

FPCR | environment  
& design



# Ecological Environmental Plan (ECEMP)

Client

**Caddick Developments Limited**

Project

**Land at Junction 22 of the M1,**

**Cliffe Hill Farm**

Date

**September 2025**

# Construction Management Plan

**CONTENTS**

|     |                                                                     |    |
|-----|---------------------------------------------------------------------|----|
| 1.0 | INTRODUCTION .....                                                  | 1  |
| 2.0 | ECOLOGICAL BASELINE INFORMATION .....                               | 2  |
| 3.0 | OBJECTIVES OF THE ECEMP .....                                       | 5  |
| 4.0 | ROLES AND RESPONSIBILITIES .....                                    | 6  |
| 5.0 | ECOLOGICAL FEATURES, RISK ASSESSMENT AND RELEVANT LEGISLATION ..... | 8  |
| 6.0 | STAGE 1 – PRE-COMMENCEMENT .....                                    | 11 |
| 7.0 | STAGE 2 – CONSTRUCTION .....                                        | 18 |
| 8.0 | GENERAL MEASURES .....                                              | 29 |

**APPENDIX**

Appendix A: Toolbox Talk Record Sheet

**FIGURES**

Figure 1: Consultation Plan – Designated Sites

Figure 2: Habitat Retention Plan

Figure 3: Tree Retention & Removal Plan (Lightwood Green Ltd)

| Rev | Issue Status | Prepared/Date       | Approved/Date  |
|-----|--------------|---------------------|----------------|
| -   | Draft        | KB & LFR / 18/07/25 | LFR / 25.07.25 |
|     | Final        | LFR / 04.09.25      |                |
| A   | Final        | LFR / 25.09.25      |                |
|     |              |                     |                |

## 1.0 INTRODUCTION

- 1.1 The following Ecological Construction Environmental Management Plan (ECEMP) has been prepared by FPCR Environment and Design Ltd. (FPCR) on behalf of Caddick Land to support the Full Planning application for land located North West of Markfield, Leicestershire (hereafter referred to as the 'Site').
- 1.2 This document details proposed habitat and protected and/or notable species management for the purpose of protecting ecological features during the construction period. The document provides the following:
- (i) *a risk assessment of potentially damaging construction activities;*
  - (ii) *identification of biodiversity protection zones (e.g. buffers to trees and hedges or to protected wildlife habitat);*
  - (iii) *practical measures to avoid or reduce impacts during construction (may be provided as a set of method statements);*
  - (iv) *the location and timing of sensitive works to avoid harm to biodiversity features.*
  - (v) *the times during construction when specialist ecologists need to be present on site to oversee works (as required);*
  - (vi) *responsible persons and lines of communication;*
  - (vii) *the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person (as necessary);*
  - (viii) *use of protective fences, exclusion barriers and warning signs.*
- 1.3 In terms of "Biodiversity Protection Zones" and the physical measures required to protect them/avoid impacts, this overlaps heavily with the measures set out in *the Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan* (Lightwoods Green Ltd, 2025) and as such these report should be read in conjunction. Please refer to Figures 2 and 3 which must be available in the site office on Site to comply with element (ii) of the above principles.

### Site Context

- 1.4 The site is located immediately east of Junction 22 of the M1 motorway, encompassing Cliffe Hill Farm and White Hill Farm. The site comprised a series of grassland field compartments, predominantly grazed pasture, divided by native hedgerows with mature trees and some remnant sections of stone walls. A strip of Scots pine plantation woodland stands centrally within the site with a small area of broadleaved woodland that straddles Cottage Lane in the southeast of the site. A series of buildings associated with Cliffe Hill Farm were recorded in the south of the site which are scheduled for demolition.

### Development Proposals

- 1.5 This report supports a Full Planning Application for industrial development of the site to create B2 and B8 type units with associated infrastructure. This would require substantial cut and fill earthworks to deliver the necessary levels. Access to the site would be achieved by entering from the A50 and exiting onto Whitwick Road to the east.

## 2.0 ECOLOGICAL BASELINE INFORMATION

2.1 The Site was subject to detailed ecological surveys between April 2024 and May 2025 to inform the application for Outline planning permission. These included the following surveys:

- Ecological Desk Study;
- Extended Phase 1 habitat survey;
- Uk Habitat classification survey and hedgerow assessment;
- Badger surveys;
- Ground level, detailed aerial and further nocturnal survey of trees with bat roost potential;
- Preliminary building assessment;
- Nocturnal tree and building surveys;
- Automated static bat surveys;
- Nighttime bat walkover surveys;
- Reptile surveys;
- Breeding bird surveys; and
- The potential for other protected and/or notable species was assessed during the habitat survey.

### Habitats

- 2.2 The majority of the Site comprised improved / modified grassland with three field compartments categorising as semi-improved / other neutral grassland in the east of the Site. Fields were mostly divided by native hedgerows with mature trees with some remnant sections of stone walls. A strip of Scots pine plantation woodland stood centrally within the Site with a small area of broadleaved woodland which straddled Cottage Lane in the southeast of the Site. A series of buildings associated with Cliffe Hill Farm were recorded in the south of the site.
- 2.3 The modified grassland habitat comprised common and widespread species and its loss is not an ecological constraint to development of the site. Other neutral grassland was recorded in the east of the site. The two grassland compartments east of Cottage Lane comprised diversity of flora that almost meets the requirements of Local wildlife Site qualification for mesotrophic grassland and therefore retention of this has been maximised where possible, as shown on Figure 2.
- 2.4 The area of Scots pine plantation that was situated centrally within the Site comprised of two sections (W1 and W2). Other mature trees recorded across Site were broadleaved species and comprised predominantly of oak. Several mature oak demonstrated splits and failed limbs typical of their age and two trees were noted present features potentially associated with future veteran specimens. Onsite woodland, scrub and mature trees provide intrinsic nature conservation value, offering diversity of vegetation structure, microhabitats for invertebrates and nesting opportunities for birds. Retention of woodland and mature trees with appropriate root protection zones has been incorporated into the design wherever feasible.
- 2.5 The linear habitat features including hedgerows and ditches were recorded across the Site. All hedgerows on Site were native and therefore qualify as UK BAP priority Habitats. Generally, the

hedges in the south and east were less managed creating taller, broader features with those in the north under more rigorous management resulting in shorter, dense hedgerows with more defined individual trees. Six hedgerows were classified as species rich. Also several areas of outgrown hedgerows that now classify as scrub were recorded on Site. Hedgerows and areas scrub offer established structural vegetation that provides shelter and foraging for a range of fauna and connectivity of habitat across the site. Therefore where these habitats can be incorporated into the design of the scheme, retention and long term management has been agreed.

## **Fauna**

### *Badger*

- 2.6 Two badger surveys have been undertaken on Site to date. The first survey was conducted in April 2024 and updated survey was conducted in May 2025. The Badger surveys identified the presence of badger. Further information regarding the badger surveys is provided within the Badger Survey Report & Mitigation Strategy (FPCR, August 2025).

### *Amphibian & Reptile*

- 2.7 No ponds occur within the Site and great crested newts do not pose a constraint to the proposed development. Reptile surveys were conducted across the site in 2024; none were recorded and this group is not considered a constraint to the proposed development.

### *Bats*

- 2.8 The ground based tree assessment for bats identified 78 trees that were identified as providing suitable roosting opportunities for bats. Following the aerial assessment 32 trees were categorised as NONE, 15 were identified as having PRF-I features, 7 PRF-M but 3 of the trees categorised as having potential were not able to be safely aerially inspected and were surveyed nocturnally.
- 2.9 Twelve buildings were identified within the Site. Of the 12 buildings, 9 (B2, B3, B5-B7, and B9-B12) were assessed as having negligible potential to support roosting bats. Buildings B1, B4 and B8 were all assessed as having moderate potential for supporting roosting bats and were subjected to two nocturnal surveys.
- 2.10 During all aerial assessments and nocturnal surveys, no roosting evidence was recorded.
- 2.11 Bat activity survey data indicated the Site supports an assemblage of foraging and commuting bats, with activity consistently dominated by common pipistrelle and soprano pipistrelle, which are both widespread and abundant species. Myotis species was also frequently recorded, with less frequently encountered species including unidentified noctule and Nyctalus species, brown long-eared bat, leisler's, nathusius' pipistrelle and barbastelle. Overall, the assemblage of species recorded using the Site was not considered as being of more than local level importance. Full results are provided within the Bat Report (FPCR, August 2025).

### *Birds*

- 2.12 Four breeding bird surveys including one dusk survey were conducted in 2024 in accordance with the protocol specified in the best practice guidelines.
- 2.13 A total of 34 species were recorded over the course of the four surveys, of which four were only recorded as flying over the Site only, and thus are considered insignificant records. Of the remaining 30 species recorded within the Site, 10 are considered notable species.
- 2.14 Of the 30 species recorded utilising the Site, seven were confirmed as breeding species, two species were considered to be probable breeders, and eighteen species were considered to be possible breeders. See Breeding Birds Report (FPCR, August 2025) for full results.
- 2.15 The majority of the bird species recorded on-Site were representative of the habitats present. Most bird species recorded across the four breeding bird surveys were non-notable widespread and common generalist species which are typical of the agricultural, hedgerow, and scrub habitats present on-Site.

#### *Other Fauna*

- 2.16 The Site offers suitable foraging habitat for hedgehog, with records for the species identified during the Desk Study in the wider area. The hedges, scrub and tree lines at field boundaries with an abundance of leaf litter from deciduous trees and shrubs has the potential to be used by the species for hibernation.

#### **Designated Sites of Nature Conservation Interest**

- 2.17 It is considered extremely unlikely that the proposals would impact local statutory designated sites for nature conservation in the surrounding 2km as there are no direct terrestrial or hydrological links between the Site and these designations. Additionally, any development should not pose a significant impact on the designated sites given the existing developed network.
- 2.18 However, impacts to sensitive receptors can result from accidental pollution events and consequently, measures to prevent pollution during construction should be considered for the following Important Ecological Features:
- Ulverscroft Valley SSSI/RIGS, situated c. 920m northeast of the Site, designated for its matrix of habitats including, unimproved neutral and acid grassland, heath, woodland and wetlands. Over 200 plant species including county rarities are recorded there as well as mammals, insects and birds of note.
  - Cliffe Hill Quarry SSSI/ RIGS, situated c. 550m southwest of the Site, designated for geological conservation value.
  - Billa Barra Hill Local Nature Reserve 1km west, a former improved pasture, surrounding a small hilltop plantation that has recently had more tree planting on lower slopes.
- 2.19 Twenty other non-statutory designated sites were located within 1km of the site boundary, all of which were Local Wildlife Sites (LWS). These are displayed at Figure 1.

### **3.0 OBJECTIVES OF THE ECEMP**

- 3.1 The primary objective of this ECEMP is to minimise potential risks to retained habitats and notable fauna that have been confirmed or are likely to be present, prior to and during construction.
- 3.2 This document lists the relevant legislation associated with notable species considered likely to be present on site and those for which best practice measures are recommended. The subsequent sections detail the recommended working practises to be carried out during the pre-commencement and construction phases of development to ensure works avoid harm to biodiversity features.
- 3.3 This ECEMP will be reviewed jointly by the Principal Contractor every six months until completion of all construction and landscaping works to ensure that it remains suitable to ensure the environmental commitments are being met. Any significant changes to this document will be submitted to the Local Authority for review prior to the relevant construction activity commencing.

## 4.0 ROLES AND RESPONSIBILITIES

### Principal Contractor

- 4.1 FPCR Environment and Design Ltd (FPCR) have been appointed by Caddick Land to provide ecological advice and supervision by a suitably qualified and experienced, as required.
- 4.2 All works at all stages will be overseen and are the responsibility of the Principal Contractor, who will appoint a Site Manager. The Site Manager will:
- Ensure compliance with regulations, planning conditions, environmental procedures, contractual agreements, and legal consents.
  - Arrange site-wide monitoring as required during the development.
  - Ensure environmental and waste requirements are included on requisitions and in subcontracts and orders.
  - Ensure oil, including diesel is stored in properly bunded tanks / including use of drip trays for plant and equipment/refuelling.
  - Oversee and maintain records of the agreed programme of habitat and species protection as described in this document. This includes the continued maintenance of any protective fencing during all on-site works.
  - Monitor the site activities to ensure that all relevant environmental and ecological legal consents, licences and exemptions, where required, are in place in advance of relevant works commencing, and that the requirements are adhered to.
  - Ensure contractors are given environmental awareness/protected species identification training by a suitably qualified ecologist/Ecological Clerk of Works (ECoW).
  - Monitor the environmental performance of contractors and provide direction as necessary.
  - Contribute to communication on environmental matters with stakeholders and statutory bodies.
  - Monitor implementation of any corrective action required.
  - Maintain a record this document, any other relevant ecological reports and all environmental monitoring during the construction process, which should be made available for inspection by any relevant statutory bodies as required.
  - Ensure that a suitably qualified ecologist undertakes any further on-site surveys as required.
  - Report any environmental incidents to the appointed ecologist and to statutory authorities; and
  - Ensure that any required corrective ecological actions are taken in line with the relevant procedures.
  - No unauthorised burning of any material will be carried out anywhere on Site.
  - Ensure that no construction works, or deliveries to and from the site, outside the hours of 08:00-18:00 on weekdays, 08:00-13:00 on Saturdays and not at all on Sundays or bank holidays. Any essential extension to these agreed hours, other than for emergency works, shall be agreed with the Local Planning Authority before work commences. Activities that do not create noise and disturbance to residents may still take place outside these hours.

- 4.3 The Site Manager will also be responsible for compliance with regulations, planning conditions, environmental procedures, contractual agreements and obtaining legal consents.
- 4.4 In conjunction with having overarching responsibility for the ecological measures as detailed within this report the Site Manager will also ensure that all appropriate Site protection measures are implemented in order to ensure no inadvertent effect upon ecological features. This includes the continued maintenance of any protective fencing during all on-site works.

#### **Ecological Clerk of Works**

- 4.5 FPCR Environment and Design Ltd (FPCR) or another reputable Ecologist appointed by the Principle Contractor will provide a suitably qualified and experienced Ecological Clerk of Works (the Ecologist) to supervise the implementation of this ECEMP, as required. If an alternative Ecologist is appointed during the Construction phase, these must be suitably qualified and experienced to carry out Ecological Clerk of Works. The Ecologist will be determined before the commencement of works, and their name and contact details will be kept in the site office at all times.
- 4.6 Copies of this ECEMP document will be kept on-site throughout all pre-commencement and construction works.

## 5.0 ECOLOGICAL FEATURES, RISK ASSESSMENT AND RELEVANT LEGISLATION

### Habitats

- 5.1 Table 1 considers the retained habitats that are sensitive to construction activities and identifies the potential risks to these as a result of construction works. Measures to manage these risks will be discussed in the appropriate section, dependant on the stage of development.

**Table 1 – Assessment of Risk to Habitats**

| Habitat                           | Relevant Legislation / Policy                                                                                                                                                                                                                                                                                                                                                                  | Assessment of Risk                                                                                                                                                                                                        |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hedgerows, trees and scrub        | The hedgerow within the proposed development comprises over 80% native species and hence is recognised as a Habitat of Principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.                                                                                                                                                                 | There is a risk of: root compaction, damage to roots through pollution or incorrect storage of materials, damage to branches during site clearance, and accidental removal of excessive areas of hedgerow and/or trees.   |
| Broadleaved Plantation & Woodland | The belt of plantation woodland on Site was not considered a Habitat of Principal Importance listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. However, this habitat is established structural vegetation of value to nesting birds and foraging fauna. A large main badger sett is also situated within the woodland and therefore will be retained. | There is a risk of: root compaction, damage to roots through pollution or incorrect storage of materials, damage to branches during site clearance, and accidental damage during site clearing.                           |
| Grassland                         | N/A                                                                                                                                                                                                                                                                                                                                                                                            | There is a risk of: pollution from dust, and run off during construction activities, including accidental spillages, compaction and poaching, damage through incorrect storage of materials, accidental removal of areas. |
| Ditch                             | N/A                                                                                                                                                                                                                                                                                                                                                                                            | There is a risk of: pollution from dust, and run off during construction activities, including accidental spillages, and damage to the ditches during construction.                                                       |

### Invasive Species

- 5.1 No invasive species were recorded within/adjacent to the site during completed site surveys and or desk studies. As such, invasive species are not considered a constraint for this Site.

### Fauna

- 5.2 Notable and protected faunal species that are present within the site, or may potentially be present and could be affected by development activities comprise the following:

**Table 2 – Assessment of Risk to Fauna**

| Species                                 | Relevant Legislation/Policy                                                                                                                           | Assessment of Risk                     |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| Bats – the 2024 bat surveys recorded an | Bats and their roosts are listed on the Conservation of Habitats and Species Regulations 2017 (as amended), making it illegal to deliberately disturb | Increased artificial lighting may be a |

| Species                                                                                                                                                                                                                                                              | Relevant Legislation/Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment of Risk                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| assemblage of foraging and commuting bats. Surveys recorded hotspots of activity associated with the central woodland block and along the line of trees situated between hedgerow 21 and hedgerow 17 to the south of Site.                                           | any such animal or damage/destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act (WCA) 1981 (as amended). Under this legislation it is illegal to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection. Some bat species are Species of Principal Importance under the NERC Act (2006). | potential barrier to their flight paths along retained habitats.                                                                                                                                                                                                                                                      |
| Bats – three buildings and 78 trees provided suitable roosting opportunities for bats. Surveys identified no confirmed roosts.                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Unmitigated, there is a low risk of: killing or injury of bats roosting if present.<br><br>Disturbance of roosting bats, if present.                                                                                                                                                                                  |
| Birds – There is suitable potential habitat for nesting birds within the Site in the form of individual trees, woodland, hedgerows, and grassland habitat.                                                                                                           | Under the WCA 1981 (as amended) it is an offence to kill, injure or take a bird, take damage or destroy a nest in use or being built, take or destroy an egg, possession or control of wild bird or any part or object derived from, or egg or part of one.                                                                                                                                                                                                                                                                                                                                                   | Unmitigated, there is a moderate risk of: killing and injury of birds and damage to nests during site clearance of any suitable vegetation and/or buildings.                                                                                                                                                          |
| Badger –setts were recorded on Site. Full details provided in Badger Survey and Mitigation Report.<br><br>Proposed Site works are likely to directly impact setts which will require closure ahead of works due to their position within the proposed working areas. | Animals and their setts are protected under the Protection of Badgers Act (1992) making it an offence to wilfully kill, injure or take a badger (or attempt to do so), cruelly ill-treat a badger, dig for a badger and intentionally or recklessly damage or destroy a badger sett, or obstruct access to it, cause a dog to enter a sett and disturb a badger when it is occupying a sett.<br><br>All construction works must adhere to the mitigation licence and strict method statement under the supervision of a suitably experienced ecologist.                                                       | Unmitigated, there is a risk of: killing and injury of badger due to improper storage or use of materials and machinery, presence of open excavations and uncapped pipework.<br><br>Natural England licence will be required to close the subsidiary sett and two outlier sett located within proposed working areas. |
| Badger - the majority of the on-site habitats within the Site will be lost to facilitate an initial cut and fill operation to achieve the necessary ground                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Unmitigated, habitat loss may reduce connectivity and be a potential barrier for badger movement between foraging habitats. Habitat loss may affect availability of food resources.                                                                                                                                   |

| Species                                                                                          | Relevant Legislation/Policy                                              | Assessment of Risk                                                                    |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| levels to deliver the proposed works.                                                            |                                                                          |                                                                                       |
| Hedgehog -<br>Potential for the presence of hedgehog within suitable habitat to be lost on site. | Although not protected under legislation, hedgehog are listed as an SPI. | There is a low risk of:<br>Killing and injury during site clearance and construction. |

## 6.0 STAGE 1 – PRE-COMMENCEMENT

- 6.1 The following details the necessary avoidance and mitigation measures that will be implemented prior to commencement of site clearance and construction.

### Habitats

#### Retained Woodland, Hedgerows and Trees

- 6.2 Protective fencing will be installed to protect the root protection areas (RPAs) of retained hedgerows and trees in the vicinity of construction works and access routes. Appropriate fencing is to be installed to the specification provided in the *Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan* submitted as part of the Planning Application and provided at Figure 3.
- 6.3 The RPAs, also shown in Figures 3, highlight areas where heavy machinery operation is not permitted at this stage.

#### Retained Grassland

- 6.4 Works at the Site will result in the loss of the majority of the improved/ Modified and semi-improved/ Other Natural grassland due to the cut and fill earthworks.
- 6.5 Protective fencing will be used throughout the pre-commencement and construction stages to protect retained and enhanced modified grassland areas. These areas are shown at Figure 2. Fencing will be appropriate to restrict access to such areas by construction workers/equipment, to ensure no physical damage occurs and to minimise the risk of accidental pollution events.
- 6.6 No works or storage of materials will take place within the above biodiversity protection zones (BPZs), as shown on Figures 2 and 3, during the pre-commencement and construction stages, unless agreed by the project ecologist following a review of anticipated works. Furthermore, no soil stripping, excavations or any vegetation clearance is to take place (unless agreed with the project ecologist); no site workers or vehicles are permitted, and no machinery or materials are to be stored within the BPZs.
- 6.7 No removal of any additional vegetation that is highlighted for retention is to take place. Figures 2 show the extent of vegetation removal which will be consented following the approval of the Planning permission.
- 6.8 Prior to commencement, the BPZs shown in Figure 2 and 3 are to be fenced off using Heras fencing to ensure preservation of these features from at commencement of any works onsite and throughout the construction phase.
- 6.9 Best practice working in regard to pollution prevention is detailed below.

### Ditches

- 6.10 Retained ditches associated with hedgerow bases will also be buffered within the root protection areas (RPAs) of these features. Fencing will be appropriate to restrict access to such areas by construction workers / equipment, to ensure no physical damage occurs and to minimise the risk of accidental pollution events.
- 6.11 No works or storage of materials will take place within the above protection zones during the pre-commencement and construction stages. Furthermore, no soil stripping, excavations or

any vegetation clearance is to take place; no site workers or vehicles are permitted, and no machinery or materials are to be stored.

### **Pollution Prevention**

6.12 The following best practice methodology be adhered to during construction to protect local habitats:

- Cover piles of building materials such as cement, sand, and other powders; regularly inspect for spillages, and locate them so they will not be washed into waterways or drainage areas;
- There should be no uncontrolled run-off of water or mud from the Site;
- Once roads are constructed, silt run-off preventative measures in the form of metal plates secured to gulley frames with terram are to be utilised throughout construction works;
- Suitable provision will be made for the washing out of concrete mixing plant or ready-mix concrete lorries so that washings do not flow into any drain or watercourse or seep underground;
- Any environmentally hazardous material will be kept in dedicated stores, and storage tanks will have appropriate bunding to prevent run-off to the retained habitats and into the brookditch or ponds. Fuel will be stored in double bunded fuel tanks;
- Works machinery will not be refuelled within 30m of the ditch to prevent spillage;
- All machinery will be regularly checked for oil leaks or similar, which, if found, must be prevented from entering the waterbody either through immediate repair of the machinery or through use of a drip tray / spill kit or similar;
- Collect any wastewater generated from site activities in settlement tanks, screen, discharge the clean water, and dispose of remaining sludge according to environmental regulations;
- In the event of a spillage on site, the material should be contained (using an absorbent material such as sand or soil or commercially available booms). Sorbents will be used to soak up a spill and stop it spreading on hard surfaces. Using sorbents generates waste and this method will only be used on small spills, or where a spill has been contained to stop any further spread. All used sorbents will be disposed of at an accredited site for disposal;
- All spillages will be reported to the Site Manager who will inform the Environment Agency in the event of a significant occurrence; and
- No unauthorised burning of any material will be carried out anywhere on site.

6.13 To further minimise the risk of inadvertent harm to biodiversity features within the Site and its vicinities works will adhere to the following relevant Guidance for Pollution Prevention (GPP):

- GPP4: Treatment and disposal of wastewater where no connection to the public foul sewer.
- GPP5: Works and maintenance in or near water.

- GPP13: Vehicle washing and cleaning.
- GPP19: Vehicles: Servicing and Repairs.
- GPP 21: Pollution Incident Response Plans; and
- GPP22: Dealing with spills.

### **Fauna**

- 6.14 The following precautionary measures will be adopted to avoid any potential for harm to protected and notable species:

#### **General Good Practice Measures**

- Where possible material will be stored centrally within the site within a fenced compound rather than at the edge or near to retained habitats.
- Materials should be raised from the ground by storing on pallets to prevent fauna using these for shelter.

#### **Badgers**

- 6.15 A pre-commencement survey will be undertaken within three months prior to commencement of works to assess the current status of the badger use of site to ensure that the level of badger activity has not significantly altered since the previous survey. This will include accurate mapping of all active holes and latrines to determine territories and movement routes by an experienced ecologist.
- 6.16 All relevant legislation will be taken into consideration, with appropriate mitigation to protect the active sett present as detailed in the Badger Mitigation Strategy (FPCR, 2025). This will entail the use of buffer zones, protective fencing 30m around retained setts and undertaking works within this buffer under the appropriate Natural England Licencing procedures to ensure this species is not directly impacted by the proposals. Works under a badger licence that directly affect a sett or disturb badgers occupying a sett will be subject to timing constraints (licensable works undertaken between July and November, inclusive).
- 6.17 Any tracked or wheeled vehicles or machinery shall maintain at least a 30m distance from active sett entrances during works unless a Natural England Badger Disturbance Licence has been acquired. If any tracked or wheeled machinery is working in this area at the pre commencement stage, this buffer should be clearly marked prior to works. Full details are provided within the separate Badger Survey Report and Mitigation Strategy (FPCR, 2025).
- 6.18 In the event that any new badger setts are recorded during operations, all works must cease until further advice has been sought from the ECoW.
- 6.19 To ensure badgers continue to have access to the wider area, culverts acting as mammal tunnels with guide fencing will be incorporated within the new Highways Works as shown on the Masterplan. This will direct movement of badgers to / from the retained onsite setts towards suitable habitat corridors that allow safe passage to offsite resources. These tunnels may be amended depending on any updated Site plans during the implementation of the planning application but green corridors and habitats must be located at both ends of the tunnels to maintain habitat connectivity around the site.

- 6.20 These tunnels will be installed early in the construction process to ensure access for this species to adequate foraging resources is maintained throughout the construction process. The construction programme is designed with careful consideration to the phasing / timing of works in relation to badgers, and will be agreed with Natural England under the terms of licence. No deviation from the programme in relation to badgers will occur without consultation with the Ecologist (and if required Natural England).
- 6.21 The following precautionary measures will be adopted to avoid any potential for harm to badgers across the site in general:
- All excavations left overnight will be left with one sloping end to allow any badgers that may fall in to escape and checked for animals prior to the continuation of works or infilling;
  - Pipes greater than 150mm must be capped overnight to prevent access from badger;
  - Lighting should be directional and avoid light spill onto retained / periphery habitats;
  - Where possible machinery and materials will be stored away from the edge of the Site away from locations of known sett(s); and
  - In the event that any badgers or their setts are discovered during works, works will cease and FPCR will be contacted immediately for further advice.

#### **Bats**

- 6.22 A pre-commencement review of the trees identified as providing suitable roosting opportunities for bats will be undertaken by a qualified ecologist. The trees that are to be retained will be protected by fencing within the retained and protected areas of scrub, trees and hedgerows (as per Figure 3).
- 6.23 Where trees with low potential to support roosting bats need to be removed, in order to protect any bats which may be utilising these trees, the soft felling techniques below will be implemented during tree works:
- Tree works will be undertaken under the supervision of a licenced bat ecologist and outside of the winter period;
  - A detailed check of the trees for bats/bat evidence will be undertaken by an experienced tree surgeon &/or licenced bat ecologist prior to works;
  - Where pre-check does not identify any evidence of roosting, sectional removal of the tree in 1-1.5m lengths with checking of any exposed features and where necessary careful lowering to the ground of material. The tree surgeon will aim to avoid cutting through features with roost potential such as fissures or cavities; and
  - Retention of cut sections on the ground overnight prior to chipping or removal from site.
- 6.24 If the presence of a roost is confirmed within any trees to not be retained, a Natural England Mitigation Licence will be secured prior to works to the trees. If no evidence of roosting bats is identified, given the presence of suitable roosting features the removal of these tree(s) will be undertaken in accordance with the precautionary measures detailed above.
- 6.25 Prior to the commencement of works, all contractors undertaking works to the on-site trees, where works carry a risk of disturbing bats and/or damaging or destroying roost sites, must attend a toolbox talk delivered by a licenced bat worker. The toolbox talk will outline: legislation

relating to bats; measures that will be used to protect them; good working practices; licensable activities and what to do should bats be found on site.

- 6.26 Tree protection measures will protect the boundary habitats from damage and allow for retention of commuting and foraging routes. To avoid indirect impacts to bat species, no artificial lighting should be directed at the Biodiversity Protection Zones during construction and where possible works will be carried out during daylight hours. Over the operational period the lighting will be designed to meet the standards outlined in the Bat Conservation Trust & Institute of Lighting Professionals (ILP) '*Bats and Artificial Lighting at Night*'<sup>1</sup>, the Bat Conservation Trust '*Artificial Lighting and Wildlife Interim Guidance*'<sup>2</sup> and the ILP '*Guidance notes for the reduction of Obtrusive Light*'<sup>3</sup>.

### Nesting Birds

- 6.27 The removal of woody vegetation such as sections of hedgerow and clearance of any tree / scrub vegetation will be undertaken outside of the bird nesting season, i.e. avoiding clearance works during March to mid-September, inclusive. Where this is not possible, the vegetation will first be checked by the Ecologist to confirm the absence of nesting birds.
- 6.28 Where nesting birds are present an exclusion zone will be set around the nest (as determined by the Ecologist and suitable for the species nesting), cordoned off with high visibility tape or mesh fencing within which no works can occur until the birds have fully fledged.
- 6.29 Any site visit by the Ecologist will be followed up with a written summary to the Principal Contractors, outlining the results of the survey and any resulting timing restrictions or other implications for works and / or specific actions required.

### Hedgehogs

- 6.30 It is considered that the good practice measures such as capping pipes and covering excavations detailed above is sufficient for the safeguarding of any hedgehogs which may be present during site clearance works.
- 6.31 If a hedgehog is identified during site clearance, given the nocturnal nature of the species, works in the immediate area will cease, the area will be cordoned off and the hedgehog allowed to naturally disperse overnight from the working zone.

**Table 3 – Timetable for Stage 1 - Pre-Commencement**

| Habitat Feature or                                     | Mitigation                                                                                           | Recommended Timing           | Responsibility                     |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------|
| Trees, woods hedgerows, badgers, bats, reptiles, birds | Tool Box Talk to all site operatives. A record of tool box talks will be maintained – see Appendix A | As required throughout works | Ecologist and Principal Contractor |

<sup>1</sup> Institute of Lighting Professionals (ILP) and Bat Conservation Trust (BCT), 2023. Guidance Note GN08/23 Bats and Artificial Lighting at Night.

<sup>2</sup> Bat Conservation Trust. 2011. Statement on the Impact and Design of Artificial Light on Bats.

<sup>3</sup> Institute of Lighting Professionals. 2011. Guidance notes for the reduction of Obtrusive Light.

| Habitat or Feature                     | Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Recommended Timing                               | Responsibility                     |
|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------------|
| Retained Woodland, Hedgerows and Trees | Fencing shall be erected as per the specifications and to the Root protection Areas calculated within the Arboricultural Assessment and with consideration to BS5837 Trees in Relation to Construction. No machinery, vehicles, or materials to enter RPAs.                                                                                                                                                                                                                                                                                                                           | All year round, prior to construction commencing | Principal Contractor               |
| Retained Grassland                     | Installation of fencing to protect retain and enhanced areas of grassland. Best practice with regards to pollution prevention and no works or storage of materials to take place within protection zones.                                                                                                                                                                                                                                                                                                                                                                             | All year round, prior to construction commencing | Principal Contractor               |
| Badgers                                | Natural England licence will be required                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Between July and November inclusive              | Ecologist                          |
|                                        | A method statement as part of a mitigation licence shall guide Site works to maintain legal compliances, with works within the 30m boundary supervised by a suitably experienced ecologist. Protective fencing shall be erected around any badger sett to demark the limit of construction activity. Pipes greater than 150mm must be capped overnight to prevent access from badger or other mammals. Any pits or holes will include a means of escape for mammals e.g. sturdy timber plank ramp. Any soil piles must be covered over or compacted down to discourage sett building. | All year round                                   | Ecologist and Principal Contractor |
| Bats                                   | The felling of trees will be undertaken following best practice.<br>Any additional trees requiring arboricultural works are to be assessed by a licensed bat worker for features and suitability for roosting bats. Suitable trees that may be affected will be surveyed for the presence of roosting bats. Avoidance or mitigation measures if required will be advised by licensed bat worker.                                                                                                                                                                                      | All year round as appropriate                    | Principal Contractor               |
|                                        | Avoid lighting / light spill on to Biodiversity Protection Zones.<br>Turn off site lighting when the site is not in use.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                  |                                    |
| Nesting birds                          | Vegetation (woody vegetation) removal to avoid the bird nesting season where possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | September to February                            | Principal Contractor               |

| <b>Habitat<br/>Feature</b> | <b>or</b> | <b>Mitigation</b>                                                                                                                                                                                                                                                                                                                      | <b>Recommended<br/>Timing</b> | <b>Responsibility</b>              |
|----------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------|
|                            |           | Any vegetation clearance within the nesting season to be preceded by a nesting bird check by an appropriately experienced ecologist. If nesting birds are present the Ecologist will mark out an exclusion zone around the nest (suitable for the species nesting) within which no works can occur until the birds have fully fledged. | March – August inclusive      | Ecologist and Principal Contractor |

## **7.0 STAGE 2 – CONSTRUCTION**

- 7.1 All site workers will be briefed on the potential ecological constraints on Site, associated legislation, and their responsibilities at induction by the Ecologist.
- 7.2 All workers must work with due care and attention with respect to the potential presence of protected species on site and any observations of such species reported immediately to the Principal Contractor, with advice sought from the Ecologist if necessary.
- 7.3 The Principal Contractor and Site Contractors will monitor ecological issues during the course of clearance and construction. This will include weekly checks of the protective fencing to ensure the integrity and correct positioning of the fencing is maintained, with repairs made as necessary and weekly monitoring to check for signs of additional badger digging.
- 7.4 A copy of this ECEMP, and any reference sheets provided during toolbox talks, will be held at the site office for reference.

### **Protection of Retained Habitats**

- 7.5 The potential for impacts on retained habitats (hedgerows, trees, grassland, and pine plantation) within Biodiversity Protection Zones, and outside the immediate working areas during construction activities will be minimised through maintenance of the erected protective fencing (see Stage 1 pre-commencement). Mitigation measures of habitats will be installed and implemented during construction (Table 4) where necessary.
- 7.6 No temporary storage of materials, construction of haul routes, or site machinery would be sited within retained habitats, their buffer zones or outside of the site boundary. Unnecessary or informal access to these areas by construction site personnel would be prevented.

### **Grassland, Hedgerows, Ditches, Trees and Plantation Woodland**

- 7.7 It is the responsibility of the Principal Contractor to ensure that fencing is maintained, remains in the correct location and is fit-for-purpose protecting the root protection areas in accordance with BS 5837 (2012) Trees in Relation to Design, Demolition and Construction detailing the Biodiversity Protection Zones.
- 7.8 The Principal Contractor will monitor the fencing and buffer zones to ensure that there have been no vehicle incursions and no materials are being stored within the Biodiversity Protection Zones.
- 7.9 If any trees are to be disturbed or removed, consultation with the Ecologist and an arboriculturist is recommended.

### **Designated Sites**

- 7.10 To ensure offsite statutory or non statutory designated sites of nature conservation interest are not impacted by the proposals, measures to prevent pollution during construction should be considered for nearby Important Ecological Features, including Cliffe Hill Quarry and Ulverscroft Valley. Further information on this is provided by the developer including Traffic Route Plans.

### **Pollution Incidents and Protection**

- 7.11 Pollution Prevention Guidelines (PPG) are currently archived on the National Archives website, however, still represent the most up-to-date good practice guidance notes.

- 7.12 Chemicals and hazardous materials such as fuels and lubricants are to be stored on site during the construction phase of the project. These include but are not limited to fuels, oils, lubricants, paint, adhesives, resins, solvents, cements and binders. The following list details measures that will be put in place to minimise the risk of pollution to ground water from chemicals or silt, and would conform to the best practice policy proposed by the EA via the PPG (specifically PPG01-06) and guidance on the gov.uk website.
- 7.13 The handling, use and storage of hazardous materials to be undertaken in line with the EA's guidance:
- Adequately bunded and secure areas with impervious walls and floor for the temporary storage of fuel, oil and chemicals on site during construction;
  - Drip trays to collect leaks from diesel pumps or from standing plant;
  - Provision of spill containment equipment such as absorbent material on site;
  - Provision of a wheel wash facility; and
  - Appropriate training for all construction staff.
- 7.14 It will be the responsibility of the Site Manager to ensure that any contractors are aware of the measures to be implemented to prevent and deal with any pollution incidents.
- 7.15 The site will be adequately protected by secure perimeter fencing, with a padlocked front gate to reduce the potential incidents attributed to vandalism and theft. In addition, emergency out of hours contact numbers should be clearly displayed at the site entrance.
- 7.16 It will be the responsibility of the Site Manager to ensure that:
- All fuel and chemical storage is sited on an impervious base within a secured impervious bund;
  - Refuelling of mobile vehicles is undertaken in a designated area, on an impermeable surface and away from any drains or watercourses;
  - Diesel pumps or similar equipment are placed on drip trays to collect any minor spillages; and
  - Drip trays are checked at least weekly, and any accumulated oil removed for disposal.
- 7.17 It will be the responsibility of the Site Manager to ensure that all wheel washes and plant washing facilities used are securely constructed with no overflow, and the effluent is contained for proper treatment and disposal. The site contractor will also be responsible for ensuring that all site roads are regularly brushed or scraped and kept free from dust and mud deposits. In dry weather dust suppression measures will be used.
- 7.18 The storage of any construction materials and/or waste will be situated away from areas fenced for their ecological sensitivity including retained trees, scrub and hedgerows.

#### **Habitat Creation & Maintenance**

- 7.19 Heras fencing will be used through the works to protect all new areas of onsite habitat creation from damage / soil compaction during construction.
- 7.20 As part of the site's Green Infrastructure, there will be creation of habitats of value to wildlife with appropriate planting. This will include strengthening areas of boundary vegetation with

native hedgerow and tree planting. Large soil bunds will be used around the edge of the Site and will be seeded with a species rich grassland and planted with native tree and scrub species in order to enhance connectivity across the Site, linking to the offsite network of corridor habitat beyond the Site boundary.

- 7.21 Planting will comprise native species planting including fruit and nut bearing trees and shrubs to provide a food resource for the badger clan within the Site.
- 7.22 Several attenuation basins are required to mitigate the hydrological impacts, with eight such waterbodies are also to be created across the Site.
- 7.23 These habitats are to be managed appropriately in the long term under a Landscape Management Plan.

### **Dust Suppression**

- 7.24 Where possible dust generating activities should be undertaken as far away as possible from the Site boundary. Where this is not possible, semi-permeable fences and netting screens should be used to prevent excessive spread of dust.
- 7.25 Vehicles should only use designated routes, and if required, regular road sweeping and water application should be used, particularly during dry and windy conditions.
- 7.26 Dampening material prior to material handing should be undertaken as necessary as well as maintaining good standards of all plant and equipment.
- 7.27 Any complaints should be recorded, causes identified, and appropriate additional control measures introduced.

### **Fauna**

- 7.28 A copy of this ECEMP will be held at the site office for reference.
- 7.29 The following precautionary measures will be adopted to avoid the potential for harm to habitats or protected species generally:
  - Where possible material will be stored centrally within the site within a fenced compound.
  - Where stored onsite, materials will be raised on pallets.
  - All excavations left overnight will either be left with one sloping end or will be provided with an appropriate ramp to allow any animals that may fall in to escape. Also, any pipes over 150mm in diameter must be capped off at night to prevent animals entering.
  - In the event that protected species are discovered during construction the Principal Contractor is to immediately contact the Ecologist for further advice.
- 7.30 In the event that protected species are discovered during construction, Principal Contractor is to contact the Ecologist for further advice.
- 7.31 Toolbox talk flyers for relevant species should be distributed to site workers prior to commencement of works on site and be stored in the site office readily available for staff on site.

**Bats**

- 7.32 The retained hedgerows, trees and woodland habitats provide opportunities for foraging and commuting bats. To ensure these retained habitats remain suitable for bats and to avoid any impacts due to light spill on to potential bat flight-lines or foraging habitat, the following methods will be implemented:
- Installation of the Biodiversity Protection Zones during pre-construction will ensure that habitats of foraging/commuting bat interest are not damaged.
  - The direct lighting of retained or Site adjacent trees and woodland, will be avoided.
  - Lighting will be directional and light spillage minimised.
- 7.33 If any advanced planting of landscaping is proposed, created habitat corridors will be treated with the same conditions as listed above.
- 7.34 Night-time construction will be minimal but any limited lighting impacts will be mitigated using lighting will be implemented in accordance with best practice guidelines (Eurobats 2018). For further details see general measure section.
- 7.35 No other good practice or mitigation is considered appropriate or necessary (installation of features such as bat boxes will be covered under landscape documents).
- 7.36 If any additional tree work is necessary refer to paragraphs 6.22 – 6.26.

**Birds**

- 7.37 During construction, the risk to nesting birds will be low, as suitable habitat will have been removed during site clearance or otherwise protected within buffer zones. However, should any additional clearance works be necessary during the period March to mid-September, the relevant habitat will be checked by the Ecologist/ECOW to confirm the absence of nesting birds prior to removal. Periodic mowing or topping of grassland habitats and any weed growth from disturbed soils will be undertaken outside the nesting season as required to maintain a short homogeneous sward.
- 7.38 To minimise noise from construction and associated activities, measures will be implemented in accordance with BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites'.
- 7.39 Where nesting birds are confirmed present, works must cease in the vicinity of the nest and an exclusion zone will be set around the nest (as determined by the Ecologist and suitable for the species nesting) within which no works can occur until the birds have fully fledged.

**Badgers (Hedgehogs and Other Wildlife)**

- 7.40 Work that disturbs badgers whilst occupying a sett is illegal without a License; badgers may be disturbed by work near the sett regardless of no direct interference or damage(s) to the sett. This is elaborated upon within the Badger Survey Report & Mitigation Strategy (FPCR, July 2025)
- 7.41 A licence from Natural England will be required. Prior to commencement of works an update badger survey must be conducted and advice from the Ecologist and all terms of the Natural England licence shall be adopted.

- 7.42 In order to maintain legal compliance without the requirement for a license, the 30m and 20m buffers around any active setts should be clearly marked prior to works. Heavy machinery will thus be excluded from being present within 30m of the sett prior to a badger disturbance licence from Natural England being obtained. Lighter machinery will thus be excluded from being present within 20m of the sett.
- 7.43 The Site works or tracking of machines that is required within the 30m buffer zones will require a license from Natural England and the works should be undertaken over the period of July-November (inclusive).
- 7.44 Any Site works undertaken will be in accordance with the method statement provided within this ECEMP in relation to badgers;
- 7.45 Any works within 20-30m of the badger sett are to be completed under the supervision of a suitably experienced ecologist, observing all instructions as outlined within the method statement as part of the mitigation licence;
- 7.46 Any pipes greater than 250mm in diameter will be capped if they are left open overnight, thereby preventing badgers (or other fauna) from becoming trapped;
- 7.47 Any pits or trenches will be similarly covered overnight, or left with a suitable means of escape, e.g. sturdy timber plank;
- 7.48 Any soil piles must be covered over or compacted down to minimise the risk of badgers digging in to create setts;
- 7.49 All chemicals must be stored in a secure compound; and
- 7.50 All works should be carried out during daylight hours with any security lights left on overnight being located well away from retained vegetation.
- 7.51 In the event that additional active badger setts are identified within the development footprint during construction works then the relevant legislation will be taken into consideration, with appropriate mitigation to protect the area of badger interest. This may entail the use of buffer zones, badger fencing or undertaking works under an appropriate Natural England Licencing procedures to ensure this species is not directly impacted by the proposals. Works under a badger licence that will directly affect a sett or disturb badgers occupying a sett will be subject to timing constraints (works to be undertaken between July and November, inclusive).

**Table 4 – Timetable for Stage 2 – Construction**

| Habitat or Feature                                                                             | Mitigation                                                                                                                                                                                                                                                                                                                                                            | Recommended timing                                                    | Responsibility                     |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------------------------------|
| Root protection areas (RPAs) and Biodiversity Protection Zones around retained areas of grass. | Heras-style fencing is to be retained in-situ, checked weekly and well maintained throughout construction. No machinery or vehicles to enter these zones or materials to be stored at any time.                                                                                                                                                                       | All year round as appropriate for the duration of construction works. | Principal Contractor               |
| General measures                                                                               | Any observations of protected species must be reported immediately to the Principal Contractor, who will contact the Ecologist for further advice.                                                                                                                                                                                                                    | All year round as appropriate for the duration of construction works. | All site staff                     |
|                                                                                                | Materials and chemicals will be stored centrally within the site and raised on pallets; where necessary, protective bunds will be created to contain any spillage events.                                                                                                                                                                                             | All year round as appropriate for the duration of construction works. | Principal Contractor               |
|                                                                                                | A walkover of the site will be undertaken weekly to confirm the absence of protected species.                                                                                                                                                                                                                                                                         | All year round as appropriate for the duration of construction works. | Principal Contractor               |
| Ditch and newly created Attenuation pond – Protection Measures                                 | Following of current guidance of Pollution Prevention Guidelines (PPGs) for preventing pollution (including aquatic habitats)                                                                                                                                                                                                                                         | All year round as appropriate for the duration of construction works. | Principal Contractor               |
|                                                                                                | Where possible dust generating activities should be undertaken as far away as possible ditches and new attenuation ponds. Where this is not possible, semi-permeable fences and netting screens should be used to prevent excessive spread of dust.                                                                                                                   |                                                                       |                                    |
| Bats                                                                                           | Avoid lighting/light spill on to retained vegetation and buffer zones.<br>Turn off site lighting when the site is not in use.<br>If any additional tree works required, consult ecologist to check trees potential to support roosting bats.                                                                                                                          | All year round as appropriate for the duration of construction works. | Ecologist and Principal Contractor |
| Birds                                                                                          | The removal of vegetation (woody vegetation and open grassland) to avoid the bird nesting season (March to mid-September inclusive), where possible.                                                                                                                                                                                                                  | Late September to February                                            | Principal Contractor               |
|                                                                                                | Where vegetation clearance is necessary within the nesting season this must be preceded by nesting bird check by a suitably qualified ecologist. If nesting birds are present an exclusion zone to be determined by the Ecologist will be set around the nest (suitable for the species nesting), within which no works can occur until the birds have fully fledged. | March to mid-September inclusive                                      | Ecologist and Principal Contractor |

| Habitat or Feature | Mitigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Recommended timing                                                    | Responsibility       |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------|
| Badgers            | <p>Buffer zones and fencing to be utilised as appropriate to ensure no ground works within 30m of active badger setts unless undertaken in strict accordance to the method statement under supervision by a suitably experienced ecologist.</p> <p>Pipes greater than 250mm must be capped overnight to prevent access from badger. Any pits or holes will include a means of escape for mammals e.g. sturdy timber plank. Any soil piles must be covered over or compacted down to discourage sett building. All chemicals to be stored in a secure compound. No artificial lighting of retained vegetation.</p> | All year round as appropriate for the duration of construction works. | Principal Contractor |

## Environmental Mitigation and Management Strategies

### Waste Management

- 7.52 The project will produce waste materials as a natural part of the work. This waste material will be disposed of in full compliance with all legal requirements.
- 7.53 All those who produce or handle wastes from demolition, earthworks and construction activities have legal responsibilities for its safe keeping, transport and subsequent recovery or disposal.
- 7.54 Duty of Care entails a requirement for the Principal Contractor to ensure appropriate care is taken of all waste in their control, that the persons to whom the waste is delivered is authorised to receive it (with a waste transfer note provided), and that all reasonable steps are taken to prevent unauthorised handling or disposal by others. Examples of authorised persons are council waste collectors, registered waste carriers, holders of a waste management license or holders of a registration of an exemption from the need to hold a waste license.
- 7.55 The Principal Contractor will ensure best practice regarding site waste management and will sort waste into appropriate recyclable and land fill skips as required, utilising skips/containers for any contaminated material.
- 7.56 Waste skips will not be situated:
- Near the site boundary where arson can be a consequence.
  - Close to structures/buildings which can result in the spread of fire, more than 8m away.
  - Near to drains, sewers or water courses to prevent contamination.
- 7.57 All wastes generated from the works will be dealt with in full compliance with the statutory duty of care as defined by the Environmental Protection Act 1990 and all subsequent amendments. It is anticipated that the waste planned for disposal will be classified predominantly as non-hazardous waste, although there may be a certain amount of classified as hazardous waste.
- 7.58 The Principal Contractor will have responsibility to comply with all regulatory and duty of care obligations in the transportation and disposal of these materials. Copies of the licenses of receiving sites will be secured at least 14 days prior to start of disposal. Copies of all consignment and transfer notes will be kept on record for audit purposes.
- 7.59 The Principal Contractor will be responsible for the off-site disposal of all unsuitable materials. Materials classified as unsuitable, including waste identified as being hazardous arising from the works, will be tested for compliance with the required waste acceptance criteria if disposal to licensed landfill is required.
- 7.60 Acceptable waste is to be transferred to a facility licensed to take the waste and the Principal Contractor will ensure all skips, where required are sheeted prior to removal from site to eliminate airborne debris during transit. If dust and dirt become an issue, appropriate cleaning procedures will be provided, i.e. wheel wash facility and a road sweeper if required.
- 7.61 Waste material will not be allowed to accumulate within the compound.
- 7.62 There will be no burning of timber, rubbish or any other waste materials on site.

**Vibration**

- 7.63 To reduce disturbance to farmland birds during the construction phase due to noise or vibration:
- All activities with the potential to cause vibration will be limited to the "core hours" will be Monday – Friday 08:00 – 18:00 and Saturday 08:00 – 13:00;
  - Where there is a requirement to undertake works on a Sunday or Bank holiday; written approval shall be sought from the Local Planning Authority in advance of the works;
  - Local residents will be notified prior to any works which may cause abnormal amounts of vibration; and
  - Contractors must use "best practicable means" (BPM) to minimise the nuisance from vibration; this is to include compliance with BS 5228, Code of Practice for Noise and Vibration Control on Construction and Open Sites.

**Pollution Spillage**

- 7.64 Pre-mitigation, there is a risk for Site construction activities to impact trees and other flora within and adjacent to the Site and the attenuation ponds once created during the construction period.
- 7.65 All fuel will be stored in a double skinned tank or a tank in a suitable bunded area, designed to hold 110% of the tank's capacity, in compliance with the Control of Pollution (Oil Storage) (England) Regulations 2001. All connections shall be situated within the bund. All fuel and chemical stores and refuelling activities shall be situated at least 30 meters from any given watercourses where applicable.
- 7.66 Re-fuelling activities will only be undertaken in designated areas, by suitably qualified persons. Toolbox talks will be communicated to Site staff and contractors so that they are fully informed of refuelling procedures.
- 7.67 Pumps and generators used on the Site will have integral drip trays where possible. All items of plant without an integral drip tray shall be stored over a portable drip tray. Drip trays shall be inspected and kept free of accumulated rainwater as necessary. Any oily water shall be disposed of at an appropriate licensed facility. Any cleaning/arising from drip trays etc. is to be disposed of as hazardous waste in accordance with Environment Agency guidance and current legislation.
- 7.68 All hazardous liquids e.g. oils, lubricants, chemicals and tins of paint are to be stored in a segregated area in a suitable locked COSHH container and in accordance with the products Safety Data Sheet. COSHH assessments will be available nearby for information in the event of a spillage.
- 7.69 A spill response kit will be available onsite and accessible to all to control pollution incidents. These spill kits will contain absorbent pads, absorbent granules and methods of disposal of materials and used kit. These kits will be located at appropriate points around the Site which are considered to be at a higher risk of pollution (e.g. refuelling area and next to fuel tanks). Further spill kits and supplies will be located in the stores within the Site, where replacements for used kits will be found. Spill kits will need to be regularly inspected and immediately

replaced if used. Although withdrawn by the Environment Agency their advice document 'Pollution preventative Guidelines' (PPG6) still provides suitable support for such development schemes.

7.70 Further to this Environment Agency guidance for working near water should be followed at all times (Environment Agency 2007); this includes but is not limited to the following:

- There should be no Site run-off of water or mud.
- Any spillages (e.g. diesel) should be cleaned up immediately.

#### **Silt**

7.71 Options to be considered for prevention of silt run-off into the newly created ponds, the mains sewer and the surrounding environment include:

- Leaving grassy areas as catchment or settlement areas;
- Battering or sheeting oil stockpiles and locating them away from the drains, where possible;
- Protection of drains;
- Use of grips and straw bales;
- Silt fencing; and
- Dewatering.

#### **Dust**

7.72 Disruption to habitats / populations within receiving range of dust could arise from construction traffic movement, handling of materials or other construction processes. An increase in dust may impact on retained habitats. Dust will be minimised by the following means:

- During dry spells the Site is to be damped as necessary using a water bowser and surfaces kept in good order;
- Regular inspection of local highways and Site boundaries to check for dust/dirt deposits shall be carried out. A road sweeper shall be employed to ensure Site road and local highways are kept free of deposits; the frequency of visits shall be varied depending on the condition noted during the inspections. All road sweeper collections will be disposed of in accordance with current waste management legislation;
- All vehicles entering and exiting the Site must remain on the designated areas to avoid the movement and transfer of Site debris/mud;
- Vehicles carrying loose aggregate and workings should be sheeted at all times;
- Construction traffic shall be routed to avoid sensitive roads (i.e. residential areas, etc.);
- Speed limit around Site of 10 mph;
- Stockpiles of soils and materials will be located as far as possible from sensitive properties, taking account of prevailing wind directions and seasonal variations in the prevailing wind; and

- Stockpiles have been designed to minimise surface area (subject to health and safety and visual constraints regarding slope gradients and visual intrusion) to reduce area of surfaces exposed to wind pick-up.

### **Fumes**

- 7.73 Air quality within the vicinity of the Site and along haulage routes will potentially be impacted by fumes arising from construction traffic and Site plant emissions. Fumes from vehicles will be minimised by the following measures:
- Engines of all vehicles and plant on Site will not be left running unnecessarily;
  - Low carbon vehicles and plant fitted with catalysts will be used where possible;
  - Ultra low sulphur diesel fuel will be used in plant and vehicles;
  - Ensuring that plant and vehicles are well maintained and hold a valid MOT;
  - All commercial road vehicles and construction plant, including stationary plant must comply with any legislative requirements including the European Emission Standards. It is good practice for contractors to aim to meet the highest Euro standards for emissions for all HGVs and LGVs accessing the Site; and
  - Wherever possible, use of electrical powered tower cranes.
- 7.74 No unauthorised burning of any material will be carried out anywhere on Site.

### **Light Spill**

- 7.75 Light spill from construction and operation lighting could disrupt the normal diurnal patterns for protected species such as badger, bats and other nocturnal wildlife. During construction all light used on Site will be directed into the Site to avoid any light spill to surrounding areas. All external lighting out of operational hours is to be restricted to that required for safety and security reasons only.
- 7.76 Lighting will adhere to the BCT Bats and Lighting publication<sup>4</sup>. To minimise and prevent illumination of retained and created habitat features.

---

<sup>4</sup> Institute of Lighting Professionals (ILP) and Bat Conservation Trust (BCT), 2023. Guidance Note GN08/23 Bats and Artificial Lighting at Night.

## 8.0 GENERAL MEASURES

- 8.1 Copies of all relevant ecological reports relating to planning conditions will be provided to the Site Manager and made available on site for reference at all times. Responsibility for the implementation of this Plan lies with the Site Manager and for them to contact The Ecological Clerk of Works (ECoW) as/when necessary, using the information provided in Table 5.

### Environmental Monitoring

- 8.2 Appropriate monitoring of the environmental effects of construction enables the effectiveness of environmental mitigation to be evaluated. The Site Manager will carry out appropriate environmental inspections and monitoring of environmental performance of the site and contact the suitably qualified ecologist for further advice where any issues or incidents arise.

**Table 5 – Appointed Persons**

|                                   |                                                                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------|
| Overall Responsibility            | Caddick Developments Ltd. Site Manager TBC                                                                |
| Site/Contractors Manager          | To be confirmed once construction commences                                                               |
| Suitably Qualified Ecologist/ECoW | FPCR Environment and Design Ltd.<br>01509 672 772<br><a href="mailto:mail@fpcr.co.uk">mail@fpcr.co.uk</a> |

### Environmental Incidents

- 8.3 All environmental incidents and near misses shall be reported and investigated by the Site Manager without undue delay. Where relevant, the appropriate statutory authority (e.g. Environment Agency or the Environmental Health Department at Leicester County Council) shall be informed immediately. For environmental incidents the Contractor will prevent the continuation of the incident, where safe and possible to do so. Copies of incident investigation reports shall be kept by the Site Manager and action taken to prevent recurrence.

### Review

- 8.4 The Site Manager will regularly review the implementation of the ECEMP throughout the construction phase to monitor the effectiveness of mitigation measures and compliance with legal, planning and/or contractual requirements.
- 8.5 To ensure that the measures outlined in this Ecological Construction Environmental Management Plan (ECEMP) are implemented effectively, a programme of compliance monitoring will be undertaken during the pre-construction and construction phases of the development.
- 8.6 A suitably qualified ecologist will be appointed to carry out ecological supervision and checks as required under the ECEMP. Following key activities—such as pre-vegetation clearance surveys for nesting birds or protected species—a Statement of Compliance will be prepared. These statements will confirm that the relevant works have been undertaken in accordance with the ECEMP and any applicable legislative requirements or best-practice guidance.
- 8.7 Statements of Compliance will be issued at appropriate intervals, including but not limited to:
- Completion of any pre-commencement ecological checks (e.g., nesting bird checks).
  - Completion of habitat clearance stages.

- Periodic checks during the construction phase, as necessary.

8.8 All statements will be retained on file and made available to the Local Planning Authority upon request. A retrospective Statement of Compliance will also be prepared by the ecologist who was present during initial site clearance works to demonstrate that these were carried out in accordance with the principles and commitments of the ECEMP.

#### **Complaint Procedure**

8.9 Any concerns the public or local community wish to raise can be brought to the attention of the Site Manager. Any complaints received by other site operatives shall be immediately reported to the Site Manager. Site operatives will be informed about the process to deal with complaints from members of the public; should they be approached whilst working on site, through toolbox talks.

8.10 When a complaint is reported the following information shall be recorded:

- Details of the issue leading to the complaint;
- Details of the complaint;
- Name;
- Address;
- Contact number;
- Preferred contact method; and
- If a complaint has been previously made, any details of the previous incident.

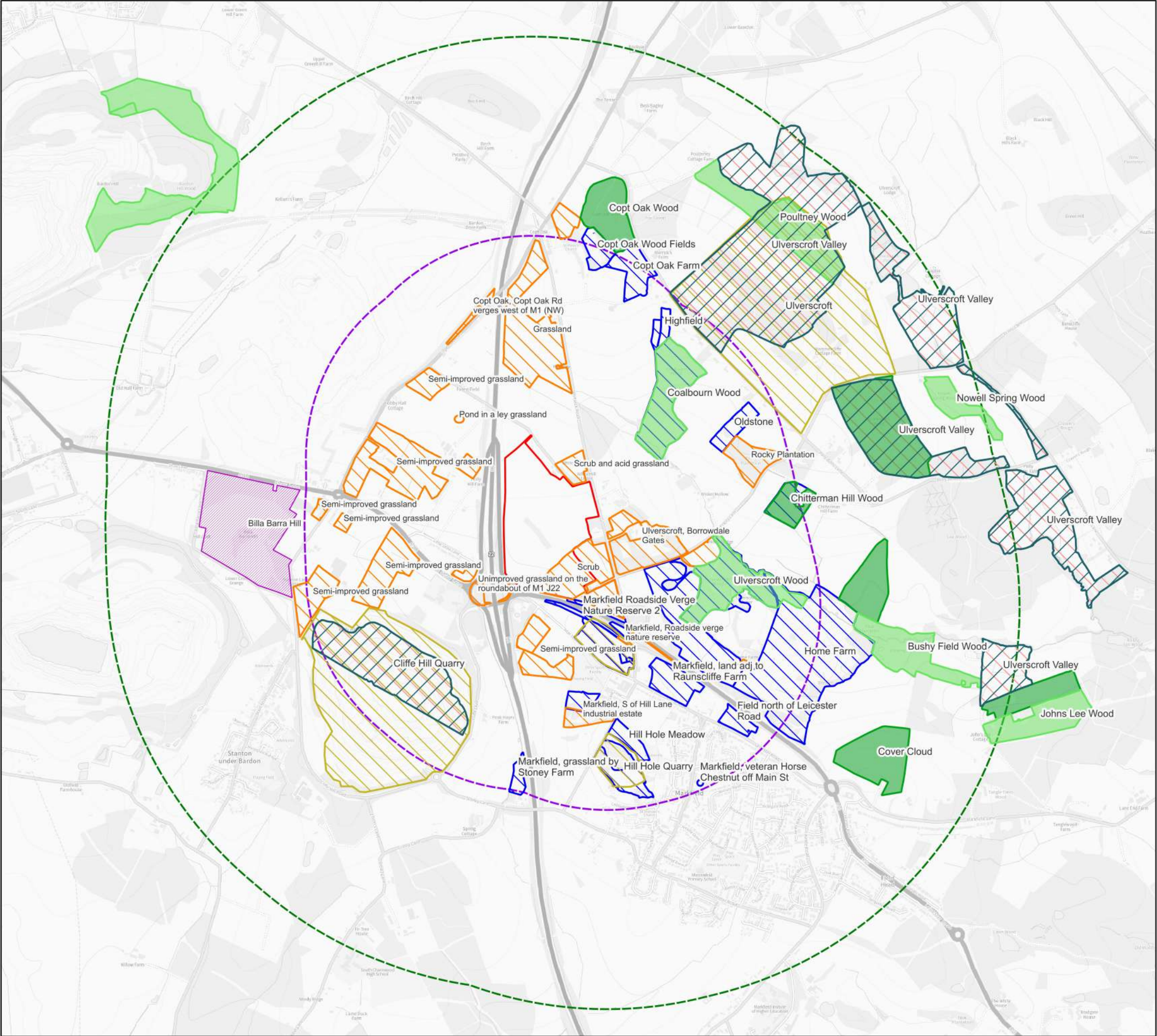
8.11 On receipt of a complaint, the Contractor shall:

- Acknowledge all complaints within 2 working days; and
- Either reply fully within 7 working days of receipt or reply within 7 working days to advise you of the steps we are taking and to give a date by which we will be able to reply fully.

| Tool Box Talk - record sheet              |                                                                                                             |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <b>Site Name:</b>                         | Land North West of Markfield,<br>Leicestershire                                                             |
| <b>Client:</b>                            | Caddick Developments Ltd                                                                                    |
| <b>Site Manager / Main Contractor:</b>    | TBC                                                                                                         |
| <b>Suitably Qualified Ecologist/ECow:</b> | FPCR Environment & Design Ltd;<br>T: 01509 672772<br><a href="mailto:mail@fpcr.co.ukk">mail@fpcr.co.ukk</a> |

I hereby confirm that I have been informed of the ecological constraints on site via a Working Method Statement and / or via Toolbox talks:

[illegible]

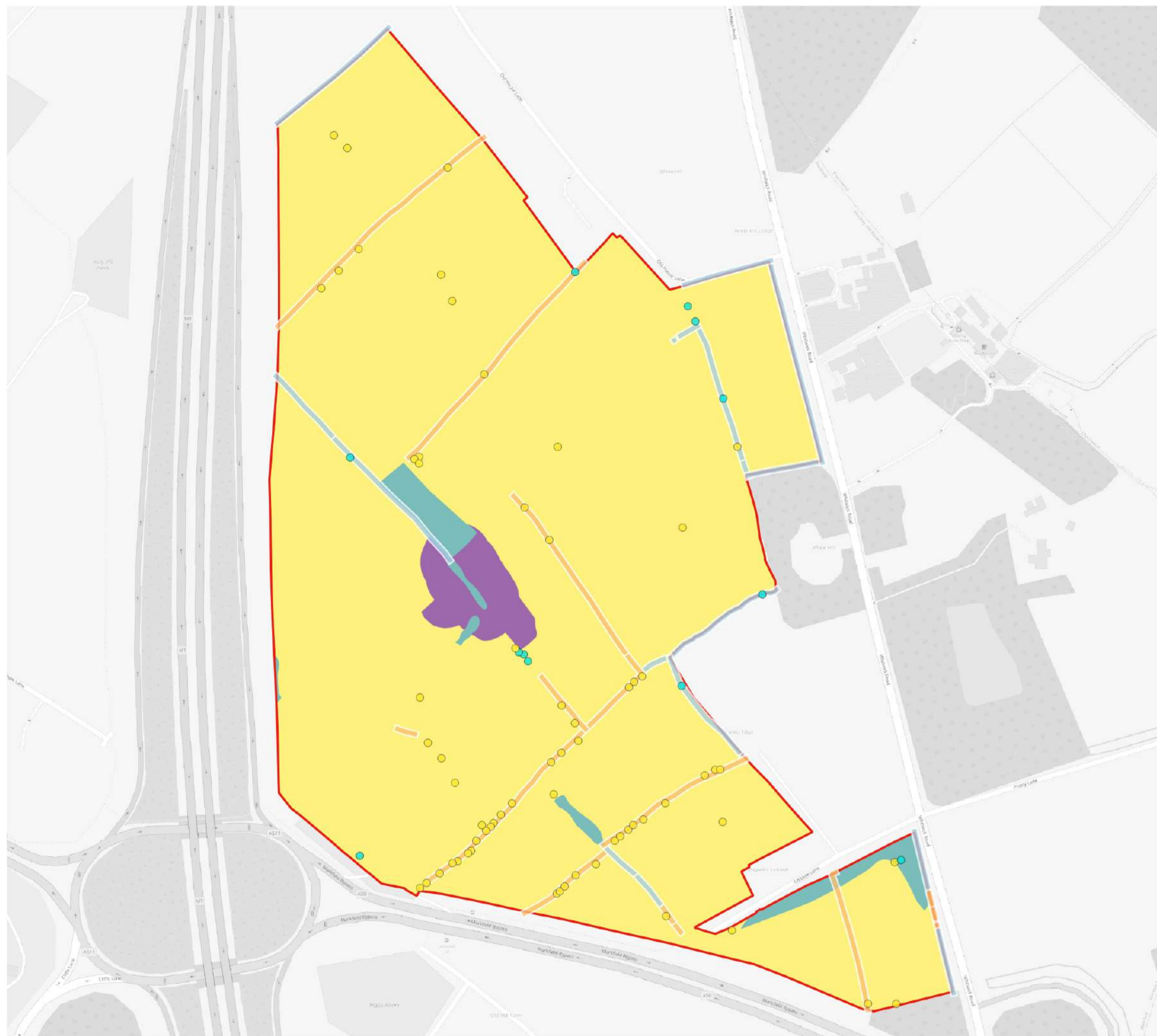


This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Contains OS data © Crown copyright 2024

## Key

- Site Boundary
- 1km Site Buffer
- 2km Site Buffer
- Sites of Special Scientific Interest (SSSI)
- Local Wildlife Sites (LWS)
- Local Nature Reserves (LNR)
- RIGS Sites
- National Sites
- Historic Sites
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland



- Red Line Boundary
- Habitat Retention**
- Habitat Enhanced
- Habitat Retained
- Habitat Lost
- Hedgerow Retention**
- Hedgerow Retained
- Hedgerow Lost
- Tree Retention**
- Tree Retained
- Tree Lost

date  
04/09/25

drawn/chid  
LG / LFR

client  
**Caddick Developments Limited**

project  
**Land at Junction 22 of the M1  
Cliffe Hill Farm**

title  
**HABITAT RETENTION PLAN**

scale  
1:3,250 @ A3

number  
**FIGURE 2**

rev  
**A**

**FPCR** | environment  
& design

