegetation, will be directionally strimmed to a height of no less than 200mm. The area will then be hand searched again by the ecologist for the presence of reptiles, amphibians, small mammals or evidence of ground nesting birds.

Should any be encountered, these should be allowed to disperse. If ground nesting birds are encountered, work will stop, and the project ecologist (Learn Ecology Ltd) contacted to provide further advice with regards to buffer zones and reduction of noise/disturbance). Where large or inaccessible areas of de-vegetation occur, and/or if deemed appropriate by the ECoW, the stage two cut must be postponed by 24 hours to allow species to disperse.

Stage Two Cut:

Should the area been deemed clear of reptiles, amphibians, small mammals and ground nesting birds by the ECoW, the vegetation can then be cut to ground level following the same direction of dispersal. The area will then be hand searched again by the ECoW if required. All arising should be removed from the site or put into reptile egg laying crates, with materials suitable for habitat creation stored in defined storage areas.

3.3. Destructive Search

The destructive search will comprise a controlled, supervised removal of suitable reptile habitat using directional vegetation and feature removal to promote the directional escape of any animals present.

The vegetation within the working area will be cut to a short sward height of ~3cm.

Furthermore, any suitable features suitable to support sheltering reptiles, amphibians and small mammals, such as rubble piles, will be dismantled by hand under the supervision of the ECoW, and any reptiles, amphibians and small mammals will be captured and relocated. Once the destructive search exercise is complete and the development area is cleared, works can commence in the absence of the ecologist.

3.4. Other Items

- All material stored on site during construction should be stored on pallets where possible, to prevent the accidental creation of potential hibernacula.
- No material to be stored beyond the footprint of the site.
- No tree limbs on surrounding trees are to be removed without an GLTA bat survey to determine if the tree has any bat roosting potential.
- No vegetation clearance will be undertaken beyond the required footprint of the development except for regular vegetation clearance as required to permit the work to be undertaken/continue.



End of Report