

T4 ECOLOGY LTD

ECOLOGY CONSULTANCY SERVICES, MALDON, ESSEX



Construction Environmental Management Plan (Biodiversity) & Biodiversity Enhancement Strategy

Templars Farm
Holders Green
Lindsell
Dunmow
Essex
CM6 3QL

Prepared for:

Mr J. Askew

November 2022

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1.0 INTRODUCTION

1.1 Brief

- i) T4ecology Ltd. was commissioned by Mr J. Askew to prepare a Construction Environmental Management Plan (CEMP), and Biodiversity Enhancement Strategy (BES) in respect of land at Templars Farm, Lindsell, Essex.
- ii) This combined document has been prepared pursuant of the requirements of Uttlesford District Council (UDC) Planning Consent Conditions 4 and 6 of consent reference UTT/22/1946/FUL. In addition, additional information will be supplied where necessary in respect of condition 7 (for which a separate landscape and planting specification / management plan has been prepared)

2.0 BACKGROUND

2.1 Supporting Documentation

This document and the recommendations/methods therein have been made following analysis and review of the reports submitted as part of the planning consent. Consequently, the methods employed within this documentation are considered to be appropriate and in context with the results of the ecology survey undertaken and the results / recommendations contained therein. As such, the following documents have been reviewed:

- T4ecology Ltd Preliminary Ecological Appraisal ref: MH1076 Version 2 – 28/09/21 This is referred to from hereon as '2021 PEA' as applicable.
- Site, Floor & Elevation Plans Series - Smart Planning Ltd.
- Landscape Proposal Plan SP/TMF3/01– Moore Partners Ltd. and accompanying Specification & Management Plan

This document should be read in conjunction with the above listed documentation in order to provide full background details.

2.2 Aims and Objectives

The aims and objectives of this document are to identify the ecological features/constraints that will be managed during the construction phase. This will include the use physical actions (barriers etc.), appropriate timing of works, supervision, precautionary actions and survey/monitoring works as may be required. It will also identify ecological enhancements, management appropriate for the consented proposal, and persons/organisations responsible for the undertaking of such actions as applicable.

3.0 RESPONSIBLE ORGANISATIONS/COMMUNICTAION

The following organisation is responsible for the implementation of this document is:

J.G.A Services Ltd
Nevilles Farm
Mill End Green
Great Euston
CM6 2DW

- i) Supervising Ecological Consultancy:

T4ecology Ltd
Tel: 07546 946715

info@t4ecology.co.uk

3.1 Lines of Communication, Reporting & Funding

- i) The project contractor/developer representative will have sole responsibility for the implementation of the CEMP/BES, in consultation with the supervising ecological consultancy if and where appropriate during the implementation of the consented development, as specified within this documentation.
- ii) It is the complete responsibility of the contractor to contact the ecologist when assistance/supervision is required.
- iii) As a private residential development, installation, management, maintenance and care shall be the sole responsibility of the property owners. **No other funding mechanism nor ongoing management is necessary nor appropriate in the context of such a location.**

4.0 ECOLOGY & SITE ACTIVITIES

4.1 Sensitive Ecological Features – Ecological Trends

4.1.1 Existing Features

The following sensitive ecological features, summarised as follows:

- Potential bat commuting and foraging habitat associated with existing trees and hedgerows located on/bounding site and along the lane to the west.
- Potential for radiating mammals (badger and other transitory wildlife).
- General wildlife/biodiversity – nesting birds.

4.2 Potentially Disturbing Construction Phase Activities

Following consultation with the developer/contractor, the following activities have been identified as potentially disturbing to ecological features:

i) Early Stage

The following activities would be undertaken during the early stages of the construction phase in preparation of the site for construction:

- Tree works/vegetation works as required
- Site clearance pre-construction
- Site set up (compounds/storage/welfare etc)
- Groundworks for foundations & services

ii) Whole Construction Phase

The following activities would be undertaken to a greater or lesser degree throughout the entire construction process:

- Deliveries to site
- Operatives vehicles
- Removal of materials
- Movement and storage of plant and machinery
- Storage of materials
- Storage of fuels
- Disposal of waste
- General Noise, Vibration and Dust

These activities shall be managed through appropriate site set up, use of barriers, signage, timing of works and ecological supervision, in accordance with the methods identified in Sections 5.0 and 6.0 of this document.

Specifics in respect of site set up, fuel storage/pollutant control and waste management are to provided by the contractor to the LPA as may be appropriate/required prior to construction. The ecologist has no control over these items.

5.0 PROTECTIVE METHODS - BARRIERS, SIGNAGE

5.1 Protection of Existing Features on site – Ecological Practices

- i) As the first activity on site, retained trees and hedgerows would be protected by protective fencing, installed in accordance with British Standard BS5837:2012-Trees in relation to Design, Demolition & Construction.
- ii) The fencing shall be in place during the entire construction phase, and would be removed upon completion of the development.
- iii) **No arboricultural assessment was required by the LPA or submitted as part of the Planning Application.** As such, an estimated lineage is illustrated on the site set up plan included as Annex 001 purely to demonstrate the protection of trees/hedgerows as ecological features. However, this is illustrative only as Root Protection Zones have not been defined through an arboricultural survey. **Therefore, further details/specification and full tree protection strategy should be prepared by a qualified arboriculturist prior to any works commencing on site.**
- iv) The Fencing would be denoted with appropriate signage to identify the area as '**Protection Zone**'- **No Access Permitted.**

5.2 Site Set Up and Management

As identified in Section 4.1, there are a range of potentially disturbing activities on site. It is considered that the scope of protective measures identified in Section 5.1.1 and 6.1 will appropriately manage risks in context with the size of the proposal.

5.1.1 Construction Management Plan

The following actions will be undertaken by the contractor:

- Access to the site will be via provision at the north western corner of the site. This is illustrated on Plan 01 contained within Annex 1.

- All deliveries and access shall be through this location.
- The compound facilities shall be located entirely within the boundaries of the site, inside the lineage of protective fencing. This is illustrated on Plan 01 contained within Annex 1.
- Materials, machinery and welfare facilities will be located in the inside the site and no vehicles/materials storage or personal shall be permitted outside the boundaries of the site.
- Turning and parking facilities for delivery/construction vehicles will be within the limits of the application site together with an adequate parking area for those employed in developing the site.
- Waste management, pollutant control and disposal shall be in line with the contractors waste management policy, **which would be provided by the contractor prior to any works commencing.**

5.3 Lighting

A full lighting strategy will be submitted under separate cover in respect of condition 8. In respect of general principles, during the construction phase, the following methods shall be employed:

- a) Brightness of lights should be as low as possible, and in accordance with British Standard Institute (BSI) and Bat Conservation Trust (BCT) guidance. Where possible, low pressure sodium lights are advised.
- b) Lighting will not be directed at features that may be utilised by bats such as tree lines, hedgerows or woodlands.
- c) Directional lighting and/or fittings with hoods and cowls should be utilised.
- d) Where possible, security lighting should be motion sensitive and timers to minimise the amount of time that lights are on.
- e) Where possible, directional low impact solar bollard lighting should be used to illuminate roads, paths and parking areas.

- f) New lighting will be designed by the lighting engineer in accordance with Guidance Note 08/18 – Bats & Artificial Lighting in the UK – Bat Conservation Trust & Institute of Lighting Professionals.

Lighting Strategy

- During the construction phase, the boundary tree lines and existing trees located within the site shall not be exposed to lighting.
- New external lighting/security lighting shall have controlled splays. In addition, motion sensing/timers shall be used in the provision of external lighting.

It is considered that full implementation of the CEMP, in conjunction with the methods identified in Section 5.1, 5.2 and section 6 will be appropriate to manage and control potential impacts identified in Section 4.2, both in respect of early stage and whole construction phase works.

Specifics in respect of site set up, fuel storage/pollutant control and waste management are to be provided by the contractor to the LPA as may be appropriate/required prior to construction. The ecologist has no control over these items.

6.0 ECOLOGICAL METHODS/SUPERVISION & WATCHING BRIEFS

Prior to any works are undertaken on site, a toolbox talk shall be undertaken by the supervising (as applicable) ecologist to make site operatives aware of any ecological issues/procedures that need to be implemented.

6.1 Badgers, Transitory Mammals

6.1.1 Risk Assessment

A transitory presence of the species and other transitory mammals is considered a reasonable likelihood.

6.1.2 Activity/Methods

- i) As a general method for the construction phase, to protect radiating mammals, all materials and plant should be stored within the construction compound zone inside the fencing creating sealed compounds. Care will still be required during the development phase to ensure radiating badgers/other mammals do not become stuck in open excavations left un-covered overnight. Trenches will be covered over with wooden sheeting at night.
- ii) To protect radiating mammals, it is recommended that any trenches be covered over with wooden sheeting at night. In the event a trench cannot be covered, scaffold planks will be left in the extraction to provide a means of escape.
- iii) Service pipes stored on site will be checked for sheltering mammals prior to installation.
- iv) Materials/chemical and fuel stores will be fenced off with heras style fencing to prevent mammal access as previously stated.
- v) However, given the highly transient nature of brown hare (and in particular, young leverets) during the works (installation/storage and maintenance) a precautionary approach should be taken with regards this priority species. Should an individual be identified, works should cease immediately, and the animal permitted to safely disperse away from the works area.

6.1.3 Supervision

No specific supervision is necessary unless requested by the contractor to address a particular query or concern. In the first instance, the project ecologist should be contacted.

6.2 Hazel Dormouse

6.2.1 No potentially suitable habitat would be impacted. No specific actions are required

6.3 Nesting Birds

6.3.1 Activity/Methods

Prior to vegetation clearance activities/tree works, a nesting bird inspection will be undertaken by the supervising ecological consultancy, if clearance is undertaken during the nesting bird season (March-September).

6.3.2 Timing of Works

Ideally, such works are undertaken outside the nesting bird season where no supervision would be required. However, given the requirements for controlled clearance re: reptiles identified in 6.1, the following strategy shall be employed :

6.3.3 Supervision (If clearance works are during the nesting season as defined)

- i) Prior to clearance works during the nesting bird season (March to September), the supervising ecologist will undertake an inspection.
- ii) Should an active nest subsequently be discovered, the nest and eggs should be left in situ and the tree/vegetation left in place, with a minimum of 5m vegetation cover left in place to maintain shelter and protection where possible, and the area cordoned off with 'incident tape' or similar.

- iii) Works can proceed once the young have fledged and the nest becomes disused. Works can proceed and continue elsewhere, where nests are absent.
- iv) Operatives/site management would can contact the project ecological consultant if assistance/advice is required.

7.0 ECOLOGICAL ENHANCEMENTS

7.1.1 The following enhancement/habitat boxes will be installed as part of the development. The location of the habitat boxes is illustrated below. The locations have been chosen as a result of direction/location away from disturbance as applicable. They have also been selected as a result of their robust and maintenance free design, and ease of availability/integration into the development. It is advised that installation of habitat boxes be supervised/signed off by the project ecologist.

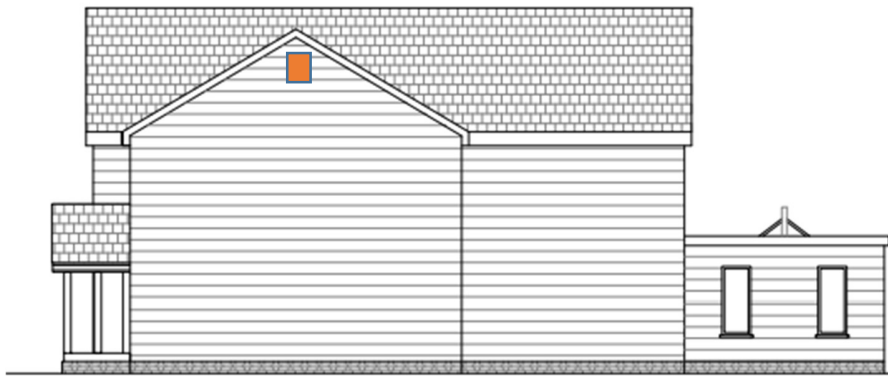
Bat Boxes on Buildings

7.1.2 4 x Schwegler 1FE boxes shall be installed on each unit. (1 box per unit).

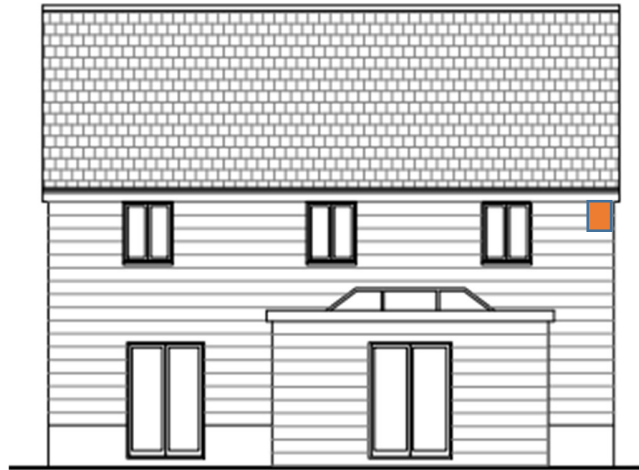


Batbox-Available from www.nhbs.com

The box will be mounted in full accordance with manufacturer specifications, with position represented by the orange rectangle:



Plot 1 – South Eastern Elevation



Plots 2 and 3 – Eastern (Plot 2) & South Eastern (Plot 3) Elevations



Plot 4 – South Eastern Elevation

7.1.3 All Bat Box Aftercare

Bats are a protected species, and any object they utilise for roosting is therefore also protected. Therefore, following installation the bat boxes should not be disturbed, as disturbance may result in an offence under the Wildlife and Countryside Act (1981) and the European Habitat Regulations. Bat boxes are very robust and will not require maintenance, and therefore are at their most effective if left undisturbed.

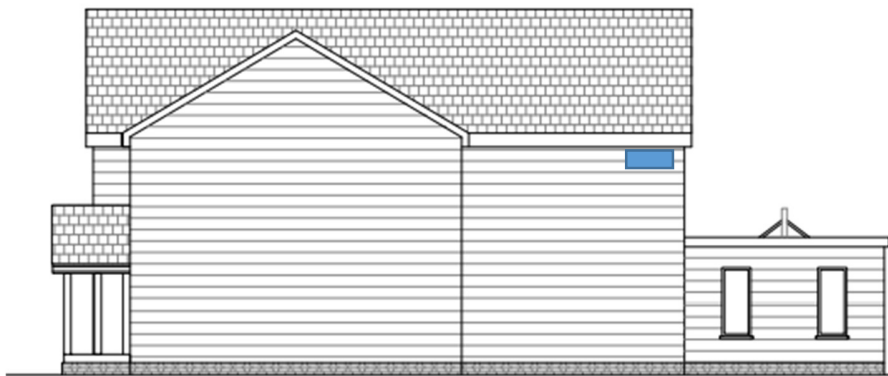
7.1.4 Woodstone Bird Boxes

Woodstone swallow boxes shall be installed. The boxes are available from www.vivarapro.co.uk, and are to be installed in accordance with manufacturer instructions.



Vivara Pro Woodstone Swallow Nesting Box. www.vivarapro.co.uk

The proposed location is illustrated below, with position denoted by blue rectangle:



Plot 1 – South Eastern Elevation



Plots 2 and 3 – Eastern (Plot 2) & South Eastern (Plot 3) Elevations



Plot 4 -South Eastern Elevation

7.1.6 The following should be taken into account in consideration during the installation of all bird boxes.

- These should be placed away from cats, ideally 2m from ground level.
- These should be placed on the side of trees, away from direct sunlight, ideally facing between north and east (not south), away from cats, and at 2-5m height.

Bird Box Aftercare

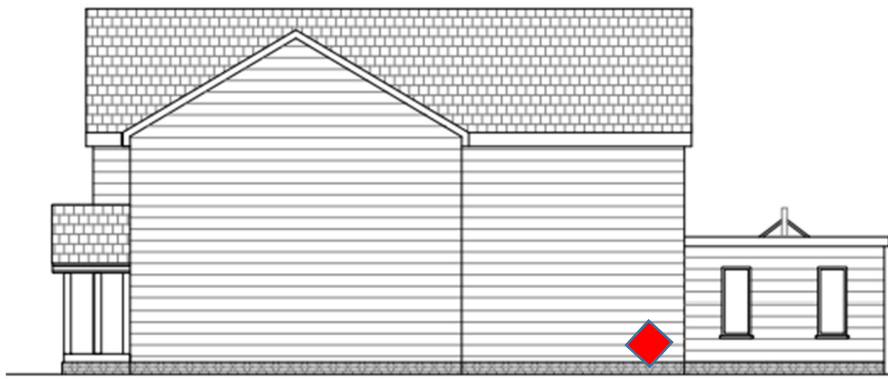
7.1.7 The bird boxes recommended are made of hard-wearing materials. As such, they require no specific care or maintenance. It is advisable to clean the boxes out once a year in autumn (after September) and remove old nesting materials. The box can then be washed internally with boiling water to kill any parasites prior to re-assembly and installation.

7.1.8 Invertebrates

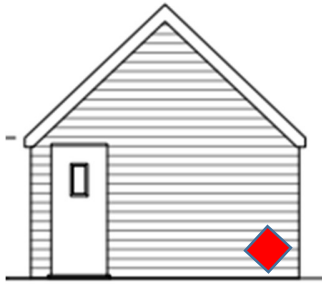
4 x urban insect hotels shall be installed. The locations are illustrated below, with the box illustrated by the red square.



Urban Insect Hotel - Available from www.nhbs.com



Plot 1 – South Eastern Elevation



Plots 2 and 3 – South Eastern Elevation of Cart Lodge



Plot 4 – South Eastern Elevation

8.0 LANDSCAPE DESIGN & MANAGEMENT

8.1.1 The landscape scheme shall be installed in accordance with a plan to be submitted to meet the requirements of consent condition 5 (Landscape Proposal Plan P/TMF3/01– Moore Partners Ltd), and installed and managed in the future in full accordance with the Specification/Management plan that accompanies that document, also by Moore Partners Ltd). The landscape design scheme will include the following ecological enhancements:

- Post and Rail Fencing (maintaining permeable boundaries for hedgehogs).
- Native/Wildlife friendly tree planting
- New native hedgerow and tree planting

9.0 MANAGEMENT PLAN (Ecology)

Actions	Timing for Works to Occur	Years to be Undertaken
INITIAL WORK		
Installation of bird nest boxes.	On completion of Construction Works	1
Installation of bat boxes.	On completion of Construction Works	1
Installation of landscaping scheme	On completion of Construction in accordance with Moore Partners Specification	1
Installation of Invertebrate boxes	On completion Construction Works	1
ANNUAL WORKS		
Bird boxes	Annual inspection for loss, damage or obstruction during winter (September to February), and cleaning out old nesting matter as necessary (without use of chemicals).	1-5
Bat box management	Bat boxes should only be inspected from the ground to ensure they are still present, undamaged, and not obstructed by vegetation. If tree pruning is required to maintain a clear flight path, works will take place during the winter months (November to February inclusive) to avoid disturbing roosting bats. Bat boxes will not be moved or opened at any time other than by an appropriately licensed bat ecologist.	1-5
Management of hedges and standard trees	Hedge trimming or tree pruning to be undertaken outside of the bird breeding season (September to February inclusive), or preceded by a survey for nesting birds.	1-5
Management of installed landscape features	In accordance with Moore Partners Specification	1-5

Annex 1

Plan 001 – Site set up plan



Key:

Site Access 

Storage/Welfare & Parking 

Heras Fencing 
 (Estimated only – **Not based upon arboricultural data**)

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