

ECOLOGICAL CONSTRUCTION MANAGEMENT AND ENHANCEMENT PLAN

(Condition 9 RBC Planning Permission 21/01925/FUL)

**FOR
AN EXTENSION TO EXISTING STABLE BLOCK,
A LEAN-TO STORE and ALL-WEATHER EXERCISE AREA**

AT

ORSTON, NOTTINGHAMSHIRE

FOR

MRS A McNEENEY

**FIELD HOUSE
HILL ROAD
ORSTON
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AND ALL-WEATHER EXERCISE AREA
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1 INTRODUCTION

- 1.1 Construction Environment Management Plans (often abbreviated to CEMP) are requested by the Planning Authority to ensure the development is compliant with environmental legislation and is an opportunity to ensure enhancement of the site in ecological terms.
- 1.2 On a large or particularly sensitive site a CEMP is a working document that defines how a site will mitigate its potential impacts through construction on the environment and local community.
- 1.3 On this small and relatively uncomplicated village-edge location RBC have specified for a “Ecological Construction Management and Enhancement Plan” which reflects the emphasis in this case is for the purpose of protecting and enhancing the existing and future ecological value of the site as listed under Condition 9 of the Planning Notice.
- 1.4 The site has been recognised as being of relatively low levels of ecological interest. The grassland is heavily grazed by ponies with no rare flora or species indicative of species rich grassland. The existing field boundary hedges and trees are the most ecologically valuable features of the site and will remain unaltered. The existing stable buildings are suitable for bird nesting and will remain unaltered. The proposed stable extension will be of similar design.

2 PRE-COMMENCEMENT SURVEY AND SITE PREPARATION

- 2.1 Before works commences on site the contractor will inspect the site with the landowner to observe wildlife on site, particularly for nesting birds, and evidence of use by mammalian and any protected species.
- 2.2 Any evidence of protected species or unusual wildlife use will be recorded and professional ecologist’s advice sought as to best practice
- 2.3 An area of ground will be decided upon and delineated by the contractor and landowner for the “working site” and, if necessary, a separate area for loading/unloading of machinery and materials such as drainage stone etc. No vehicular movements will be made outside of these areas in order to minimise disturbance to the existing grassland.

3 CONSTRUCTION MANAGEMENT – LIKELY ORDER OF WORKS

ARENA CONSTRUCTION

- 3.1 The arena site will require topsoil to be stripped and stored to one side, the subsoil levelling to an even grade, imported limestone base laid, riding surface laid over limestone, topsoil re-laid to surrounds and post and rail fencing erected.

STABLES EXTENSION

- 3.2 The new build works will consist of laying of new concrete floor on existing hardstanding with brick and timber stable erected off this base. There will be no requirement to remove or alter existing stable roofs and therefore no risk to existing possible nesting sites within the existing stables

ACCESS POINT AND ACCESS TRACK IMPROVEMENTS

- 3.3 Dependent upon ground conditions this is likely to be the final siteworks in order to leave the final access surface in the best possible state for horse and horse-vehicle use and avoid any potential damage by contractor's heavy plant. The works include re-surfacing of the stone access track and hard-bound surface for a minimum 5 metres from the highway boundary suitably drained to prevent discharge of water onto the public highway.

4 CONSTRUCTION MANAGEMENT – ECOLOGICAL CONCERNS

- 4.1 As listed at paragraph 2 above, there will be a pre-commencement meeting and inspection of the whole site and site area delineated to minimise the working area.
- 4.2 The sole contractor chosen for this project is BTACS (<https://btacagricultural.co.uk/>) who are registered under the professional NAAS (National Association of Agricultural Contractors) (<https://www.naac.co.uk/>). They are experienced in all the proposed siteworks with all necessary accreditations and importantly are vastly experienced in working in the countryside and sensitive ecological land use.
- 4.3 BTAC staff will at all times keep a watching brief as work progresses for any protected species, influx of wildlife onto the site that could be affected by the works. Any evidence of protected species or unusual wildlife use will be recorded and professional ecologist's advice sought as to best practice and work stopped if appropriate.
- 4.4 Any deep excavations such as trial holes or drainage trenches or areas that may become waterlogged shall be covered overnight and infilled as soon as is practically possible to prevent wildlife being trapped or drowned.
- 4.5 All works will comply with standard site management, particularly with regard to storage of fuel for machinery under both the Control of Pollution (Oil Storage Regulations) (<https://www.gov.uk/oil-storage-regulations-and-safety/business>) and SAFFO Regulations (The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (<https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>)). This includes lockable fuel bowser, storage and removal of all oils and filters etc that may otherwise cause environmental harm.

5 ECOLOGICAL ENHANCEMENT

EXISTING LAND MANAGEMENT FOR LANDSCAPE AND WILDLIFE AND EQUESTRIAN USE

- 5.1 The landowners already have a long-term management plan for hedges, trees and grassland management. This includes regular hedge management to maintain stock-proof hedge to prevent horses escaping the field, tree pruning and removal of dead or damaged branches or trees and shrubs. They have planted young trees over times past to ensure future tree cover and landscape value. No further tree or shrub planting is required for this small site as agreed with RBC Area Planning Officer Suzanne Dempsey at a site meeting 23 March 2022 as part of the planning process.

PROPOSED ENHANCEMENT FOR BIRDS

- 5.2 The landowners will be installing bird boxes at the stables to encourage a variety of species to nest. Currently only swallows, who to-date have proved no need for boxes, have been seen using the site for nesting. External bird boxes will be provided to approved RSPB designs (<https://www.rspb.org.uk/birds-and-wildlife/advice/how-you-can-help-birds/nestboxes/nestboxes-for-small-birds/making-and-placing-a-bird-box/>). Given that most birds do not communally nest, it will only be appropriate for a maximum of 6 x nest boxes to be erected on the stables externally, mostly on the north and east walls to avoid excessive sunshine and heat. Any boxes placed on the western elevations will need to be high under a gutter or to have an extra rainfall protection.
- 5.3 The stable buildings internally are of timber frame and cladding, and open upper-doorway spaces, hence the special suitability for swallows and other mud-nest builders. Swifts, sparrows and starlings as well as swallows and house martins are all known to use nest boxes inside buildings and although these small buildings may cause competition between species and within the same species 2 x boxes per stable area may be worthwhile. However, the nuisance factor of bird droppings and hygiene problems on horses and their feed must be taken into account and the decision as to whether or not internal nest boxes are provided must be left to the landowners.

PROPOSED ENHANCEMENT FOR BATS

- 5.4 These small buildings are not ideal for year-round occupation by bats. Many of England's bat species prefer crevices to open roof space as this site provides.
- 5.5 Most bats do not like the regular disturbance of regular stable management, de-cobwebbing, regular creosote or other timber treatments necessary to maintain these wooden-clad and framed buildings for longevity. To date no bats have been observed using the stables but should one area be used for storage of hay and straw rather than an actual stable then provision of a bat box (RSPB Burford type) may be appropriate. A similar box may be provided on an external wall, preferably as high as possible and not on a south facing wall to avoid excessive heat in summer. (See guidance at <https://shopping.rspb.org.uk/wildlife-friendly-garden/wildlife-by-species/bats/rspb-burford-bat-box.html>)

OTHER WILDLIFE

- 5.6 Given the existing land management and transient nature of wildlife such as foxes or badgers crossing the site no further enhancements are required.

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