

Construction Environmental Management Plan (Biodiversity)

16/10/2025



This Construction Environmental Management Plan (Biodiversity) outlines the measures to protect and enhance ecological features during the conversion of Crown House, Huddersfield, into student accommodation. The plan details procedures for nesting bird control, invasive species removal, tree protection, pollution prevention, and implementation of minor habitat enhancements, ensuring compliance with all relevant UK wildlife legislation and local planning policy.

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1. Introduction

This Construction Environmental Management Plan (Biodiversity) (CEMP) has been prepared by Hewitt & Carr Services on behalf of Abode to ensure that all ecological considerations are appropriately managed during the proposed conversion of Crown House, Huddersfield, into student accommodation.

The purpose of this CEMP is to set out the ecological protection, mitigation, and enhancement measures to be implemented throughout the construction phase, in line with the requirements of the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), and relevant local planning policy.

This document has been prepared to support the discharge of a planning condition requiring the submission of a Construction Environmental Management Plan (Biodiversity). It provides a practical framework to ensure that construction activities avoid harm to protected species and habitats, maintain statutory compliance, and deliver biodiversity enhancements consistent with the principles of the Environment Act 2021.

The CEMP provides a practical guide for contractors and site operatives, ensuring compliance with ecological legislation and adherence to the ecological recommendations identified during the site assessment.

2. Site Overview

The site comprises an existing multi-storey block located within the urban centre of Huddersfield. The immediate surroundings are dominated by built form and hardstanding, with limited vegetated areas. Vegetation includes small shrub beds on the western boundary containing buddleia (*Buddleja davidii*), cotoneaster (*Cotoneaster* sp.), and bindweed (*Calystegia sepium*), alongside a small northern grassed area supporting two standard hornbeam (*Carpinus betulus*) and one rowan (*Sorbus aucuparia*) tree.

The building previously supported feral pigeons (*Columba livia domestica*); however, effective exclusion measures have now been implemented. No evidence of bat roosting was recorded, and the risk of bat use remains negligible due to high light levels, lack of suitable cavities beneath the lead flashing, and the heavily urbanised setting.

3. Legislative and Policy Context

All activities on site must comply with the following key legislation and guidance:

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017 (as amended)
- Natural Environment and Rural Communities (NERC) Act 2006, Section 40 Duty to Conserve Biodiversity
- Environment Act 2021, with reference to biodiversity enhancement expectations
- BS 42020:2013 – Biodiversity: Code of Practice for Planning and Development
- CIRIA C741 – Environmental Good Practice on Site (2015)
- CIEEM (2019) Guidelines for Ecological Impact Assessment in the UK and Ireland

The proposals also align with the Kirklees Local Plan (2019), which seeks to protect and enhance biodiversity within the built environment. The incorporation of wildflower planting and pollinator features will contribute towards the Plan's urban greening and ecological connectivity objectives.

4. Roles and Responsibilities

Role	Organisation	Responsibility
Ecological Clerk of Works (ECoW)	Hewitt & Carr Services	Provide on-call ecological advice, undertake toolbox talks, monitor compliance, and inspect roof areas if works coincide with nesting season.
Site Manager	Abode / Main Contractor	Implement all mitigation measures and ensure compliance with this CEMP. Liaise with the ECoW where required.
Site Operatives	Various	Follow ecological protection measures, report any wildlife incidents, and avoid disturbance to sensitive areas.

Regular communication between the ECoW and the Site Manager will be maintained throughout the works period. Toolbox talks and induction briefings will be provided to ensure all staff understand ecological constraints.

5. Ecological Risks and Sensitivities

Key ecological sensitivities identified on site include:

- Urban nesting birds, particularly pigeons, potentially attempting to reoccupy roof structures.
- Invasive species, notably buddleia and cotoneaster within shrub beds and building brickwork.
- General urban wildlife, including foxes and gulls, which may access waste materials.

6. Mitigation and Protection Measures

6.1 Nesting Birds

- Continue maintaining pigeon exclusion measures throughout construction.
- If roof or façade works occur during the nesting bird season (March–August inclusive), the area shall be inspected by a suitably competent person, as briefed by the Ecological Clerk of Works (ECoW), at intervals not exceeding 48 hours. The ECoW will remain available on call for verification or in the event of uncertainty.
- Should active nests be discovered, works in that area must cease until the nest is confirmed inactive or the young have fledged.

6.2 Invasive and Dominant Species

- Remove buddleia from the brickwork and roof, ensuring complete root removal to prevent regrowth.
- Excavate and dispose of cotoneaster and bindweed from shrub beds under controlled conditions, preventing spread of vegetative material.
- All green waste to be removed to a licensed disposal site or treated on-site following the *Environment Agency's Guidance on Invasive Non-native Plants (RPS 178)*.

6.3 Habitat Protection

- Retain the two hornbeam (*Carpinus betulus*) and one rowan (*Sorbus aucuparia*) trees on the northern aspect.
- Protect root zones during works using temporary fencing positioned at least 2 m from trunks.
- Prevent soil compaction, storage, or vehicle access within root protection areas.

6.4 Pollution Prevention

- Fuel, oil and chemicals to be stored on impermeable surfaces within bunded areas.
- Refuelling to occur at least 10 m from any drains, using drip trays and spill kits.
- Any spillages to be reported immediately to the Site Manager and contained using spill absorbent material.

6.5 Waste Management

- All waste must be stored in secure containers or enclosed skips to prevent attraction of urban wildlife.
- Food waste from contractors must not be left unsecured.

7. Ecological Enhancements

To contribute to local biodiversity objectives and offset the urban nature of the development, the following enhancements will be implemented post-construction:

- **Wildflower Seeding:** Upgrade the small northern grass area with a low-growing urban wildflower seed mix suitable for dry conditions and pollinators.
- **Pollinator Features:** Integrate bee bricks or small solitary bee nesting features into landscaped areas or building façades where feasible.
- **Shrub Bed Replanting:** Replace invasive planting with native nectar-bearing shrubs such as dogwood (*Cornus sanguinea*), hazel (*Corylus avellana*), and guelder rose (*Viburnum opulus*).

These measures will be integrated into the site landscaping plan and managed under a simple annual maintenance schedule.

8. Monitoring and Reporting

- The on-call ECoW (Hewitt & Carr Services) will be available throughout the construction period to provide advice and conduct site visits as required.
- Monitoring reports or email confirmations will be issued following any roof inspections or ecological interventions.
- Any breaches or unexpected wildlife encounters will be logged, investigated, and rectified in consultation with the ECoW.
- Upon completion of the works, the ECoW will provide written confirmation to the Local Planning Authority that all mitigation and enhancement measures have been implemented in accordance with this plan.

9. Emergency Procedure

If at any point a protected species (e.g. nesting bird, bat, or other unexpected wildlife) is discovered during works:

1. Stop works immediately in the affected area.
2. Secure the location to prevent further disturbance.
3. Notify the Site Manager and ECoW (Hewitt & Carr Services).
4. The ECoW will assess the finding and advise on lawful continuation of works or any licence requirements.

10. Summary of Commitments

Measure	Responsibility	Timing	Notes
Maintain pigeon exclusion	Contractor / Site Manager	Throughout construction	Inspect integrity weekly
Roof checks during nesting season	HCS Ecologist	Every 48 hrs (Mar–Aug)	Works paused if nests found
Removal of buddleia, cotoneaster, bindweed	Contractor under ECoW advice	Pre-construction	Dispose responsibly
Protection of hornbeam and rowan trees	Contractor	During all works	Temporary fencing required
Pollution prevention and waste control	Contractor	Throughout	Secure storage and spill kit
Install wildflower seeding and bee features	Landscape contractor	Post-construction	As part of landscaping
Toolbox talk for nesting birds	HCS Ecologist	Prior to commencement	Record attendance
Post-construction confirmation	HCS Ecologist	On completion	Written confirmation to LPA

11. Conclusion

The implementation of this Construction Environmental Management Plan (Biodiversity) will ensure that the conversion of Crown House proceeds in full compliance with ecological legislation and best practice, while providing minor but meaningful biodiversity enhancements in an urban context. Hewitt & Carr Services will remain available as on-call Ecological Clerk of Works for the duration of the project and will confirm to the Local Planning Authority upon completion that all ecological measures have been satisfactorily delivered.

Contractor Summary Sheet found overleaf

Contractor Summary Sheet – CEMP (Biodiversity)

Site: Crown House, Huddersfield

Client: Abode

Date: 16/10/2025

Ecological Clerk of Works (ECoW): Tom Egerton (HCS)

Key Ecological Risks

- Roof previously used by feral pigeons – nesting may reoccur if exclusion fails.
- Buddleia, cotoneaster and bindweed present in shrub beds and on brickwork.
- Two hornbeam (*Carpinus betulus*) and one rowan (*Sorbus aucuparia*) trees to be retained and protected.
- Urban wildlife (e.g. foxes, gulls) may access waste if left unsecured.

Required Actions

Before Works:

- Maintain pigeon exclusion measures.
- Remove invasive vegetation (buddleia, cotoneaster, bindweed) and dispose of arisings responsibly.
- Fence off trees – minimum 2 m protection zone.
- Attend toolbox talk on nesting birds and site biodiversity rules.

During Works

- Nesting Season (Mar–Aug):
 - Roof and façade inspected by suitably competent person every 48 hours if works ongoing.
 - Stop work if active nests are found; await clearance from ECoW.
- Keep all fuels, oils and chemicals in bunded areas; use spill kits immediately if leaks occur.
- Store all waste and food securely in closed containers or skips.
- Do not damage vegetation or compact soil in fenced areas.

After Works

- Implement wildflower seeding to northern grass area.
- Install solitary bee features / bee bricks.
- Replant cleared beds with native shrubs (dogwood, hazel, guelder rose).
- ECoW to confirm completion and send report to Local Planning Authority.

Emergency Procedure

1. Stop work immediately in the affected area.
2. Secure the location and prevent further disturbance.
3. Notify the Site Manager and ECoW (Tom Egerton, HCS).
4. Follow ECoW advice before resuming work.

Contact

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