

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN – CEMP: BIODIVERSITY

**ROAM FREE FARM
MARKFIELD LANE, LEICESTER, LE9 9FH
PLANNING APPLICATION REF: 25/01150/FUL
APPLICANT: SARAH FALL**

**For discharge of planning condition relating to Construction Environmental
Management Plan: Biodiversity**

Date: August 2026
Site: Roam Free Farm, Markfield Lane, Leicester, LE9 9FH
Planning Reference: 25/01150/FUL
Applicant: Sarah Fall

1. INTRODUCTION

1.1

This Construction Environmental Management Plan – Biodiversity (CEMP: Biodiversity) has been prepared in relation to the approved development at Roam Free Farm, Markfield Lane, Leicester, LE9 9FH.

The CEMP has been prepared to satisfy the planning condition requiring an approved CEMP: Biodiversity prior to commencement of development, containing:

- a. identification of potentially damaging construction activities affecting hedgerows and trees;
- b. practical measures and sensitive working practices for amphibians, reptiles, birds and hedgehogs;
- c. timing of works to avoid harm to nesting birds;
- d. responsible persons for overseeing sensitive works; and
- e. protective fencing where required to safeguard hedgerows and trees.

The CEMP shall apply throughout the construction period and to each phase of development should the works be phased.

The purpose of this document is to ensure that construction activities are undertaken in a manner that avoids impacts upon retained ecological features and protects notable species that may use the site.

2. DESCRIPTION OF THE DEVELOPMENT

The approved development comprises:

- construction of three polytunnels;
- construction of a small agricultural storage building;
- planting of two new internal native hedgerows;
- planting of a new native hedgerow along the southwestern boundary;
- planting of approximately 14 trees;
- ecological enhancement of retained grassland through reduced-intensity management.

The development is a small-scale agricultural diversification scheme.

The development is principally located within existing modified grassland of low botanical distinctiveness.

3. ECOLOGICAL BASELINE

The Preliminary Ecological Appraisal undertaken by Cossa Ecology recorded a relatively simple habitat mosaic.

The principal habitat was:

g4 – Modified grassland

The grassland was assessed as species-poor to moderately diverse, with evidence of nutrient enrichment and historical horse grazing.

The principal ecological feature of the site is the existing native hedgerow network.

The existing hedgerow is classified as:

h2a – Native hedgerow with trees

The principal hedgerow comprises predominantly hawthorn, with occasional elder, field maple and ash. A mature ash tree is present within the hedgerow.

The ecological assessment considered the hedgerow to have moderate to high ecological distinctiveness and to provide nesting, commuting and foraging opportunities for wildlife.

The mature hedgerow tree and existing hedgerows are to be retained and are not affected by the proposed development.

4. PROTECTED AND NOTABLE SPECIES

The ecological appraisal identified the following species/groups as relevant to construction:

Bats

The site provides:

- limited roosting potential;
- moderate commuting value;
- moderate foraging value.

The existing hedgerows provide important linear commuting routes.

No follow-up bat surveys were considered necessary because the existing hedgerow trees and hedgerows are to remain unaffected.

Badgers

The site provides suitable foraging and commuting habitat.

No badger setts were identified during the ecological survey.

Nesting birds

The hedgerows, trees and fields provide suitable nesting habitat.

The site is assessed as having moderate value for nesting birds at the local level.

Reptiles

The site has low suitability for reptiles because of the dominance of improved grassland and limited structural diversity.

Amphibians

Nine ponds were identified within approximately 500 m of the site.

The site was assessed as having low suitability for great crested newts.

Hedgehogs

The site and surrounding hedgerows provide suitable opportunities for hedgehogs to forage, commute and shelter.

The site was assessed as having moderate suitability at the local level.

5. CONSTRUCTION ECOLOGICAL OBJECTIVES

The objectives of this CEMP are to:

1. retain and protect all existing hedgerows; while increasing biodiversity by creating additional hedgerows
 2. protect the mature hedgerow tree; and plant an additional 14 trees
 3. prevent unnecessary damage to roots, stems and canopies of retained trees and hedgerows;
 4. avoid destruction or disturbance of active bird nests; construction will take place between the months of October and February only.
 5. minimise the risk of injury or entrapment of hedgehogs, amphibians and reptiles;
 6. maintain ecological connectivity along existing hedgerows; and increase connectivity with additional hedgerow planting
 7. there will be no artificial lighting of hedgerows and ecological corridors; work will commence during daylight hours only.
 8. the majority of construction work will be with manual labour alone; extremely limited machinery assistance.
 9. ensure that all site personnel understand the ecological constraints;
 10. provide clearly identified persons responsible for ecological protection.
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6. POTENTIALLY DAMAGING CONSTRUCTION ACTIVITIES

The following construction activities have the potential to cause ecological impacts.

Construction activity	Potential impact	Control measure
Movement of machinery	Damage to hedges, trees and roots.	Not possible as minimal machinery and polytunnels and barn not near hedgerows.
	Land compaction	Defined construction access and exclusion zones
Excavation	Injury/entrapment of wildlife	Daily checks and escape measures
Installation of polytunnels	Temporary disturbance	Works completed manually and quickly
Construction of agricultural building	Ground disturbance	Keep works within approved construction area
Vehicle movements	Compaction of retained habitat	Use defined routes
Storage of materials	Damage to vegetation/root zones	Materials natural only, mainly wood and stored on grass land, in specific area only
Vegetation clearance	Injury to nesting birds/wildlife	No vegetation clearance necessary.
Trenching	Entrapment of fauna	Cover or provide escape ramps
Lighting	Disturbance to bats	No lighting we will be used, construction during daylight hours only
There will be no fuel stored or construction waste produced other than wood cut offs	Pollution	Excess wood cut offs removed regularly.

7. PROTECTION OF EXISTING HEDGEROWS

The existing hedgerow is the principal ecological feature on the site and shall be retained.

7.1

No construction activity shall unnecessarily remove, cut back, damage or disturb the retained hedgerow.

7.2

A protective buffer shall be established around retained hedgerows wherever construction activities occur nearby.

7.3

Protective fencing shall be installed before construction starts where there is a risk of construction plant entering the hedgerow protection zone.

7.4

Fencing shall be clearly visible to site personnel and shall remain in position throughout the relevant construction works.

7.5

No materials, spoil, fuel, chemicals or construction waste shall be stored against or within retained hedgerows.

7.6

No fires shall be lit adjacent to hedgerows.

7.7

Construction traffic shall not use hedgerows as turning areas.

7.8

Any accidental damage to a retained hedgerow shall be reported immediately to the Site Manager and recorded.

8. PROTECTION OF RETAINED TREES

The mature ash tree associated with the existing hedgerow shall be retained.

Construction activities shall not:

- sever or damage roots;
- strip bark;
- damage branches;
- store materials beneath the canopy where avoidable;
- change ground levels unnecessarily around the tree;
- compact soil around the tree; or
- attach signs, cables or equipment to the tree.
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Where construction operations take place close to the tree, protective fencing shall be installed to prevent accidental damage.

No excavation shall take place within the protected root area.

9. BIRDS – NESTING BIRD PROTECTION

The existing hedgerow, trees and areas of scrub provide potential nesting habitat.

9.1

Vegetation clearance shall be undertaken outside the principal bird nesting period. For the purposes of this CEMP, the principal nesting period shall be treated as **March to August inclusive**.

9.2

Where an active nest is identified:

- works affecting the nest shall stop;
- the nest shall remain undisturbed;
- an appropriate exclusion area shall be established; and
- works shall not recommence until the nest is no longer active.

9.3

Site operatives shall be instructed that it is an offence to damage or destroy an active wild bird nest.

10. HEDGEHOGS

Although no hedgehogs were recorded during the ecological survey, the species may use the site.

The following measures shall therefore be implemented:

- excavations shall not be left open unnecessarily;
- trenches and pits shall be covered overnight where practicable;
- where excavations cannot be covered, a suitable escape ramp shall be provided;
- excavations shall be inspected before work recommences each morning;
- pipes and similar materials shall be capped or stored so that animals cannot become trapped;
- site waste shall not be allowed to accumulate;
- construction materials shall be stored neatly off the ground where practicable.

If a hedgehog is found trapped or injured, works in the immediate area shall cease and the Site Manager shall be informed.

11. AMPHIBIANS

The site has no ponds, but ponds occur within the surrounding area.

The following precautionary measures shall apply:

- avoid leaving open trenches overnight where possible;
- cover or provide escape ramps to excavations;
- inspect excavations before works recommence;
- avoid unnecessary standing water in construction areas;

- prevent cement, fuel, chemicals or contaminated water entering surrounding land or drainage systems.
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No amphibian shall be deliberately handled unless necessary for its immediate protection.

12. REPTILES

The site is considered to have low suitability for reptiles.

Nevertheless, reasonable precautionary measures shall be applied.

Materials shall not be stored in unmanaged piles for extended periods.

Where materials have been stored directly on the ground, they shall be moved carefully and inspected before removal where there is a reasonable possibility of wildlife sheltering beneath them.

Any reptile encountered shall be allowed to move away from the working area where practicable.

13. BADGERS

No badger setts were identified.

The following precautions shall nevertheless apply:

- excavations shall be covered or provided with escape ramps;
- site personnel shall report any newly discovered badger sett or evidence of badger activity;
- no deliberate disturbance of badgers shall occur;
- lighting shall not be directed into hedgerows unnecessarily.

If a badger sett is discovered during construction, works shall stop in the immediate area and ecological advice shall be obtained before proceeding.

14. BATS AND LIGHTING

The existing hedgerows provide commuting and foraging routes for bats.

Construction lighting shall not be used. Construction will take place during daylight hours only.

No permanent lighting scheme shall be introduced that unnecessarily illuminates retained hedgerows.

15. POLLUTION PREVENTION

Construction activities shall be undertaken so as to prevent pollution of soil, vegetation and surrounding habitats.

The following measures shall apply:

- As we are an organic horticulture site no chemicals will be permitted on site, ever.
- Construction of the barn will be mainly with manual labour and battery operated power tools.
- refuelling shall take place away from the field;
- contaminated materials shall be removed appropriately;
- no cement will be used in the construction;
- waste shall be removed regularly;
- machinery shall be maintained to prevent oil and fuel leaks.

Any significant spill shall be reported to the Site Manager immediately and appropriate containment measures implemented.

16. ECOLOGICAL PROTECTION FENCING

Protective fencing shall be installed before construction starts wherever required to protect:

- retained hedgerows;
- the mature ash tree;
- areas of retained grassland;
- newly established habitat where construction continues nearby.

Fencing shall be checked periodically throughout construction.
Any damaged or displaced fencing shall be repaired promptly.

17. RESPONSIBLE PERSONS

The following responsibilities shall apply.

Applicant / Landowner

Sarah Fall

The applicant shall have overall responsibility for ensuring that the requirements of this CEMP are implemented.

- ensure contractors are briefed;
- ensure protective fencing is installed;
- control construction access;
- maintain ecological protection measures;
- record ecological incidents;
- contact the ecologist where necessary.

18. ECOLOGICAL TOOLBOX TALK

Before construction begins, all personnel working on the site shall receive a short ecological toolbox talk covering:

- location and importance of retained hedgerows;
- protection of the mature tree;
- nesting bird protection;
- wildlife in excavations;
- hedgehog precautions;
- lighting restrictions;
- pollution prevention;
- reporting of wildlife sightings;
- procedure for discovering a nest, badger sett or other protected species.

A record of attendance shall be retained by the Site Manager.

19. ECOLOGICAL INCIDENT PROCEDURE

If a protected species, active bird nest, badger sett or other significant ecological feature is discovered:

1. stop work in the immediate area;
 2. prevent further disturbance;
 3. inform the Site Manager;
 4. establish a temporary exclusion area where appropriate;
 5. contact the appointed ecologist if specialist advice is required;
 6. only recommence works once the appropriate advice has been obtained.
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20. IMPLEMENTATION

This CEMP shall be implemented throughout the construction period.

The responsible person shall ensure that ecological protection measures remain in place for the duration of relevant construction activities.

Any proposed material change to the ecological protection measures shall be referred to the Local Planning Authority where required by the planning condition.

21. SUMMARY OF CONSTRUCTION CONTROLS

Measure	Timing
Install protective fencing	Before construction
Toolbox talk	Before works commence
Protect retained hedgerows	Throughout construction

Measure	Timing
Protect mature ash tree	Throughout construction
Avoid nesting bird season	Preferably March–August
Cover/escape ramps for excavations	Throughout construction
Daily excavation checks	Each working day
Control lighting	Throughout construction
Pollution controls	Throughout construction
Ecological incident reporting	As required
Final ecological check	At completion

22. CONCLUSION

The development is of a small scale and is principally located within modified grassland of low ecological distinctiveness.

The principal ecological constraint is the existing hedgerow network and associated mature tree.

The measures contained within this CEMP will ensure that the retained ecological features are protected and that reasonable precautionary measures are applied for birds, bats, hedgehogs, amphibians, reptiles and badgers during construction.

The CEMP shall be implemented throughout the construction period.
