



22nd January 2025

Land at Tenford Lane, Tean, Staffordshire, ST10 4EN.

Markden Homes commissioned Leigh Ecology Ltd to produce a CEMP for the above titled site. The CEMP is designed to be implemented along with the works to safeguard the habitats along the wildlife corridor.

Construction Environmental Management Plan (CEMP)

All workers and sub contactors working on site should be briefed with the contents of this document. The document should be held on site in the site office and working practices should be continually audited to ensure that all conform to the practices below.

The site ecological clerk of works should be in position prior to any works commencing, particularly the site clearance.

Key Responsibilities of an ECoW

Monitoring Compliance: The ECoW ensures that construction activities adhere to environmental regulations and planning consent conditions. They act as a liaison between contractors and regulatory bodies to ensure that ecological considerations are integrated into the project.

Site Supervision: They supervise sensitive operations on-site, such as vegetation clearance, habitat restoration, and species translocation, to minimize ecological disturbance.

Documentation and Reporting: The ECoW prepares necessary documentation before construction begins and maintains records of compliance throughout the project. This includes daily logs, reports on ecological monitoring, and documentation required for discharging planning conditions.

Training and Guidance: They provide training to site personnel on ecological responsibilities and best practices to avoid contravening wildlife laws. This includes conducting toolbox talks and site inductions.

Problem Resolution: The ECoW proactively identifies and resolves ecological issues that may arise during

construction, ensuring that any potential problems are addressed before they escalate.

Ecological Constraints

Three biodiversity safe zones (Appendix 6) should be established prior to work commencing. These should be marked with hi visibility fencing and signage to ensure no encroachment from development staff/works.

Prior to any works commencing a check for fauna (Amphibians, Reptiles Badgers, Hedgehogs – Nesting Birds) should be undertaken by the project ecologist.

If and fauna are found they should be moved to the biodiversity safe areas marked within Appendix 6.

Habitat clearance works should be undertaken outside the bird nesting season April to the end of August.

If a nest is found, an exclusion zone (commensurate with the level of disturbance risk) will be

set up and works will avoid the temporary biodiversity safe zone until it has been confirmed by a SQE that nesting is complete.

As some species of bird (mainly pigeons and doves) can nest year-round, due diligence must be shown for the removal of trees even if conducted outside of the 'core' nesting season as this is the only habitat which could support species which nest outside of the accepted 'core' nesting period. This would comprise an initial inspection of the tree by the appointed contractor – if an active nest were suspected works would need to stop and advice sought from the SQE

During the 2024 ecology surveys, transient evidence of Badgers and foxes was seen across the site. And given , the species is known to be present in the area and therefore a pre-commencement check is required within the site and all surrounding land within 30m of the red line boundary, where access and views are permitted.

In the unlikely event any fox dens are recorded, a mitigation strategy for the retention and protection of the sett will be prepared and adhered too.

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Hedgehog, Badger, Reptile and Amphibian RAMs and proposals are provided in the appendices:

Any holes and trenches should be fitted with ramp to allow escape by trapped mammals, and amphibians.

All holes should be checked for the presence of animals prior to backfilling, **particularly in the morning.**

If any trees are to be removed, the recommendations made in the ground level tree assessment for bats should be followed and managed by the ECOW.

Construction Lighting

It is assumed that the proposed works will be undertaken within daylight hours, however, if lighting is required to illuminate the works, no lighting should be left overnight. The tree corridor and the canal will offer habitat for nocturnal animals and birds, any lighting will affect their activities, therefore it is important that no lighting illuminates the area. If some lighting is required, then it should be shrouded to limit the light spread on the corridor by using cowls and hoods. All lighting used

Construction Noise

Markden Homes are aware that the site is located near to a residential area and as such subcontractors will be made aware of the sensitive receptors and the requirement to use the correct tools during work.

The potential noise sources from work undertaken in connection with this project may include:

- Earthworks
- Excavations
- Transportation
- Cleaning

- Construction
- Waste Management

The site team will implement the necessary management and operational controls in order to minimise any adverse impacts on the local community from construction activities

Work hours will be as per those stated within the approved planning permission. Work and noise outside of these agreed hours is strictly prohibited without prior agreement of Markden Homes the Local Planning Authority.

Contractors will ensure the implementation of best practicable means to reduce noise levels and to ensure compliance with acceptable levels. The best practicable mean for reducing noise will also be discussed during site induction and also carried out during toolbox talks.

Where there is a noise or vibration issue from site, the Site team will review the subcontractor's method statement and identify as reasonably practicable strategies to control noise at source.

The maximum level of vibration level at construction sites will be required to meet the criterion set out in BS 5228-2:2009 as 0.3mm/s.

Markden Homes do not envisage any vibration issues during the course of the project however any complaint from the neighbours or other sensitive receptors will be investigated.

Monitoring of noise and vibration will be undertaken when:

- Agreed levels are likely to be exceeded
- Upon receipt of substantiated complainants
- At the request of the Local Planning Authority following any substantiated complaints
- The site team will implement the following checks to ensure that noise is kept to a minimum;
- Plant not in continual operational use will be switched off and noise suppression covers will be used where practicable.
- Vehicle noise will be kept to a minimum. (e.g. excessive revving of vehicles will not be permitted)
- Where possible noisy plant and equipment will be sited away from sensitive noise boundaries.
- Where reasonably practicable, fixed items of construction plant should be electrically powered in preference to diesel or petrol driven.
- Where this is not possible, noise emission will be controlled accordingly following a risk assessment.
- Loading and unloading of vehicles, dismantling of site equipment, such as scaffolding, will be conducted in such a manner that noise generation is kept to a minimum.
- Reversing alarms will be set to the minimum required setting by the HSE, and consideration given to the use of alternative types of alarm, e.g. White noise that has less potential for annoyance.

Construction Waste

In April 2008 it became mandatory for any construction project of value over £300,000 to manage their site waste under the Site Waste Management Regulations 2008. This legislation has subsequently been repealed, but it remains good practice for site work management plans to be developed during the course of the construction works.

Weston Homes Plc will take all reasonable steps to ensure that:

- a) All waste from the site is dealt with in accordance with the waste duty of care in Section 34 of the Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991; and
- b) Materials will be handled efficiently, and waste managed appropriately.

The waste hierarchy which will be implemented on site is as follows;

Prevention/Reduction: Good planning will reduce the amount of waste generated

Re-use: Products and material can sometimes be used again, for the same or a different purpose.

Drains and watercourses will be protected from pollution from construction debris via 5m buffer zone during normal works, when any works are undertaken within the buffer zone, a protective bund will be

Recycling and composting- Resources can often be recovered from waste.

Disposal- Only if none of the above options offer an appropriate solution should waste be disposed of.

Appendix 1 Hedgehog RAMS

The proposed RAMS to avoid impacts to hedgehogs and the triggering of the legislation protecting them is as follows and will be implemented prior to the start of any site clearance affecting suitable habitat for hedgehogs in each development phase:

- Works which could potentially affect hedgehogs, should they be present, such as the removal of tall ruderal, scrub (both dense and scattered) and broadleaved woodland, as well as any brash piles that may be present, will be undertaken under supervision of a Suitably Qualified Ecologist (SQE) outside of their hibernation season (October to March/April, inclusive), dependant on weather conditions (dry and warm - night-time temperatures above 5°C);
- Immediately prior to work commencing, a walkover of the site will be undertaken by a SQE to identify the most important areas of habitat. This would be combined with a preliminary check for hedgehogs;
- Prior to work commencing, a tool box talk will be provided by a SQE to all contractors working on the site. This will inform them of all ecological constraints and considerations relevant to the construction and will include identification of the species, their legal protection and necessary mitigation measures, including what to do if the species is encountered on the site, during site works;
- Particularly sensitive areas, such as brash piles and within the woodland, will be carefully cleared by hand, prior to commencement of works on site; and
- Once cleared of vegetation, the area will be maintained as bare earth to avoid hedgehogs recolonising the area prior to commencement of development.

Hedgehogs are anticipated to continue to be able to use the site following completion of the development, likely within the retained section of scrub and trees.

It is also proposed that Hedgehog highways are developed between gardens by incorporating 13cm x 23cm gps in fences or hedges please see below.



13cm

13cm

Appendix 2 Badger Reasonable Avoidance Measures

- Immediately prior to commencement of any works on site (including but not limited to vegetation clearance/stripping, erection of fencing etc.) a suitably experienced ecologist should be appointed by the developer to carry out a search of the site to ensure the status of the existing badger setts and badgers at site level, has not significantly changed.
- Prior to commencement of works, in order to ensure compliance with the badger mitigation/method statement and to avoid any impacts on badgers, the project manager will take responsibility or appoint a person to be responsible for the following:
 - compliance with legal consents and planning conditions relating to badgers,
 - installation of physical protection measures and sensitive working practices during construction,
 - regular inspection and maintenance of physical protection measures and monitoring of working practices during construction.
- All contractors and site personnel should be briefed on the presence of badgers in the area and the necessary precautionary measures that are required.
- If during the course of construction any new potential sett entrances are noted within 30m of the construction zone all works must cease and an ecologist must be consulted, and mitigation must be modified accordingly.
- Any excavations, trenches or pits relating to the development should be covered overnight to avoid entrapment of badgers or if left open an egress point e.g., mammal ladders or a roughened plank, will be placed within the excavation to form a ramp to allow badgers to escape. All excavations should be inspected each morning to ensure no badgers have become trapped overnight. If a badger is found an ecologist must be contacted immediately for further advice. Contractors should be made aware trapped badgers might dig a temporary sett into the side of a trench.
- The storage of topsoil or other 'soft' building materials on site must be given careful consideration. Badgers may use these mounds in which to create new setts. Any mounds should be kept to a minimum and will be subject to daily inspections.
- All chemicals or materials that may harm badgers must be safely stored away from potential badger habitat and contained in such a way that they cannot be accessed or knocked over by badgers.
- All construction activities using heavy machinery near the 30m-exclusion zone around the sett and along the hedgerow boundary need to cease a minimum 1-hour before dusk so that badgers are not delayed from emerging from their sett/s.

N.B: It is important to note that if, at any point, the appointed ecologist considers that the status of the badger population associated with the site has significantly changed and/or that the badger mitigation measures to be implemented no longer appear appropriate, the LPA Ecologist and/ or Natural England will be contacted for advice on how to proceed. It is the applicant's responsibility to comply with the legislation relating to badgers. Planning Permission and badger licensing are separate legal functions. Thus, receiving planning permission from the Local Authority is no guarantee that development operations will not breach the Protection of Badgers Act 1992. Similarly, planning permission does not guarantee that a badger license will be granted.

Appendix 3 Nesting Bird Safeguarding Measures

Breeding Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended) while they are breeding.

It is suggested that the site clearance operations avoid the bird breeding season.

It is mandatory that management and maintenance actions that involve the pruning or removal of trees, shrubs, Ivy cover, Bramble scrub or other suitable breeding bird habitat are only carried out outside the bird breeding season, unless it can be adequately demonstrated by an ecologist that no breeding birds, active nests, eggs or fledglings are present in the area to be cleared.

The bird breeding season typically extends between March to August inclusively.

Appendix 4 Amphibian Safeguarding Measures

Reasonable Avoidance Measures (RAMs) – Amphibians

Method Statement Objectives

Great crested newts (GCN) are European Protected Species (EPS) and they and their habitat are fully protected under national (Wildlife & Countryside Act 1981 (as amended)) . Reptiles (The Habitats and Species Regulations 2017 (as amended)). The Act and Regulations make it an offence to kill, injure or take a GCN; damage, destroy or obstruct access to any place that a GCN uses for shelter or protection; and intentionally or recklessly disturb a GCN while it is occupying a structure or place that it uses for shelter or protection.

Anyone carrying out activities which may affect EPS must consider the presence of EPS, their breeding sites and resting places. Good practice guidance is available from Natural England, which advises on assessing for the presence of EPS, and the possible impact of operations (including strategies for avoiding committing offences). If an offence cannot be avoided, then a derogation licence should be sought from Natural England.

Proposed RAMs working area is unlikely to support EPS species; however, presence of individual GCNs cannot totally be excluded. Subsequently, a precautionary approach is being adopted in line with good practice. The objectives of this method statement are therefore to:-

1. Avoid committing an offence under the above legislation; and,
2. To ensure that the favourable conservation status of the species concerned is maintained.

The Method Statement below details measures to be implemented to ensure these objectives are achieved.

Method Statement

Pre-construction

All Site operatives will be informed by a 'tool box' talk prior to any works commencing, the tool box talk will include the possible presence of protected species within the RAMs working area, individual

ecological responsibilities, site-specific requirements and avoidance measures being implemented, what to look out for during works and what to do should a GCN be found when an ecologist is not present. An informative leaflet (an example of which is presented in Appendix 4) will be available to all site operatives. All staff will sign the confirmation sheet to show they have received and understood the briefing information on protected species.

In the works area/ compound and roads the grassland areas will be subject to a phased cut over several days (under the guidance of an ecologist); this initial cut will reduce the sward to a height of no less than 150mm, a second cut will then reduce the sward to ground level before being stripped the bare ground. This can be achieved using a tractor mounted mower. Scrub vegetation will be cut down to approximately 200-300mm. This initial vegetation clearance works can be undertaken during winter or summer and will be sensitive to nesting wild birds and other wildlife. However, no features offering potential places of shelter or refuge will be disturbed during the winter hibernation period (November to February inclusive) when amphibians are likely to be overwintering and are most vulnerable to disturbance.

The phased cut and exposure of bare ground will make the RAMs working area less favourable as terrestrial habitat for amphibians. While the RAMs area may still be used by foraging amphibians at night, is unlikely to be used during the daytime when works will be undertaken.

The appointed ecologist will walk the proposed RAMs working area prior to any works commencing to identify terrestrial habitats that may provide shelter or refuge for amphibian and reptile species. Any such feature will be checked by an ecologist and only once the ecologist has carried out careful

inspection and is satisfied no GCN would be disturbed can the feature be removed from Site.

Construction Phase

These Construction Phase RAMs should be followed for works within the RAMs working area.

- All initial ground works / topsoil strip will be undertaken in the presence of an ecologist.
- All work traffic will use the same access route thus minimising disturbance to other areas and will follow the predefined access tracks between ground investigation areas.
- Any excavations left open overnight will be covered or barriers fitted (as required for health and safety purposes) erected around the excavation to prevent animals falling in during non-operational hours. These should then be checked by an appointed site operative (trained by an ecologist) prior to the continuation of works or infilling.
- Any open excavations or excavated material, if left overnight should be checked prior to being used as infill or work continuing.
- Stripped topsoil/subsoil will be temporarily stockpiled in locations approved by an ecologist. Stockpiles must be smoothed to remove surface crevices or voids that could provide potentially of shelter for amphibians.
- Any excavated material stored overnight should be searched prior to being used as infill or

purposes.

CAUTION

If a GCN is found at any point during the ground works, works must stop immediately and the advice of the appointed ecologist sought. The ecologist will determine an appropriate course of action (including liaison with Natural England, if required).

Appendix 5 Reptile Safeguarding Measures

The objectives of this method statement are: -

- Avoid committing an offence under the above legislation; and,
- To ensure that favourable conservation status of reptiles is maintained.

Any development related activities on the site, such as vegetation clearance or excavations in areas of suitable reptile habitat may potentially affect this species. As a result, safeguards must be implemented to protect this species and the Method Statement below details measures to be implemented to ensure these objectives are achieved.

LEGISLATION

All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally (or recklessly, in Scottish law) kill or injure a reptile. Breaching these laws can result in fines up to £5000 per offence and/or a prison sentence. This makes it an offence to deliberately or recklessly:

- Capture, injure or kill animals of such species
- Disturb animals of such species
- Take or destroy the eggs of such an animal
- Damage or destroy a breeding site or resting place of such an animal.

All reptiles are protected under the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill or injure a reptile. Breaching these laws can result in fines up to £5000 per offence and/or a prison sentence. Additionally, reptiles are a material consideration when assessing planning applications.

METHOD STATEMENT

This method statement should be followed for the initial phase of works within the site, which may affect the surrounding terrestrial habitat. Minor or short term destructive or disturbance

works will also follow this Method Statement to ensure legal compliance and to ensure the favourable conservation status of the species is not compromised.

The following measures will be adopted throughout the construction period of the proposed development:

- A toolbox talk covering the following points will be presented to the developer prior to undertaking the construction activities.
- A fingertip search by a licensed ecologist of the proposed dwelling area immediately prior to any vegetation, spoil, compost removal.
- Should any trenches or excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling.
- There will be no impacts on surrounding hedgerows. All hedgerows will be maintained throughout the construction programme.
- Any excavated materials should be placed on boards or sheeting to reduce damage to the grass sward. If left overnight this material should be searched prior to be used as infill.
- Back filling should be completed immediately after an excavation.

[illegible]

Biodiversity protection zones