



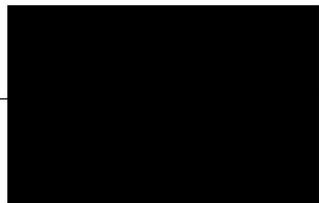
MKA

Construction Environmental Management Plan: Biodiversity

Jesmond, Pulpit Lane, Oving

Site	Jesmond, Pulpit Lane, Oving, Aylesbury, HP22 4HB
Project number	145623
Client name / Address	Welland, 9L Earlstrees Court, Corby, Northamptonshire, NN17 4AX

Version	Date of issue	Revisions
1.0	23 August 2023	Original

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Declaration of compliance

The information which we have provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct and BS 42020:2013(210). We confirm that the opinions expressed are our true and professional bona fide opinions.



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1. INTRODUCTION

1.1. Aims and objectives

This Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) provides recommendations to ensure the protection of ecological features at Jesmond, Pulpit Lane, Oving, during the development of the proposed three new dwellings on this site. It is required in order to discharge Condition 14 of the Notice of Planning Approval (application ref: 22/04089/APP) as issued by Buckinghamshire Council, letter dated 9 June 2023, which states:

“No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of “biodiversity protection zones”.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

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

Reason: To ensure appropriate protection and enhancement of biodiversity, to make appropriate provision for natural habitat within the approved development and to provide a reliable process for implementation and aftercare, in accordance with policy NE1 of the Vale of Aylesbury Local Plan and the National Planning Policy Framework.”

This CEMP (Biodiversity) will be in accordance with BS 42020:2013.

1.2. Management responsibility

Adherence to this CEMP during the development works at Jesmond, Pulpit Lane, Oving, will be the responsibility of the allocated onsite contractors during construction works.

1.3. Timescales for implementation

A set timetable for construction works has not been established at this stage.

1.4. Existing site ecology

A Preliminary Ecological Appraisal was conducted in January 2023 (Greenwood Environmental, 2023) to support the application for the demolition of the existing Jesmond property and subsequent creation of three residential dwellings within its site boundary. A subsequent site walkover was undertaken by MKA Ecology Ltd in July 2023 to confirm the site conditions and inform the CEMP: Biodiversity.

The site and habitats present are shown on the map in Figure 1. Within this report this area is referred to as the Site or Jesmond, Pulpit Lane, Oving. The Site covers 0.12ha, and is located at central grid reference (SP 78731 21754), under the authority of Buckinghamshire Council. It comprises the existing Jesmond property and its surrounding amenity/garden grounds. There are also hedgerows and trees on the site boundary's perimeter.

Due to the artificial nature and low ecological value of habitats present, and small size of development footprint, very few ecological constraints were identified. These related to trees and hedgerows, nesting birds, roosting bats, and reptiles.

This document details precautionary mitigation measures and/or sensitive works to reduce potential impacts to these ecological features/species groups during the construction phase of the development at Jesmond, Pulpit Lane, Oving.

Figure 1: Habitat map of Jesmond, Pulpit Lane, Oving



2. PROTECTION OF ECOLOGICAL FEATURES DURING CONSTRUCTION

2.1. Risk assessment of potentially harmful construction activities

The proposed development is for the demolition of the existing Jesmond property and its shed at the northwestern corner of the garden, and construction of three new residential dwellings and hardstanding paving for most of the east of the Site.

The development will directly impact areas of the u1d Suburban/mosaic of developed/natural surface habitat, as well as the 13 mature birch, cherry, apple, and sycamore trees currently spaced out around the Site. Site clearance, pollution during construction and general construction activities all have a low risk of causing harm to wildlife in the absence of appropriate controls.

A number of sensitive control measures and mitigation have been outlined in detail in the following sections. These measures will minimise the risk of any harmful construction activities accordingly.

2.2. Habitats

Existing trees and hedgerows

The trees and surrounding border hedgerows which are to be retained should be protected with Heras fencing during construction to minimise the risk of any accidental damage to these trees from equipment or vehicles.

The following safe working methods should also be adhered to at all times to avoid pollution of the on-site habitats;

Any activities involving potential pollutants, such as concrete or fuel, should be carried out in dedicated areas which are designed so that spills, leaks, drips and contaminated run-off can be captured and properly disposed of.

Measures to minimise dust arising, when necessary, should be implemented, including the use of dust control machinery and wet machinery.

Stockpiles (for example soil, sand or hardcore) should be protected so that materials are not blown or washed away.

Water should be prevented from entering any excavations via the use of covers

2.3. Hedgehogs

The habitats present within the site boundary are considered to be suitable for foraging and commuting hedgehogs. The following measures should be undertaken during works:

Toolbox talk

All onsite contractors will be made aware of the potential for hedgehog to be present during development on Site. A copy of this CEMP should be available onsite at all times.

Avoidance measures during works

Machinery and materials should be stored on areas of hardstanding or raised the ground on pallets where possible;

Stacks of pallets and other building materials may offer resting places and should be inspected daily prior to works commencing.

Waste materials should be removed off site immediately or stored in skips

Excavations should be backfilled, covered overnight, or ramps placed in to allow any animals to escape. All excavations should be inspected prior to backfilling.

Protocol to follow if hedgehogs are found

Safely remove the hedgehog(s) from Site by wearing gloves of a thick material and either transporting the hedgehog by hand if it has defensively rolled itself into a ball, or placing the hedgehog into a container, to then be transported to a well-vegetated area nearby outside the construction footprint.

2.4. Nesting birds

All wild birds, their active nests and eggs are protected under the Wildlife and Countryside Act (1981), as amended. This makes it an offence to deliberately, or recklessly kill or injure any wild bird or damage or destroy any active nest or eggs of a wild bird. Some bird species are listed under Schedule 1 of the Wildlife and Countryside Act (1981) as amended and it is an offence to wilfully or recklessly disturb an active nest site of these species or disturb adults when they are with dependent young.

There is a low risk of nesting birds being present onsite and therefore any vegetation clearance should be scheduled to take place outside of the bird breeding season in order to avoid impacts on nesting birds.

If any vegetation clearance works are required during the breeding bird season (between the months of March and August inclusive), such works can only proceed following the completion of a nesting bird check undertaken by an experienced ornithologist.

Protocol to follow if an active nest is found

Any active birds' nest identified during this check must be protected from harm until the nesting attempt is complete. This will require a buffer to be left around the nest, the size of which will depend upon the species involved (as a general rule, this will be 10m of vegetation in all directions around the nest). Any vegetation buffers established as a result of the initial nesting bird check must be subjected to a second check after the original nesting attempt is completed before such areas can be removed during the breeding bird season (between the months of March and August inclusive).

2.5. Reptiles and amphibians

While there were no ponds within the surrounding area identified from aerial imagery, this Site does contain evident piles of cut vegetation and wood (Photograph 1, Appendix) which in could theory support small numbers of reptiles, or amphibians in their terrestrial phase. The PEA considered that reptile or great crested newt presence was unlikely due to a lack of nearby records and unsuitable surrounding habitats, however, as a precaution the removal of piles of organic material or wood for construction should be done with care to identify and limit harm to any reptiles and amphibians using them.

2.6. Ecological Clerk of Works (ECoW)

The nature and complexity of the ECoW role varies considerably between sites but often involves:

- Supervising the implementation of planning conditions, licences and best practice guidance through the construction and operational phases of developments.

- Ensuring that works on site comply with legislation regarding protected species. Non-compliance with environmental and ecological legislation, licences or consents can result in delays to a project, heavy fines and even custodial sentences in some circumstances. The role of the ECoW can add significant value to a project, not just by avoiding fines and delays, but through enhancing the reputation of clients and their projects through good publicity.

- Providing guidance and advice on how to avoid or minimise on-site ecological impacts through, for example, the design and supervision of ecological mitigation and compensation measures.

Before any work can proceed on site, the ECoW must ensure that any ecological issues have been identified and that adequate protection measures are put into place. These have been outlined within this document. The primary roles for the ECoW at Jesmond will be providing a pre-commencement toolbox talk to contractors, as well as undertaking nesting bird checks if required.

Onsite induction

The ECoW will provide a brief induction for contractors on site prior to commencement of works, detailing the contents of this document. A copy of this CEMP should be available onsite at all times.

Any new contractors starting at the Site will be made familiar with the contents of this document before starting any works at the Site. Ideally the key messages in this CEMP should be included in the general site induction for new contractors.

Communication

Good communication and close liaison with other contractors, project managers and designers are an essential part of this type of work. The ECoW should not 'police' the site or give instruction but must ensure that sensitive ecological issues are identified early and managed according to Best Practice. During site operations that may impact upon the ecology of the site, the ECoW will work closely with site operatives and operators of machinery to provide advice and be at hand in case any issues arise during works.

The ECoW and site manager should agree a procedure of work before any works commence with regard to avoiding harm, damage or destruction to any species and habitats protected by law and/or relevant planning guidance.

Agreements should be put into document form and all site operatives should be briefed and sign the document to confirm that they agree to adhere to the procedures and methodologies outlined. An example of a written formal agreement would be a CEMP such as this, outlining the methods and constraints that site operatives must adhere to so that the work on site complies with planning conditions, licenses and best practice guidance.

Close-down report

Where an ECoW is required a brief Letter Report summarising the outcome of the clerk of work actions will be issued to detail the actions that were taken.

2.7. Construction phase management timings

An indication of the timings for the construction phase management actions to be undertaken is shown in Table 1. These should be used to inform the scheduling of development works at the Site.

Table 1: Construction phase management timings at Jesmond, Pulpit Lane, Oving

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vegetation clearance (outside of breeding bird season)												
Vegetation clearance requiring nesting bird check (during breeding season)												

Key

Appropriate timing of works	
Suboptimal timing of works	

2.8. Construction phase risk assessment and protection measures summary

Table 2: Construction protection measures at Jesmond, Pulpit Lane, Oving

Species	Construction phase mitigation	Timing	Responsibility
Habitats	Follow guidance on protecting vegetative features	Throughout construction	Site manager/ All contractors
Hedgehogs	Toolbox talk and implement avoidance measures	Immediately prior to works commencing	ECoW and Site manager/ All contractors
Birds	Sensitive timing of works OR Nesting bird check	September to October inclusive OR March to August and preceded by a nesting bird check	ECoW and Site manager/ All contractors
Reptiles and amphibians	Toolbox talk and implement avoidance measures	Immediately prior to works commencing	ECoW and Site manager/ All contractors

3. REFERENCES

British Standards Institution (2013) *British Standard 42020:2013, Biodiversity – Code of practice for planning and development*. British Standards Institution: London.

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4. APPENDIX

Photograph 1: Brash pile suitable for reptile and amphibians in Jesmond, Pulpit Lane, Oving





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