



**LAND SOUTH OF 295 MAIN STREET, STANTON
UNDER BARDON, LEICESTERSHIRE**
CONSTRUCTION ECOLOGICAL MANAGEMENT PLAN

JM ECOLOGY LIMITED

COMPANY NUMBER: 14370362

VAT NUMBER: 451433221

ADDRESS: STERLING HOUSE OUTRAMS WHARF, DERBY, DE21 5EL

WEBSITE: WWW.JMECOLOGY.CO.UK



DOCUMENT CONTROL	
CLIENT	ALLISON HOMES
PROJECT CODE	JME_2338
DOCUMENT REFERENCE	JME_2338_CEMP_01_V1
AUTHOR	AR BSc (Hons) ACIEEM
REVIEWED	JM BSc (Hons) MCIEEM
VERIFIED BY	JM BSc (Hons) MCIEEM
DATE	FEBRUARY 2025
NOTICE	
All results contained in this report, including any recommendations, are based on the information made available to JM Ecology during surveys and assessment. The conclusions drawn by JM Ecology could therefore differ if the information is found to be superseded, inaccurate or misleading. JM Ecology accepts no liability should this be the case, nor if additional information exists or becomes available with respect to this scheme. JM Ecology is not obliged to and disclaims any obligation to update this report for events taking place after the assessment is complete and when the final report is released. This is only likely permissible where such changes have been agreed between JM Ecology and the client directly. This document is for the sole use of the Client in accordance with the terms of the appointment. JM Ecology accepts no responsibility for reliance or use of the contents by a third party. No part of this document shall be edited, copied or reproduced in any form without the prior written permission of JM Ecology Limited	



CONTENTS

1.	BACKGROUND INFORMATION	3
	Site Details	4
	Purpose of This Report.....	4
	Roles and Responsibilities	4
2.	REASONABLE AVOIDANCE MEASURES	6
	Habitats.....	6
	Protected/Notable Species	8
	REFERENCES.....	14

FIGURES

- Figure 1—1: Site Context
- Figure 2-1: Biodiversity Protection Zone Plan
- Figure 2—2: GCN
- Figure 2—3: Smooth Newt and GCN (Left To Right Respectively)
- Figure 2—4: Grass Snake
- Figure 2—5: Common Lizard
- Figure 2—6: Dark Corridors Plan

APPENDICES

- APPENDIX 1: Landscaping Masterplan
- APPENDIX 2: Toolbox Talk Register of Attendance



1. BACKGROUND INFORMATION

1.1 This Construction Ecological Management Plan (CEMP) has been completed on behalf of Allison Homes for the Site: Land South Of 295 Main Street Stanton Under Bardon Leicestershire. It has been produced to provide details to inform the discharge of Condition 12 of the approved planning permission reference 22/00527/OUT for *Outline Application for proposed development of up to 50 dwellings (All Matters Reserved, except access)*.

1.2 Condition 12 States:

12: No development shall take place (including ground works or vegetation clearance) until a Construction Environment Management Plan for biodiversity (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

a) Identification of potentially damaging construction activities.

b) Identification of biodiversity protection zones.

c) Practical measures and sensitive working practices for reptiles and bats, to avoid or reduce impacts during construction.

d) Timing of works to avoid harm to nesting birds.

e) Responsible persons for overseeing sensitive works.

f) Use of protective fencing where required.

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

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on the site in accordance with Policy DM6 of the Site Allocations and Development Management Policies Development Plan Document (2016).

1.3 Previous relevant reporting for the Site (in support of the planning application) is also referenced below:

- Ecological Assessment completed by Tyler Grange in 2022 (report reference 13791_R04c_MR_CW);
- Biodiversity Net Gain Assessment completed by Tyler Grange in 2024 (report reference 17364_R01_EM);
- Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan completed by Lightwoods Green Ltd in 2022 (report reference 28 March 2022 Stanton Under Bardon).

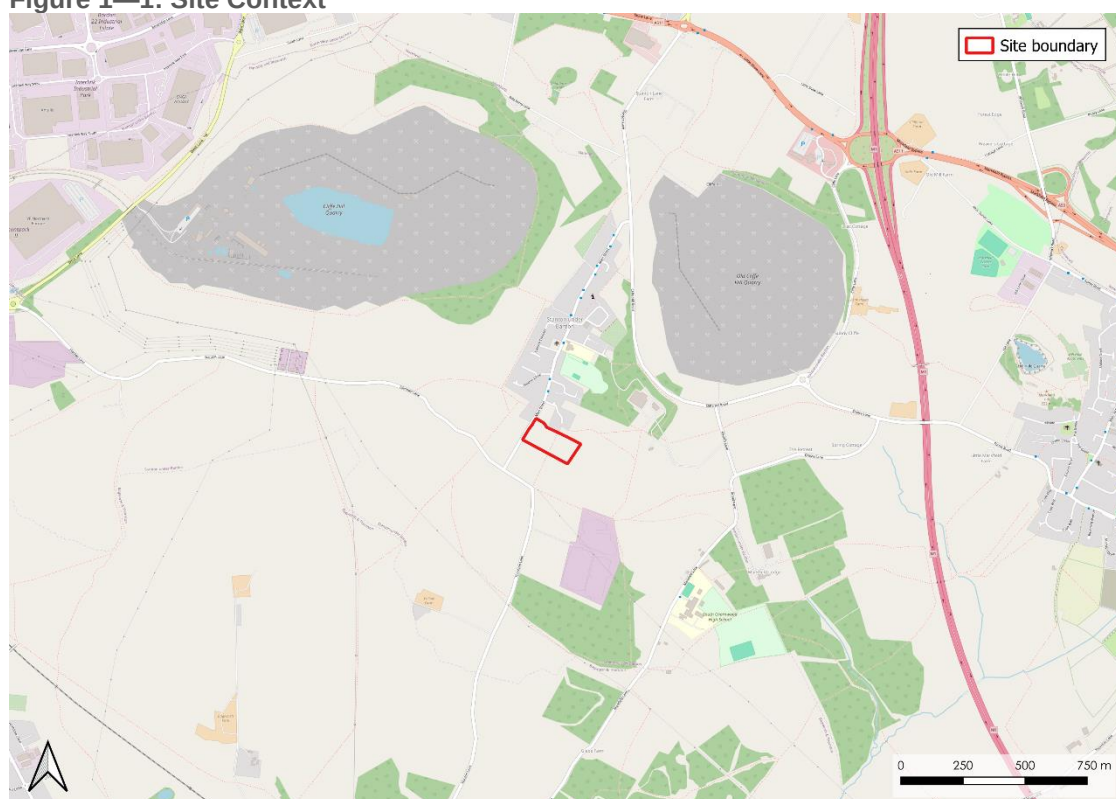
1.4 This document is also written alongside a Landscape Ecological Management Plan (LEMP for the Site (reference JME_2338_LEMP_01_V1) and should be read in conjunction.

1.5 A copy of the Landscaping Masterplan is provided at the end of this report.

Site Details

- 1.6 The Site comprises a modified grassland field on the southern edge of the village of Stanton-under-Barton in north-eastern Leicestershire. Arable land surrounds the village with blocks of woodland and a network of ponds to the east, south and west with a solar farm to the south-east, Old Cliffe Hill Quarry to the north-east and Cliffe Hil Quarry to the north-west. .

Figure 1—1: Site Context



Contains OS data © Crown copyright and database right 2025

Purpose of This Report

- 1.7 This document is supplied to provide prescriptions to implement during construction for Site operatives with the aim of limiting risk to habitats and protected/notable species which may occupy the Site at the time of construction.
- 1.8 The report has been based on the most up to date BNG assessment (Tyler Grange, 2024), as this is considered to be the most accurate to the retained, enhanced and created habitats at the Site.

Roles and Responsibilities

- 1.9 The Site owner is responsible for the successful implementation of the details within this document and its dissemination to appointed contractors.
- 1.10 It is the responsibility of any appointment contractors to review this document before starting work on-Site; ideally as part of any induction and not commencing work until they fully understand their duties, liabilities and mitigation proposed.



- 1.11 Site manager/supervisors should ensure new staff on-Site have read and reviewed this document and in the absence of a Suitably Qualified Ecologist (SQE) they should act as the 'Ecology Champion' monitoring compliance amongst staff on-Site and providing support as necessary.
- 1.12 It is the SQE's responsibility to oversee ecological matters on-Site, provide technical support at the Site level as well as by phone/email as necessary. The SQE will provide a toolbox talk covering the contents of this document to all Site operatives prior to construction formally starting on-Site. All attendees will sign a register provided by the SQE to say they accept and understand the briefing; see appendices at end of this document.
- 1.13 The SQE for this project is Joe McLaughlin BSc (Hons) MCIEEM. Joe has over 11 years' experience in habitat and protected species scoping assessments, has BSBI FISC Level 4 certification¹ for botanical assessment and is appropriately qualified for the surveys based on the CIEEM competencies for carrying out such surveys (CIEEM, 2017). Joe is registered to use a level 2 personal bat licence (2016-26529-CLS-CLS) and great crested newt licence (2015-16947-CLS-CLS), acts as the named ecologist on numerous mitigation licences and is one of a small number of consultants nationwide registered under the Bat Mitigation Class Licence scheme (RC210); all of which further demonstrates his competence to lead this type of work.

¹ Botanical Society for Britain and Ireland. Field Identification Skills Certificate: Level 4 (competent botanist). See BSBI skills pyramid for further details: https://bsbi.org/wp-content/uploads/dlm_uploads/Botanical_Skills_Pyramid.pdf



2. REASONABLE AVOIDANCE MEASURES

Habitats

Pollution prevention

- 2.1 To reduce pollution risks the Pollution Prevention Guidelines as listed below should be consulted to advise on pollution control practice's and to ensure construction works are undertaken responsibly:
- PPG1: General Guide to the Prevention of Pollution;
 - PPG2: Above Ground Oil Storage Tanks;
 - PPG3: Use and Design of Oil Separators in Surface Water Drainage Systems;
 - PPG5 - Works in or near watercourses;
 - PPG6: Working at Construction and Demolition Sites; and,
 - PPG21: Pollution Incident Response Planning.
- 2.2 Any chemicals or environmentally hazardous material must be kept in dedicated stores, storage tanks will have appropriate bunding and the possibility of fuel spillages will be minimised through good site management.

Retained Notable Floristic Features

- 2.3 The following habitats will be retained as part of the proposals:
- Ash tree;
 - 0.057km of Hedgerow with trees (north-western boundary – southern section); and,
 - Hedgerow with trees – associated with bank or ditch (south-eastern boundary).
- 2.4 These habitats will be protected in accordance with BS5837 with an appropriate stand-off zone around the trees/hedgerows to be defined by Heras fencing (or similar). Any pruning should be complete in accordance with BS3998:2010 taking care to remove the minimum permissible branches/limbs required. See Figure 2-1 below for the location of these features.
- 2.5 Site operatives should be briefed on the location of the features highlighted above to ensure they understand their duties, and which proposed works present the highest risks.

Figure 2-1: Biodiversity Protection Zone Plan



Proposed Floristic Features

- 2.6 A number of native trees, broadleaved woodland, a native species rich hedgerow, mixed scrub, a SUDS feature, other neutral grassland, species rich lawn tolerant of regular mowing (in open spaces outside residential curtilage) are the most notable features proposed at the Site. For planting specifications and management see the associated LEMP for the Site.
- 2.7 During construction these features should be protected once created/planted. As follows:
- Planted trees/woodland/hedgerows/scrub should be protected in accordance with BS5837:2012 (see guidance above at Section 2.4 relating to Heras fencing);
 - Seeded grassland must be protected from large plant machinery during construction once landscaping the area is complete. If damage occurs, the SQE should be contacted for further advice. As above, once created, if construction is still ongoing on-Site, the area should be Heras fenced off from development to avoid accidental encroachment.
 - If construction is still ongoing once the SUDS feature proposed on-Site is created, silt traps and chemical spill kits will be required around the pond to avoid pollution via run-off. Again this feature should ideally be fenced off via Heras fencing once created/landscaped if wider Site construction is still ongoing.
- 2.8 If possible, all proposed landscaping features above, should ideally be created/planted once all construction works on-Site are complete (or as near to completion as possible) to reduce risk of accidental damage.



Protected/Notable Species

Common Herptiles Precautionary Method of Works

Introduction

- 2.9 The Site was considered suitable for both common amphibians and reptiles, however specific surveys for these species were not undertaken (Tyler Grange, 2022). Therefore the risk of transient individual common reptiles (and common amphibians) cannot be entirely ruled out on-Site; particularly given its rural setting. As such precautionary working measures are set out below to implement during construction.

Relevant Legislation

- 2.10 Key legislation as follows for common reptiles/amphibians (common herptiles):
- Common reptiles are afforded protection from injury and killing, selling;
 - Common amphibians are protected from sale and/or taking;
 - Key legislation for these species include the Wildlife and Countryside Act 1981 (as amended).
- 2.11 Where Site operatives fail to follow this PMW and/or they injury/killing/take common herptiles they risk committing wildlife offences which could lead to risk of prosecution/fines.

Pre-Construction

- 2.12 Site clearance works will need to be undertaken within the reptile active period, in suitable weather conditions (April- October; dry, over 10°C).
- 2.13 Before works start a toolbox talk is required for contractors from the SQE from JM Ecology. This will cover the relevant sections of this document relating to common herptiles. All attendees will sign a register provided by the SQE to say they accept and understand the briefing; see appendix 3 at end of this document.
- 2.14 As stated earlier in this document, Heras fencing should be secured on the inside of hedgerows and the retained ash tree to avoid accidental encroachment during construction, which could result in killing/injury to herptiles.
- 2.15 The working footprint of development will be inspected by the SQE looking for potential refuge features, any found will be fingertip searched by the SQE in advance of works starting. If common herptiles are found the animal will be moved from Site (only by the SQE) or if high volume of reptiles are found, or in the extremely unlikely event GCN is found further survey, and a potential mitigation licence may be required to legitimise the works. Once this search is complete vegetation clearance will be permitted to proceed. Any common herptiles found will be moved to the south-eastern hedgerow as these feature is to be protected/retained.

During/Post Construction

- 2.16 Following the SQE's pre-construction checks and if temperatures are above 9°C, vegetation proposed for removal should be reduced to 150mm (using hand tools or small plant) in a directional manner (from west to east) to allow any herptiles to escape. All arisings should be



removed and taken away from the Site that day. This will reduce suitability of the features to herptiles and encourage such species to move towards the margins for refuge. Once complete works will stop and will be left overnight to allow dispersal as above.

- 2.17 The following day, topsoil/ grassland/scrub should be stripped (in temperatures above 9°C), by hand (using hand tools) or by slow moving plant which scrapes away topsoil taking care not to impact any land beyond the working footprint.
- 2.18 Any waste materials such as building rubble or topsoil requiring removal from Site should be removed on the same day it is gathered/extracted or alternatively it should be deposited permanently within the land ownership boundary elsewhere immediately.
- 2.19 Where such materials require temporary storage, it should be compacted into a bund to avoid cracks/fissures developing which small fauna could exploit. In such a scenario a fingertip search by the SQE may be required immediately prior to its removal from Site.
- 2.20 Open excavations should be in-filled at the end of each working day to avoid fauna becoming trapped. Where this is not possible a wood plank should be installed in the excavation to allow fauna to escape or alternatively the excavation should be covered at the end of each working day.
- 2.21 Chemicals should be stored safely and any open pipework should be capped at the ends. New building materials should be ideally stored on pallets within a compound area and checked before being utilised for fauna taking refuge within them. Similarly plant machinery should be checked at the start of each working day for potential presence of herptiles (including tracks, buckets and wheels).
- 2.22 Any new landscaping solutions such as the SUDS pond creation, hedgerow creation/tree planting should be done under the direct supervision of the SQE. This is to ensure excavations do not result in damage to optimal habitats unnecessarily and landscaping is complete appropriately.
- 2.23 Utilisation of gully pots should ideally be avoided as part of any drainage solutions considered for the Site as such features present a significant mortality risk to amphibians and reptiles.
- 2.24 Fencing which defines property boundaries should not be entirely closed board as this will prevent herptile dispersal between the Site and the surrounding landscape. A single gap 15x15cm in each boundary is required as a minimum to facilitate dispersal of herptiles as well as small mammals such as hedgehogs; as per the planning condition.

Emergency Procedures

- 2.25 If GCN or reptiles are found at any stage of development, works should stop the SQE should be contacted and an appropriate methodology to proceed should be devised by the SQE and the Site owner and contractors. The animal should not be handled and should be allowed to freely disperse. If available, leaf litter or vegetation can be utilised to cover the animal if they are left exposed. No heavy materials should be used to cover the animal as it risks crushing them.
- 2.26 Images of potential species which could be found on-Site are provided below.

Figure 2—2: GCN²



Figure 2—3: Smooth Newt and GCN (Left To Right Respectively)



Figure 2—4: Grass Snake



Figure 2—5: Common Lizard



Badger

- 2.27 Whilst no badger setts found on-Site, given the rural context, transient presence cannot be ruled out.

² Photos on this page are property of JM Ecology Limited and must not be reproduced without our written permission.



- 2.28 Construction staff will be made aware of the potential presence of badgers during a pre-start toolbox talk. Good working practices for badgers must be adhered to in line with BS 42020:2013 Biodiversity: Code of Practice for Planning and Development.
- 2.29 In order to protect animals including badger during construction phase, good practice methods should be implemented throughout works. Those prescriptions should include:
- Safe storage of chemicals;
 - Covering open excavations at the end of each working day or providing an escape route for them to utilise to avoid them becoming trapped;
 - Avoidance of creating rubble/earth/waste piles, which badger and other small fauna could utilise for refuge or sett excavation;
 - Capping open pipe work and sensible storage of building materials within a designated compound/ storage area;
 - Avoidance of nightwork; and,
 - If, during any stage of the development, any large mammal holes measuring at least 25cm wide are encountered, then all works should cease within a 30m radius of the hole, and the SQE contacted for further advice.

Bats

- 2.30 Thirteen trees within the site were considered to have low potential to support roosting bats in line with the 2016 good practice guidelines (Collins, 2016). Surveys on these trees are not required, however they should be removed using a precautionary approach as outlined below:
- Before works start a toolbox talk is required for contractors from the SQE from JM Ecology;
 - Ivy should be removed from the trees to allow further inspection by the SQE;
 - The trees should be felled using soft felling techniques (limbs removed in sections and lowered to the ground) and left overnight to allow any bats to disperse.
 - The following day the trees can be chipped or moved.
- 2.31 Mitigation is provided below to maintain foraging/commuting flight lines for bats, as the retained hedgerows and tree are all considered to provide value to foraging and commuting bats and allow dispersal between the Site and the wider landscape.
- 2.32 Artificial lighting and night work should be avoided in association with the scheme where possible; during construction. Once construction is complete, no artificial light spill can occur towards peripheral habitats (particularly dense mature vegetation, off-Site buildings or any newly installed bat features as part of the scheme in support of the afore referenced bat licence or as enhancement features installed. Any new lighting associated with the development must follow best practice guidelines outlined in Bats and Artificial Lighting at Night (ILP, 2023).
- 2.33 Overleaf is a schematic plan showing proposed dark corridors for the Site to facilitate bat foraging/commuting. This should be followed with avoidance of any security lighting installed on new houses and where possible a point of sale agreement should be in place to prevent owners illuminating boundary features.

Figure 2—6: Dark Corridors Plan



2.34 If lighting cannot be totally avoided in the proposed dark corridors above (such as street lighting or footpath lighting), it must be:

- Directional/ pointing inwards towards the Site not towards hedges or associated trees;
- Lights should be cowled to prevent light spill back towards the dark corridor features;
- Ideally motion censored or on a timer;
- Where possible mounted on waist high columns with downward cowled lighting (such as on footpaths); and,
- Use only warm-spectrum LED lighting (<2700K) with minimal UV content to reduce disturbance to bats.

Birds

2.35 As the vegetation clearance works will need to be undertaken during the reptile active period, this also coincides with bird nesting season. Therefore any works to suitable vegetation should be preceded by a nesting bird check conducted by a Suitably Qualified Ecologist (SQE). Where nests are encountered, a suitable standoff zone will be implemented, and all works in the area will cease until the chicks have fledged.

2.36 It is advised to undertake the vegetation clearance works early or late into the nesting season as possible to minimise the risk of encountering nesting birds (April and October).



Hedgehog

- 2.37 The Common Herptiles Precautionary Method of Works and measures outlined above for badgers will also protect hedgehogs during site clearance and construction works.
- 2.38 If during construction a hedgehog is found it should be left in situ, and all works should cease within the vicinity of the area and the SQE or the Hedgehog Preservation Society contacted for further advice. In most cases the hedgehog can be moved by hand to a nearby off-Site place of safety. However, dependant on the time of year, i.e. if temperatures are low (below 10°C) and the hedgehog was found within the hedgehog hibernation season (from November to March) then it may be necessary to take the hedgehog to a wildlife sanctuary. Moving a pregnant hedgehog or hedgehog with young can also result in mortality; so moving hedgehogs should be considered the last resort and informed by a professional ecologist or Hedgehog Preservation Society.



REFERENCES

- Baker J., Hoskin, R. & Butterworth, T. (2019). Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide. CIEEM, IEMA, CIRIA, UK.
- British Standards Institute, (2010) BS 3998:2010
- British Standards Institute (2021) BS 5837: 2012.
- British Standards Institution (2013). BS42020:2013 Biodiversity – code of practice for planning and development. BSI Standards Ltd, London
- Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Preliminary Ecological Appraisal. CIEEM, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020) Guidelines for accessing, using and sharing biodiversity data in the UK. CIEEM, Winchester.
- Hedgehog Street (2021). Link you Garden. Found at: <https://www.hedgehogstreet.org/help-hedgehogs/link-your-garden/>.
- Institution of Lighting Professionals (2023) Bats and Artificial Lighting at Night – Guidance Note 08/23. Bat Conservation Trust and Institution of Lighting Professionals (ILP), Warwickshire.
- Legislation.gov.uk for: Wildlife and Countryside Act 1981 (amended) & Conservation of Habitats and Species Regulations 2019.
- Lightwoods Green Ltd (2022) Tree Survey & Arboricultural Implications Assessment Tree Retention & Removal Plan. Report reference 28 March 2022 Stanton Under Bardon.
- Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework. Found at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- The Conservation of Habitats and Species Regulations 2017 (as amended). Found at: <https://www.legislation.gov.uk/uksi/2017/1012/introduction>
- The Environment Act 2021 [Environment Act 2021 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2021/1160/introduction)
- The Hedgerow Regulations 1997 (England) Found at: <https://www.legislation.gov.uk/uksi/1997/1160/contents/made>
- The Management of Hedgerows Regulations 2024: [The Management of Hedgerows \(England\) Regulations 2024 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2024/1160/contents/made)
- The NERC Act 2006 found at [Habitats and species of principal importance in England - GOV.UK \(www.gov.uk\)](https://www.legislation.gov.uk/uksi/2006/1160/contents/made)
- Tyler Grange (2022) Ecological Assessment. Report reference 13791_R04c_MR_CW).
- Tyler Grange (2024) Biodiversity Net Gain Assessment. Report reference 17364_R01_EM.
- Wildlife and Countryside Act 1981 (England and Wales) (Amendment) Regulations 2016. Found at: <https://www.legislation.gov.uk/uksi/2016/127/contents>.



APPENDICES



APPENDIX 1: Landscaping Masterplan



APPENDIX 2: Toolbox Talk Register of Attendance

I sign this register to demonstrate I have received and understood the Ecological toolbox talk including my role and responsibilities as well as legal risks for the Site

The talk was provided by..... Who is the project SQE. Their contact details in case of an emergency are

In the SQE's absence, the Site manager/supervisor
Will take on the role of 'Ecology Champion' and will be the first point of reference for
questions relating to ecology and will be responsible for delivering this toolbox talk to new
starters when the SQE is not on-Site.

[illegible]

JM Ecology 