

# CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN

PROPOSED NEW DWELLING AND GARAGE

REAR OF  
31 MAIN STREET, WOODNEWTON  
PETERBOROUGH

**Job No. 1386**

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### 1 INTRODUCTION

- 1.1 This site has Full Planning Consent (Application Number: NE/22/00867/ful) for the construction of a new detached dwelling.

This Specification has been produced to discharge Condition 14 of planning consent Ref: NE/22/00867/FUL, detailed below:

**Condition 14**

*No development shall take place (including demolition, ground works or 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, unless otherwise agreed in writing by the local planning authority.*

*As there is established bat roosting and bird nesting in the cottage adjacent to the site the CEMP should include details of integrated bat and bird roosting/nesting features within the new dwelling.*

*Reason.*

*In the interests of ecology and biodiversity.*

- 1.2 This document will support the client in ensuring compliance with current legislation, official policy, due diligence and agreed standards of best practice relating to development of the site.

### 2 BACKGROUND AND SITE DESCRIPTION

- 2.1** The site is located to the rear of 31 Main Street, Woodnewton. The site comprises of two buildings, bare ground and grassland. The site is surrounded by residential properties with associated access, gardens and open spaces to the north, east and west. To the south is an area of large garden/open space supporting grassland, scrub and areas of ephemeral/short perennial vegetation.
- 2.2** The proposed dwelling is to sit within the plot facing south looking down the garden. The dwelling is designed as a predominantly two storey home with single storey adjuncts. Construction works involve the demolition of the large wooden workshop and the small brick chicken coop prior to the construction of the dwelling.
- 2.3** This CEMP has been informed by the Preliminary Ecological Appraisal (PEA) report produced by Lockhart Garret, dated June 2021, to support the initial planning application.
- 2.4** The following CEMP: Biodiversity is intended to satisfy the requirements of the above planning condition, by summarising the potentially damaging activities and how the project will respond to these. Proportionate measures to mitigate and reduce these risks are detailed within.

#### 3 ECOLOGICAL FEATURES AND POTENTIALLY DAMAGING ACTIVITIES

##### 3.1 WATERCOURSES:

Willow Brook is approximately 125m south of the site boundary

##### POTENTIALLY DAMAGING ACTIVITIES:

- Vehicle/plant moving and fuelling
- Storage of materials and chemicals

##### 3.2 EXISTING TREES:

There are existing trees within and around the site which are to be retained

##### POTENTIALLY DAMAGING ACTIVITIES:

- Vegetation clearance
- Ground works
- Vehicle/plant moving and fuelling
- Storage of materials and chemicals

##### 3.3 ROOSTING/FORAGING BATS:

The site lacks bat roosting potential but there is for bats to be utilising the site for foraging and commuting. The cottage to the north of the site is known to be a roost for pipistrelles.

##### POTENTIALLY DAMAGING ACTIVITIES:

- Night-time construction lighting

##### 3.4 AMPHIBIANS:

The site is considered to be of low value for amphibians, with only small areas of potentially suitable terrestrial habitat identified

##### POTENTIALLY DAMAGING ACTIVITIES:

- Vegetation clearance
- Ground works
- Vehicle/plant moving and fuelling
- Storage of materials and chemicals

#### 3.5 REPTILES:

The site offers some limited suitable habitat for reptiles through the presence of poor-semi-improved grassland, scrub and bare ground.

##### POTENTIALLY DAMAGING ACTIVITIES:

- Vegetation clearance
- Ground works
- Vehicle/plant moving and fuelling
- Storage of materials and chemicals

#### 3.6 NESTING BIRDS:

The scrub onsite may potentially offer suitable nesting bird habitat.

##### POTENTIALLY DAMAGING ACTIVITIES:

- Vegetation clearance
- Vehicle/plant moving and fuelling
- Night-time construction lighting

### 4 MITIGATION DURING CONSTRUCTION

#### 4.1 WATERCOURSES:

- Vehicle/plant moving and fuelling
- Storage of materials and chemicals

##### PROTECTION MEASURES:

Due to the distance from the site boundary of the watercourse and the are of site that will be protected from construction traffic there are no specific measures required to protect the watercourse.

Dust suppression measures, such as 'damping down' will be implemented on an 'as-needed' basis, in line with best practice approaches.

Appropriate bunding/storage and an emergency spill protection plan in place.

#### 4.2 EXISTING TREES:

- Vegetation clearance
- Ground works
- Vehicle/plant moving and fuelling
- Storage of materials and chemicals

##### PROTECTION MEASURES:

Protective fencing will be installed around the retained scattered trees, in line with British Standard BS:5837:2012. These areas will be marked as 'biodiversity protection zones', to be subject to safeguarding measures throughout the construction period.

Dust suppression measures, such as 'damping down' will be implemented on an 'as-needed' basis, in line with best practice approaches.

No re-fuelling or washing of vehicles, or storage of hazardous chemicals within 10m of the retained trees, with appropriate bunding / storage and an emergency spill protection plan in place.

#### 4.3 ROOSTING/FORAGING BATS:

- Night-time construction lighting

##### PROTECTION MEASURES:

No construction lighting to spill onto on- and off-site vegetated habitats, with no construction lighting between 19:00-07:00.



Note: Should any bats be discovered as part of the clearance works, works will cease immediately and an Ecologist will be contacted for further advice.

### 4.4 AMPHIBIANS AND REPTILES:

- Vegetation clearance
- Ground works
- Vehicle/plant moving and fuelling
- Storage of materials and chemicals

#### PROTECTION MEASURES:

In order to safeguard amphibians and reptiles, in the unlikely event that they may be present within suitable habitats during construction activities, the following amphibian and reptile method statement for phased vegetation clearance will be followed:

Note: Should any Great Crested Newts or suspected Great Crested Newts be encountered, works will cease immediately and an Ecologist will be contacted for further advice.

- Suitable refugia present within the proposed works area including the wood and brash piles are to be searched and removed by the hand, and will be undertaken with direct Ecological Clerk of Works supervision. Suitable refugia will be removed during the newt and reptile active season (March-October) in order to prevent disturbance to hibernating animals.
- Any amphibians or reptiles captured as part of this will be relocated to an area of habitat away from the construction area, such as the grassland to the west of the site.
- Demarcation fencing should be put around this area in order to prevent construction machinery entering, and will be marked as a 'biodiversity protection zone'.
- Any areas of longer vegetation including the poor-semi-improved grassland to be lost will be strimmed initially to a height of 150mm, and will be undertaken with direct Ecological Clerk of Works supervision.
- After a 5-day period this area is then to be strimmed to a height of 50mm before being soil stripped, and will be undertaken with direct Ecological Clerk of Works supervision.

\*Where works are required between November and February, this will be considered on a case-by-case basis and will only be undertaken where the Ecological Clerk of Works is satisfied that no hibernation opportunities are present.

In the unlikely event that a Great Crested Newt, other amphibian or reptile is harmed during the works, they would be captured and taken to a suitably experienced vet / carer for treatment.

### 4.5 NESTING BIRDS:

- Vegetation clearance
- Vehicle/plant moving and fuelling
- Night-time construction lighting

#### PROTECTION MEASURES:

Where practicable, all suitable vegetation removal will be undertaken between September - February inclusive, outside the recognised nesting bird season.

Where suitable vegetation removal is required between March – August inclusive, the area will first be checked by the ECoW, to confirm that no active nests are present. Where active nests are identified, these will be taped off to a 5m radius, to ensure no harm is caused. Only once the nest is no longer active, as confirmed by the ECoW, will the relevant area of vegetation be cleared.

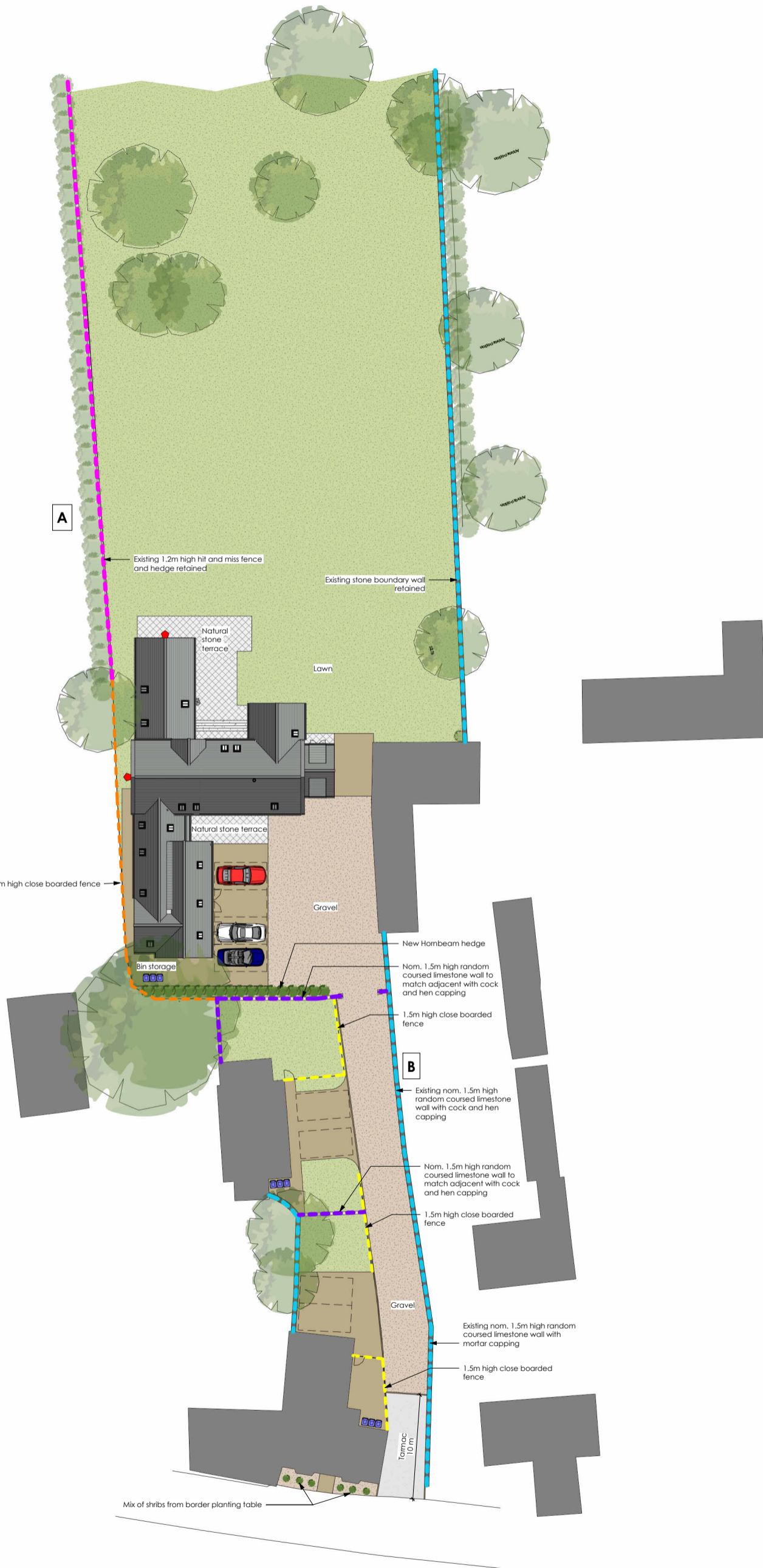
Protective fencing will be installed around retained suitable nesting habitats. No re-fuelling or washing of vehicles, or storage of hazardous chemicals, within 5m of any vegetated habitat, with appropriate bunding / storage and an emergency spill protection plan in place.

### 5 IMPLEMENTATION

- 5.1 The approach for the implementation of these measures will be flexible and responsive to progress and conditions on site during the works. The protection measures will be incorporated into construction risk registers and, as such, will be implemented as appropriate when particular activities are carried out. With the measures contained within this document implemented, it is anticipated that all ecological features will be fully safeguarded prior to and during construction.

6 APPENDIX A – LANDSCAPING PLAN





Rev	Date	Description
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**A** Existing 1.2m high hit and miss fence and hedge retained



**B** Existing random coursed limestone wall with cock and hen capping

**NEW BORDER/HEDGE PLANTING**

New borders to be planted with species as indicated. Area of border planting to be cleared of all perennial weeds before new planting. Borders to be dug to a depth of 600mm and made up with good quality topsoil with a silty loam. Soil pH to be checked and any changes to plant choice made accordingly. Plants to be positioned on site still in pots initially to confirm siting taking account of size and shape of individual plants. Planting holes to be dug for each plant approximately twice the size and depth of the root ball. Base of holes to be broken up and mixed with a suitable compost. A root builder to be added in accordance with manufacturers recommendations. On removal from the pot each plants roots are to be teased out and root ball to be placed into planting hole with top of root ball level with top of border soil. Area around the root ball to be filled with border soil. Plants to be gently firmed in by foot and well watered. Newly planted borders to be mulched with decorative gravel.

**MAINTENANCE**

5 year landscaping maintenance plan to allow for the protection and establishment of new plants: Any dead, diseased or damaged plants to be replaced with similar size and species. Tree shelters to be checked monthly and repaired/replaced as required.

As an alternative to pre-planting weed control a residual herbicide may be applied after planting around trees planted into a grass sward which should give 6 months of weed free growth. Control of weed growth and competition for nutrients and moisture is essential around each newly planted tree for 2-3 seasons after planting. A one metre weed free area around each tree is recommended.

**LAWNS**

Areas to be seeded to be roughly graded and topsoiled to a depth 450mm for grass. All topsoil areas to be grassed to be cleared of weeds and rubbish and rotovated to 100 deep. No ploughing, ripping etc to be carried out within spread of existing trees. Pre-germination fertiliser to be spread and wild meadow mix seeding to be carried out in accordance with best practice. Alternatively, if turf used, area to be roughly graded and topsoiled to a depth of 200mm. Apply a general fertiliser to manufacturers instructions and mix into top 50mm of soil. Turf to be laid in accordance with Best Practice and to be well watered in immediately. Watering to be continued as required for 3 weeks min to ensure turf does not dry out. Mowing to commence once roots have anchored turf to soil nominally 3wks and height of grass to be reduced over successive cuts so that the grass is not 'shocked'

**PLANTING**

- Indicates existing tree retained
- Indicates new planting, refer to notes

**ECOLOGY**

- Bat Box (2 No.)

**HARD LANDSCAPING**

- Permeable block paving
- Tarmacadam - Roads & Pathways
- Natural stone pavers
- Concrete Kerb Edgings
- Gravel

**BOUNDARY TREATMENT**

- Existing hit and miss fence retained, nom 1.2m high
- Existing stone walls retained, nom 1.5m high
- New stone wall, nom 1.5m high
- 1800mm high close boarded fence
- 1500mm high close boarded fence



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Job Title  
**NEW DWELLING REAR 31 MAIN STREET WOODNEWTON**

Drawing Title  
**PROPOSED LANDSCAPING AND BOUNDARY TREATMENTS**

Scale @ A1	Date	Drwg. No.	Revision
As indicated	OCT 23	1386 - 10	

This drawing shall NOT be scaled other than for planning purposes. All dimensions to be verified on site. All working dimensions to be taken from site. All copyright reserved.



**PROPOSED LANDSCAPING & BOUNDARY TREATMENTS**

1 : 200



**SHRUBS FOR BORDER PLANTING**

REF	SPECIES	HEIGHT	POT	DENSITY
AA	Hebe rakaiensis	20-30cm	3l	2/m <sup>2</sup>
BB	Lavandula angustifolia 'Hidcote'	10-20cm	2l	2/m <sup>2</sup>
CC	Potentilla fruticosa 'Red Ace'	10-20cm	2l	2/m <sup>2</sup>
DD	Vinca minor 'Gertrude Jekyll'	20-30cm	2l	2/m <sup>2</sup>

**PLANNING**