

Stretton Point, Hinckley,

Leicestershire

Discharge of Condition 8

CEMP: Biodiversity

R23/1047



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Discharge of Condition

Background

Rachel Hacking Ecology Ltd (RHE) was commissioned in 2025 by Welcome Break to assist with the discharge of Condition 8 in relation to a proposed commercial development at land to the east of Wolvey Road, Stretton Baskerville, Leicestershire. The site received full planning permission from Rugby Borough Council in 2025 for the construction of a Motorway Service Area comprising vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main Petrol Filling Station/Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (planning reference: R23/1047). As part of the planning permission, several conditions were attached. Condition 8 relates to the provision of a Construction Environmental Management Plan (CEMP): Biodiversity.

Condition Wording

Condition 8 states: *"No development shall take place (including demolition, ground works and vegetation clearance) until a (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:*

- a) Risk assessment of potentially damaging construction activities.*
- 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."*



CEMP (Biodiversity)

1. Introduction

1.1.1 This CEMP: Biodiversity (CEMP) has been prepared to guide delivery of measures a) to h). In compliance with BS 42020:2013 Biodiversity Code of Practice for planning and development, this document will provide details of the mitigation measures that will be carried out so that adverse impacts on biodiversity are avoided. The document is informed by the following Ecological Appraisal and landscape design:

- Rachel Hacking Ecology 2025. Stretton Point, Hinckley. Ecological Appraisal & Reptile Survey Rev.02. 2025/2025.
- DEP Landscape Architecture Ltd. Welcome Break. Stretton Court, Hinckley. Landscape Layout, (DWG. 01. Rev. H, July. 23)

2. Risk Assessment

2.1.1 Potentially damaging construction activities are generic throughout the construction phase of the development so the risk assessment will apply to the entire site. The Ecological Appraisal identified the following Ecological Features that are at risk:

- Stretton Croft Local Wildlife Site (LWS)
- Habitats
- Bats
- Badger
- Reptiles
- Nesting Birds

2.1.2 Potentially damaging construction activities and the features at risk from each activity are summarised in table 1. Controls (mitigation and protection measures) will be described in detail in the relevant sections of this document.



Table 1. Potentially Damaging Construction Activities			
Construction Activity	Features at risk	Risk Rating (Before Controls)	Risk Rating (After Controls)
Site Compound Installation	Habitats, Badger, Reptiles, Nesting Birds	Moderate	Negligible
Storage of materials and equipment	Habitats, Reptiles, Nesting Birds	Moderate	Low
Installation of fencing	Habitats, Reptiles, Nesting Birds	Moderate	Negligible
Installation of artificial lighting	Nesting Birds, Foraging and Commuting Bats	Moderate	Low
Noise	Nesting Birds, Foraging and Commuting Bats	Moderate	Low
Groundworks (vegetation removal incl. trees)	Habitats, Reptiles, Nesting Birds	High	Low
Excavations	Badger, Reptiles	High	Low
Surface water drainage	Habitats	Moderate	Low
Pollution spills	All Features	High	Low
Air pollution (vehicles / machinery)	LWS, Habitats	Moderate	Low
Dust	LWS, Habitats	Moderate	Negligible

3. Biodiversity Protection Zones

3.1.1 The following habitat/ecological features will be protected during the construction phase:

- Woodland habitats along the southern and western boundaries.
- Retained individual trees and hedgerows

3.1.2 Biodiversity protection zones will be isolated by fences, which are described in section 7.

3.1.3 Retained woodland habitats to be protected are shown in Appendix 1. Protection of individual trees and hedgerows will follow the prescriptions detailed in the relevant Arboricultural Impact Assessment¹.

4. Protection Measures

4.1.1 To avoid and/or minimise to an acceptable level the risk of impacts to Ecological Features the following Reasonable Avoidance Measures will be implemented:

Protection of LWS & Habitats

- Implement dust suppression measures during periods of dry weather to avoid covering vegetation.

¹ BWB (2025) Stretton Court, Hinckley Arboricultural Impact Assessment

- Turn off combustion engines when idle to reduce emissions, which can cause damage to the vegetation
- Avoid stockpiling soils, rubble and any other construction materials outside the compound and service designated area.
- Vehicles must be re-fuelled only at the designated service area.
- There will be no storage of fuels, chemicals, liquids (apart from water), or powders within outside the compound and service area.

Avoidance of Disturbance to Bats

- Night working will be avoided so that artificial lighting is only required for security purposes.
- Security lighting, if required, will be directed away from the retained woodland edges and retained hedgerows.
- Security lighting will be hooded so that the light is directed downwards and to a specific area.

Avoidance of Harm to Mammals

- Any trenches or excavations left open overnight will be covered or have a means of escape, such as a ramp, so if a Badger or Hedgehog falls into an excavation, it can easily escape.
- Any temporary exposed open pipe system greater than 150mm will be capped so that Badger and Hedgehogs are prevented from gaining access overnight.
- Holes are to be cut into any fences, including those on the boundaries to allow for commuting Hedgehogs. The holes will measure approximately 13cm x 13cm and located approximately every 5 metres.

Avoidance of Harm to Reptiles

- All site operatives will receive an induction (toolbox talk) highlighting the risks to reptiles, where can they be found and how to identify them, what to do in case one is encountered and what are the legal consequences if a reptile is harmed during the construction works. The appointed site ecologist will remain on call for the duration of the construction period.
- Vegetation clearance will take place between May to September and under ecological supervision. It will be undertaken under a displacement strategy, that is clearing the site from east to west, allowing reptiles to naturally disperse to adjacent suitable habitat.
- If vegetation clearance works need to be undertaken outside the above-mentioned window. These may proceed under supervision and only if y if overnight temperatures are above 5°C for five consecutive nights previously.
- Tall dense vegetation, particularly tall ruderal will be cleared in two stages, up to 10cm first and down to ground level 24hrs after.



- Any brash piles or other piles of debris, discarded materials, etc. should be dismantled by hand.

Avoidance of Harm to Nesting Birds

- Vegetation clearance/thinning on trees, hedgerows and dense scrub will be timed to avoid the bird nesting season (March to August inclusive).
- If this is not possible, a nesting bird survey will be undertaken by a Suitably Qualified Ecologist (SQE) no more than 48 hours in advance of works. Any active nests will be protected by a suitable buffer (minimum 4m) until nesting is complete, as confirmed by an SQE.

5. Location and Timing of Sensitive Works & Ecological Supervision Requirements

- 5.1.1 The installation of fences, barriers and sign will be done under ecological supervision to ensure their correct placement. Location of sensitive working areas are shown in Appendix 1. Further details are provided in Section 6.
- 5.1.2 Sensitive works timings include:
- Clearance of dense scrub, woodland vegetation and tree removal will be avoided during the bird nesting season (March – August). If this is not possible, it will be undertaken under ecological supervision.
 - Clearance of grassland and tall ruderal vegetation during the reptile hibernation period (October - April) will be fully avoided. If works must take place outside of this time window, works will be carried out under strict ecological supervision only if overnight temperatures are above 5°C for five consecutive nights previously.

6. Fences, Barriers and Signs

- 6.1.1 Heras fencing, or similar, will be used to protect the Biodiversity Protection Zone. Warning signs will be installed to demarcate this zone.
- 6.1.2 Warning signs will be used to demarcate the Sensitive Working Area.

7. Monitoring and Contingencies

- 7.1.1 The appointed SQE will conduct periodic visits, at least every quarter to ensure mitigation, measure are applied and effective. An inventory of these periodic checks will be fulfilled and kept until the end of the construction works.
- 7.1.2 The SQE will put in place pro-active measures should the mitigation measures described in this report require any adaptations.

8. Responsible Persons and Lines of Communications

8.1 Responsible Persons

- 8.1.1 The site manager will be responsible for:
- Ensuring the Biodiversity Protection Zone and Sensitive Working Zone are appropriately fenced and demarcated and ensuring all site staff are aware of these areas and the measures described within this CEMP.
 - Contacting the SQE to arrange surveys or supervision, as required.
 - Maintaining a log of actions taken to protect biodiversity during construction.
- 8.1.2 The SQE will be responsible for:
- Ensuring fencing, barriers and sign are correctly positioned.
 - Deliver Toolbox Talk regarding reptiles.
 - Undertaking nesting bird surveys (if required) and supervising vegetation clearance within the sensitive working zone.
- 8.1.3 The site staff/contractors will be responsible for:
- Following the measures described within this CEMP, for working with due caution, and notifying the site manager immediately if they encounter any wildlife during works.

8.2 Communications

- 8.2.1 The Site Manager and Construction Management Team will liaise directly with the SQE and all formal communications will be in writing.



- 8.2.2 Attendance on site and completion of any ecological tasks will be supported by appropriate paperwork (worksheets) to verify that the work has been carried out as specified.
- 8.2.3 Worksheets will be signed and dated by the SQE and the Site Manager or an appropriate member of the Construction Management Team following completion of a visit or a task.
- 8.2.4 Signed digital worksheets /inspection sheets will be held by the Site Manager and the SQE and upon request will be made available for examination to appropriate persons or organisations.



Appendix 1: Biodiversity Protection Zones & Sensitive Works Areas



Please refer to AIA regarding Root Protection Areas (RPAs) for retained hedgerows and trees

