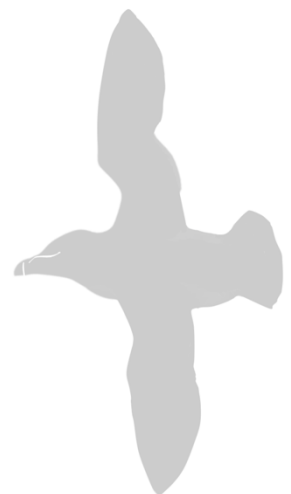




Land at Lindridge Lane,
Desford

**Construction Environment
Management Plan (CEMP):
Biodiversity**

April 2026



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The advice within this document has been produced in accordance with guidance from the Chartered Institute of Ecology and Environmental Management.

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1.0 Introduction

Background / Site Context

- 1.1 This report has been prepared by Alca Ecology on behalf of XL Designs (Midlands) Ltd and provides information pertaining to the protection of biodiversity / wildlife during the construction phase of proposals at Land at Lindridge Road, Desford. Proposals include the erection of four dwellings, with associated garaging.
- 1.2 This CEMP has been produced in order to discharge Condition 3 of granted planning application reference 25/01125/FUL. Condition 3 states:

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 LPA. The CEMP shall include the following details:

- *Identification of potentially damaging construction activities*
- *Practical measures and sensitive working practices to avoid or reduce impacts during construction on Badgers, nesting birds and reptiles*
- *Timing of works to avoid harm to nesting birds*
- *Responsible persons for overseeing sensitive works*
- *Use of protective fencing where required*

The approved CEMP shall be adhered to and implemented throughout the construction period, unless otherwise agreed in writing by the LPA. The purpose of the CEMP is to implement the core principles of local planning policy in relation to environmental controls / legislation.

- 1.3 The site is located east of Lindridge Lane, Desford, Leicestershire (central grid ref SK 47696 03818). The site consists of a single building, large grass lawn with associated garden planting and small area of ruderal / ephemeral habitat. The site is bound by residential development to the south and north, and a mix of grassland and farmland to the east and west.
- 1.4 Proposals for the site include the demolition of the single building and construction of four residential units, with associated access, gardens and green infrastructure.
- 1.5 An Ecological Appraisal of the site was conducted by Alca Ecology in 2025, which included a habitat survey and protected species surveys (including a nocturnal bat survey).
- 1.6 No badger *Meles meles* setts were recorded within or near to the site, however on-site habitats do offer foraging potential.

- 1.7 Nocturnal bat surveys were carried out on the single on-site building in 2025. During surveys, no bat roosts were recorded within the building and bat activity around the site was found to be low.

2.0 Responsible Personnel

- 2.1 Construction works shall be the responsibility of XL Designs (Midlands), who will appoint a Site Manager for the site's construction phase. It will be the responsibility of the Site Manager to ensure compliance with the relevant legislation, planning conditions, environmental procedures, legal consents and other contractual agreements. This includes:
- Ensuring the safe and proper management / storage of sensitive materials such as the disposal and handling of environmental waste (oil, diesel etc.);
 - Being in charge of site-wide monitoring for signs of damage to wildlife / the environment. This includes maintaining records of the agreed monitoring detailed within this document;
 - Ensuring site staff are properly briefed with regards to protected species, including identification of certain protected species more at risk from the development. This may include arranging training / toolbox talks from a suitably qualified ecologist; and
 - Communicating with stakeholders, statutory bodies or designated ecologist with regards to environmental / ecological matters. This includes any environmental incidents.
- 2.2 At least one copy of this document is to be kept on site at all times and adhered to throughout the pre-commencement / construction phase.

3.0 Ecological Risk Assessment

- 3.1 The below tables detail the retained habitats and protected species that have the potential to be damaged by construction activities. Two individual trees will be lost to facilitate development.

Habitats

Table 1: Baseline Habitats with Potential to be Harmed During Construction

Ecological Feature	Description	Risk Assessment
Individual Trees	Retained on-site trees include four on-site trees consisting of one field maple <i>Acer campestre</i> , one pine <i>Picea</i> sp. and two Leyland cypress <i>Cupressus x leylandii</i> . A number of trees are also present just outside the site's eastern boundary.	Risk of accidental felling, damage to crowns of trees from vehicle movement, damage to roots through storage / dumping of materials within root protection areas.

Fauna

- 3.2 The below table details the species that have the potential to be impacted by construction works.

Table 2: Faunal Species with Potential to be Harmed During Construction

Species	Description	Risk Assessment
Badger	Whilst no badger setts were recorded within the site, suitable foraging habitat is present. There is also potential for badgers to colonise the site before commencement.	Risk of unlawful damage to newly arisen badger setts through vehicle movement. Risk of killing or injuring badgers from leaving excavations open / leaving pipes uncapped / improper storage of materials etc.
Nesting Birds	Under the Wildlife and Countryside Act 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. Birds may attempt to nest in any retained vegetation, vegetation to be cleared, or within site machinery / unfinished houses, particularly if left for extended periods without human disturbance.	Risk of unlawful damage / destruction of active birds nest during vegetation clearance or through construction activities.
Bats	No bat roosts were recorded on-site and little bat activity was observed during nocturnal surveys. There is potential for some off-site trees to support roosting bats.	Risk of disturbance from lighting to bats that may be potentially roosting in retained and/or adjacent trees.
Reptiles	Some areas of rubbish / rubble are present which offer some suitable habitat for reptiles.	Risk of killing or injuring reptiles that may be present within rubbish / rubble piles.

Great Crested Newt	No GCN were recorded on-site during surveys, however GCN are a mobile species and there is a low chance they may colonise the site.	Very low risk of killing or injuring GCN.
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4.0 Pre-Commencement Protections

Habitats

Retained Trees

- 4.1 Prior to commencement on-site, all retained trees should have their root protection areas (RPAs) marked and fenced with Heras fencing or similar. This is to prevent site vehicles damaging root protection areas or damaging the crown of trees. RPA fencing should be installed in line with the guidance detailed in Section 11 of the site's Arboricultural Appraisal Report (MWA Arboriculture, November 2025).
- 4.2 If necessary, a suitable buffer should also be set up along the site's eastern boundary in order to protect the RPAs of trees located just off-site.

Fauna

Badgers

- 4.3 Within the 30-day period preceding site commencement, an update badger survey will be undertaken across the entirety of the site, and within 30m of the site boundary where possible. This is to determine whether any new setts have arisen. If any new setts have arisen, then additional works may be required to close these setts if they are within 30m of the development area.

Birds

- 4.4 The removal of any shrubby or woody vegetation such as trees or bramble scrub should be undertaken outside the peak bird nesting season (March to September, inclusive). If this is not possible, a nesting bird survey should be carried out by a suitably experienced ecologist.
- 4.5 Once an area has been surveyed, if any nests are located, they will be appropriately buffered by the ecologist and surrounding vegetated left in place. This buffer area should then be clearly marked and left undisturbed until it has been determined that all birds have completely fledged the nest and it is no longer active.

Reptiles

- 4.6 Any potential refugia such as piles of stone / bricks / logs should be dismantled by hand with an ecologist present. Any long vegetation that requires clearing should be done through directional strimming, with an initial cut to approx. 10-20cm followed by a hand-search by an ecologist, then

cleared to ground level. These areas should be maintained to ground level until construction has finished.

5.0 Construction Phase Protections

- 5.1 Toolbox talks should be given to site personnel regarding the protection of root protection areas (RPAs).

Habitats

Retained Trees

- 5.2 As above, the fenced RPAs should not be used for the storage of any site materials or vehicles.

Fauna

Badgers

- 5.3 To prevent badgers being killed or injured by construction practices, the following precautionary methods will be undertaken:

- To prevent badgers being trapped, all pipes that have the potential to allow badger ingress (i.e. 15cm or greater in diameter) shall be capped when not in use;
- Hazardous chemicals such as diesel / oil to be stored in a fenced / locked COSHH store;
- Any excavations / pits will be covered overnight, and a plank or board ramp be left within the hole to allow the escape of any badger (or other animal); and
- Any piles of soil shall either be covered or compacted to prevent badgers from digging in and creating setts.

Birds

- 5.4 As above, any additional clearance of woody vegetation or shrubs (such as trees or bramble scrub) within during the construction phase should be done outside the peak bird nesting season. If this isn't possible then a nesting bird survey by an ecologist should be carried out prior to clearance.

Bats

- 5.5 To avoid disturbance to bats potentially roosting within retained vegetation, and to reduce disturbance to bats foraging in the area, all on-site and off-site features such as retained trees shall not be lit overnight. Directional lighting should be used to avoid light spill onto these features. All works should be carried out during daylight hours where possible.

Great Crested Newt

- 5.6 If any GCN are found within the site during construction, then works should cease and an ecologist contacted.

General Monitoring

- 5.7 The site fencing should be monitored by the Site Manager every 2-3 months to ensure it is still effective. Monitoring the condition of retained trees should also be undertaken regularly to ensure RPAs are being maintained and retained vegetation is not being harmed by development activities.

6.0 Timings / Responsibilities

Habitat / Species	Protective Measures	Timing	Responsibility
Retained Trees	Root Protective Fencing to be erected in accordance with the Arboricultural Assessment Report.	Prior to site commencement and to be left until end of construction phase.	Site Manager
Badgers	Precautionary measures detailed in paragraph 5.3.	To be adhered to throughout the construction phase.	Site Manager
Birds	All woody / shrub vegetation clearance to be done outside the peak bird nesting season where possible.	October to February inclusive.	Site Manager
	Clearance during March to September inclusive to be preceded by a nesting bird survey, carried out by an ecologist.	March to September inclusive.	Site Manager / Ecologist
Reptiles	Potential refugia to be dismantled by hand with an ecologist present.	Prior to site commencement.	Site Manager / Ecologist
	Directional, staggered cutting of tall vegetation.	Prior to site commencement.	Site Manager / Ecologist
General Monitoring	Site to be monitored to ensure fencing is effective and retained vegetation not being damaged.	Every 2-3 months.	Site Manager