

10<sup>th</sup> December 2025  
 Ref 2025/158 BNG

## Land Adjacent 28 Stringer House Lane, Emley

### Construction Environmental Management Plan (CEMP Biodiversity)

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## 1. Project Summary

Site Address:

Land Adjacent 28 Stringer House Lane  
Emley  
Huddersfield  
HD8 9SU

Proposal Description:

Erection of detached dwelling.

Planning Condition : 9

## 2. Introduction & Background

This Construction Environmental Management Plan (CEMP: Biodiversity) has been prepared to discharge Condition 9 of the planning permission. The purpose of the CEMP is to ensure all construction activities are planned, managed, and undertaken in a manner that safeguards ecological receptors and complies with relevant legislation and best practice.

The measures detailed in this document will be implemented in full throughout the construction period unless otherwise agreed in writing by the Local Planning Authority (LPA).

The site to which this CEMP relates obtained planning consent under 2025/62/91232 for the erection of a detached dwelling.

### *Summary of ecology likely to be effected*

The site consists of a stand alone single storey structure and area of hardstanding. The remaining site has been assessed as modified grassland in poor condition, per the originally submitted BNG baseline assessment note. This was provided by Estrada Ecology.

Outside the boundaries of the site to the north lies a large conifer hedge, with various birch and sycamore trees which appear to be semi mature.

There are no identified high-quality habitats existing on the site.

This framework CEMP is a live document and subject to third party approvals, therefore it will be updated, expanded and modified as the project progresses to ensure that its content reflects the construction activities and programme.

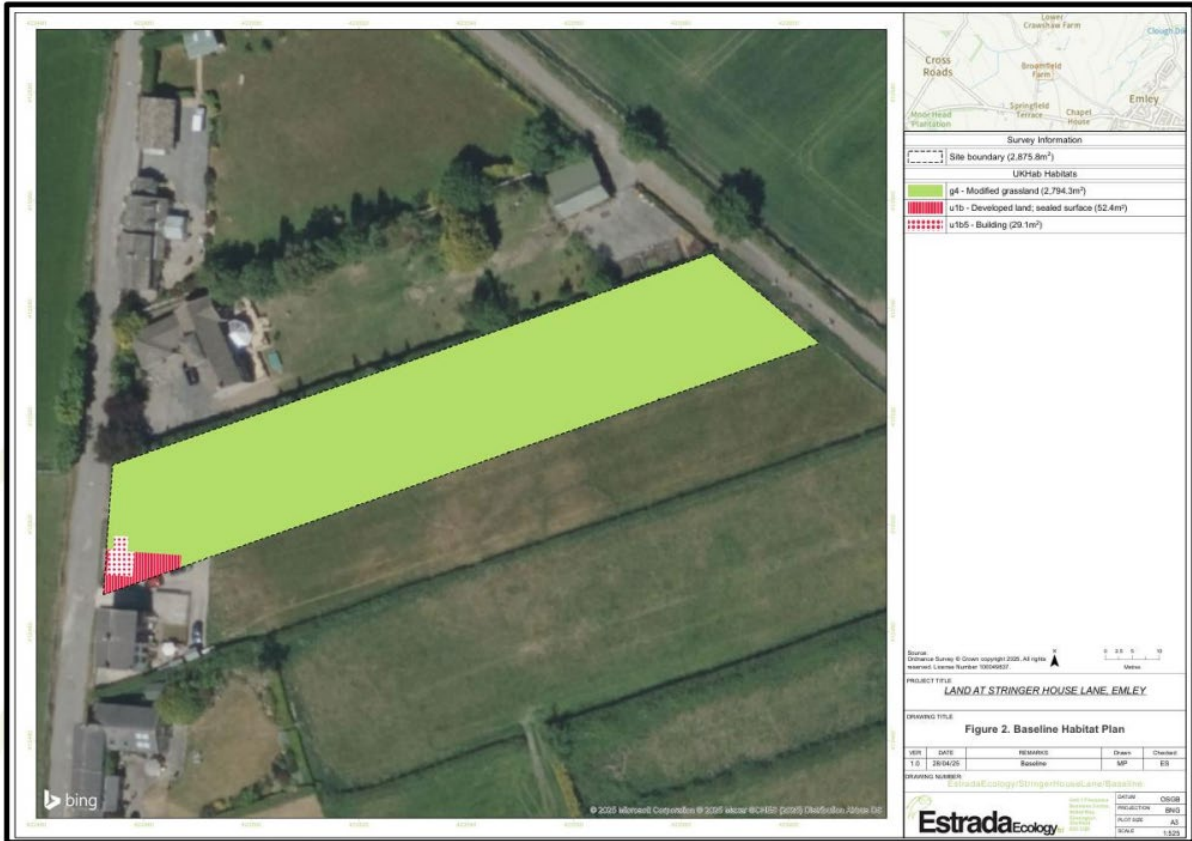
There are no nationally or internationally designated sites within 2km of the site. The BNG baseline statement assessed the site as consisting of -

- 0.56 area units of 'Modified Grassland' (Poor condition),
- 0.00 area units of 'Developed Land; Sealed Surface, and
- 0.00 area units of 'Built Linear Features.

No linear habitats are recorded on the baseline. No watercourse units are recorded on the baseline. No irreplaceable habitats are present on site.

The image below shows the baseline habitat map produced by Estrada.

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Based on the assessment of the site, there are no habitats to be impacted on the site.

Therefore, the mitigation measures within this document will address the impact upon external habitats, which mainly relates to the conifer hedge and trees previously mentioned to the north of the site.

### 3. Construction Proposal

#### General notes

An indicative list of large plant and equipment that are likely to be used at various stages of construction have been considered and the following are expected to be included:

- Tracked Excavator
- Trucks/Tipper Truck
- Vibratory Compactor/Hammer
- Roller
- Concrete Pumps & Mixer
- Compressors/Generators

#### Site Set up & Mobilisation

Facilities will be established by the contractor to minimise risks to the environment and promote efficient use of resources. Some measures are illustrated on the submitted plan.

Measures will include:

- Temporary protective fencing will be erected to delineate the working areas,

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- site boundaries and protect sensitive features from disturbance.
- Provision of temporary offices, welfare facilities and secure storage of equipment.
- Any necessary fuel and oil will be stored in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001. Refuelling will only be undertaken in designated area, designed to contain contaminated runoff, and by trained personnel. Emergency spill kits will be readily available.
- Materials storage areas will be set up and managed.
- Waste segregation areas will be established utilising containers of an appropriate design to ensure that no waste can escape.
- Sewage effluent from the site office and welfare facilities will be removed from site, using a vacuum tanker.
- Temporary lighting where used will be designed to minimise spillage of light, and oriented away from features of ecological importance and residential properties.
- The temporary site compound will be removed and finished in accordance with the approved plans following completion of the works.

The Principal Contractor's Construction Compound layout and arrangement will comply with the commitments in this CEMP. In particular the following management controls will be adhered to:

- All working areas will be kept in a clean and tidy condition
- Smoking areas at site offices, compounds and construction sites will be equipped with containers for smoking waste.
- All necessary measures will be taken to minimise the risk of fire.
- Workers will always maintain a reasonable and appropriate standard of dress and will not use foul language or display lewd or derogatory behaviour.
- Appropriate measures, such as use of enclosed containers, will be employed to store waste susceptible to spreading by wind or liable to cause litter.
- Fencing and other means of enclosure will be inspected daily, repaired and repainted as necessary.
- Adequate welfare facilities will be provided for all construction staff. All toilets will be serviced and kept clean.
- Good personal hygiene will be promoted by the contractors for the workforce, particularly when using site canteens or mess facilities.
- Site accesses, accesses to site compounds and roads in the vicinity of site access points will be maintained and kept clean as required.
- Commitments relating to noise and vibration.
- Commitments relating to dust, odours and air pollution.
- Commitments relating to the handling, storage and disposal of materials.
- Appropriate management and disposal of foul water and sewage.

### Access

The type and number of vehicles generated during the construction period will vary according to the different stages of construction programme, and the type and intensity of work being undertaken at the different stages. Movements will be restricted as far as reasonably possible so as to avoid peak traffic flow periods (i.e. from 0800 - 0900 and 1700 - 1800).

Deliveries will be scheduled on the just-in-time basis to avoid multiple concurrent deliveries and causing congestion on the local road network and Stringer House Lane.

Vehicles waiting to access site shall be able to contact the site foreman via information displayed on the site entrance. This will allow the foreman to facilitate access to the site. The site access and

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material storage points and skip collection points have been designed to allow for vehicles to reverse into the site under supervision of a qualified banksman.

### **Working Hours**

To minimise disturbance to nearby residents, businesses, and sensitive receptors, construction activities will be restricted to the following approved working hours:

Monday–Friday: 08:00–18:00

Saturday: 08:00–13:00

Sundays and Bank Holidays: No works permitted (excluding non-noisy works such as internal fittings)

No noisy operations (including deliveries, plant start-up, and material handling) shall take place outside these hours unless prior written approval is obtained from the Local Planning Authority. Emergency works necessary for health and safety may be undertaken outside normal hours, with the site manager notifying the relevant authorities and affected stakeholders as soon as reasonably practicable.

The contractor is responsible for ensuring all subcontractors and delivery partners are aware of and comply with these restrictions.

### **Site security**

The site will be fully secured with perimeter fencing, with its condition inspected on a regular basis. Access will be limited to authorised personnel only. All visitors must enter via the main site gate and report to the Construction Manager/Site Manager. A sign-in/sign-out procedure will be in place to ensure site management maintains an accurate record of all personnel on-site for emergency purposes.

Visitors will be required to complete site induction training, wear appropriate PPE (including safety helmet, hi-visibility clothing, and safety footwear), and be accompanied by a site representative at all times.

All mobile plant and equipment will be safely parked in a designated area, locked when not in use, and secured with keys stored in an authorised, secure location.

The contractor shall be encouraged to implement mobile CCTV and remote monitoring of the site for out of hours security and safety.

## **4. Environmental Control Measures**

The following sections outline the measures that will be implemented to minimise potential environmental effects associated with construction activities. These measures will remain in place for the duration of the works. As a live document, the CEMP will be updated as necessary to address evolving site conditions or construction requirements.

### **Wheel Washing**

A full-time operative will manage the jet-wash facilities located at the site entrance/exit. In addition, a road sweeper will attend the site a minimum of twice weekly, with additional sweeping during muck-away operations.

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## **Waste & Recycling**

Minimising and reducing waste during construction is a key priority. The following principles will be applied throughout the works:

- Regular toolbox talks
- Adoption of good on-site working practices
- Reducing waste by recycling and efficient material use
- Provision of adequate waste storage facilities
- Ensuring suitable site security
- Use of appropriate waste disposal routes

In line with CIRIA C741 Environmental Good Practice on Site (2015), particular care will be taken during the ordering, delivery, storage, and handling of materials to prevent waste. A 'just-in-time' ordering strategy will be adopted to avoid over-ordering, and materials will be procured in required lengths where possible to minimise cutting and off-cuts.

All deliveries will be checked for specification and quantity before acceptance and directed to designated storage areas to reduce waste generation, minimise handling, and limit the spread of contaminants.

## **Noise & Vibration**

Best Practicable Means will be applied to reduce noise and vibration impacts. Measures include:

- Careful selection of working methods, equipment, and sequencing
- Use of the quietest equipment available (e.g. electric/battery over diesel/petrol)
- Positioning plant behind physical barriers or within acoustic enclosures
- Locating noise-generating equipment away from sensitive receptors
- Directing plant exhausts away from residential properties
- Using well-maintained and appropriately silenced equipment
- Implementing a strict no-idling policy
- Minimising drop-heights during material handling
- Setting audible warnings to the lowest safe level
- Operating within agreed working hours and consulting the LPA regarding out-of-hours work
- Regular noise monitoring by a suitably qualified person where necessary

Adherence to BS 5228-1 & BS 5228-2 (2009+A1:2014)

Additional good practice will include the use of sound-reduced compressors, preference for non-percussive breaking techniques, and ensuring all staff are trained and supervised in noise-minimising behaviours. Hoarding with a minimum surface density of 7 kg/m<sup>2</sup> will be installed where practicable.

A designated contact will be appointed to liaise with local residents regarding noise concerns.

## **Air Quality & Dust**

Dust may arise from vehicle movements, break-out works, handling of materials, tipping, stockpiling, or wind action. To minimise dust emissions, the following measures will be implemented:

## **Site Layout**

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- Locate intensive or dust-generating activities away from sensitive receptors where practicable.
- Install hoarding and apply IAQM (2014) guidance on dust from demolition and construction.

### *Site Management*

- Instruct contractors to minimise dust using all reasonable means.
- Avoid dry sweeping; use damping techniques as required.
- Consider wind speed and direction when scheduling works.
- Store dusty materials away from boundaries and ensure skips are covered.
- Undertake daily dust inspections and maintain logs of inspections, complaints, and corrective actions.
- Increase inspections during hot, dry, or windy conditions.
- Record and address any exceptional dust incidents.

### *Site Maintenance*

- Enclose processes where high dust potential exists.
- Prevent run-off of water or mud.
- Prohibit burning on site.
- Remove dusty materials promptly unless they are being reused
- Cover, seed, or fence stockpiles to prevent wind erosion.
- Ensure vehicles carrying loose materials are covered.

### *Construction Practices*

- Use Hand tools where possible. Otherwise use cutting, grinding, or sawing equipment fitted with dust suppression (e.g. water spray or extraction).
- Provide an adequate non-potable water supply for suppression.
- Use enclosed chutes, conveyors, and covered skips.
- Prioritise mains-electric or battery-powered equipment over petrol/diesel.
- Switch off plant when not in use and maintain equipment according to manufacturer guidance.
- Ensure vehicles comply with current emissions standards and keep maintenance logs on site.
- Reduce construction traffic movements where possible and avoid queueing near the site.
- Locate plant away from sensitive boundaries where practicable.

### *Water Resources and Pollution Control*

A Pollution Control and Contingency Plan will be developed by the Contractor to define measures to prevent pollution and set out procedures in the event of an environmental incident or emergency. Particular attention will be given to protecting Batley Beck and the surrounding landscape from potential impacts during construction.

For the purposes of this plan:

- An environmental incident is any event, activity, or condition that causes, or has the potential to cause, harm to people, property, or the environment.
- Pollution is any harmful effect on the local air, water, or land environment caused by the release of hazardous or nuisance substances, or from excessive noise or vibration.

### *Temporary Surface-Water Management*

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Temporary drainage systems will be established to minimise the risk of sediment or contaminated run-off entering the surrounding environment. The Principal Contractor will implement all necessary precautions to protect local drainage systems, watercourses, and groundwater from contamination.

Construction activities will follow the principles of the withdrawn EA Pollution Prevention Guidance (PPG), including PPG 2, 3, 4, 6, 7, and 26. Measures to be implemented include:

- All tanks will be adequately bunded, with drip trays provided under stationary plant.
- Spill kits will be available at refuelling points, and minor spills will be cleaned up immediately.
- No direct discharge of silty water to watercourses; settlement or filtration methods will be used.
- Alternative disposal routes will be considered where settlement or filtration is impracticable.
- Drains will be maintained free of silt, roads kept clear of mud, and the effectiveness of protective measures regularly monitored.

### *Effluent Management*

Vehicle and equipment wash-down will take place at purpose-built wash stations, with contained water for controlled disposal.

Foul effluent will be contained, subject to daily inspections, and removed from site by licensed tanker to an approved facility.

### *Regulatory Guidance*

In addition to these site-specific measures, all work will follow current best practice and regulatory guidance, including:

- PPG 1: Understanding your environmental responsibilities
- GPP 5: Works and maintenance in or near water
- PPG 6: Working at construction and demolition sites
- GPP 21: Pollution incident response planning
- GPP 22: Dealing with spills
- 

This integrated approach ensures that all potential sources of pollution are controlled, protecting water resources, local drainage infrastructure, and the wider environment throughout the construction phase.

### *Highways and Transportation*

- To manage traffic impacts during construction, the following measures will be implemented:
- Loads will be sheeted prior to leaving site.
- Emergency access routes will remain unobstructed.
- Roads and footpaths will be kept clear at all times.
- Materials will not be stored on routes where they may pose a hazard.
- Banksmen will be used where required to manage traffic safely.
- Emergency services will be met at the site entrance and guided as necessary.
- Vehicles will enter and exit the site in forward gear.
- Contractors will be encouraged to be FORS-registered and use vehicles with side-guards, mirrors, and detection systems.
- Reversing manoeuvres will be supervised unless vehicles are fitted with alarms/beacons.

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- A designated parking area will be provided and clearly communicated
- Delivery movements will be controlled and follow site rules.
- Safety signage will be maintained throughout the site.
- Mobile phone use while driving or operating plant is prohibited.
- Speed limits and traffic management rules will be enforced
- Pedestrian routes will be separated from vehicle movements wherever practicable.
- All traffic routes will be clearly marked, regularly checked, and properly maintained.

## 5. Natural Environment Conservation

### *Nature Conservation*

The Estrada Ecology BNG baseline assessment confirms that the site contains no ecological features and no recorded habitats of value. As such, no protected species or sensitive habitats are present within the site boundary, and no ecological-specific mitigation measures are required.

However, a line of hedges and trees is present along the northern boundary on neighbouring land. These are to be retained and protected in accordance with the submitted Tree Protection Plan, and no works, storage, or access will be permitted within the identified Root Protection Areas.

The Construction Manager will remain alert to any unexpected ecological constraints that may arise during the works. Should any evidence of protected species or notable habitats be encountered, works will be paused in the affected area and advice from a qualified ecologist will be sought before proceeding.

Given the site's confirmed low ecological value:

- No habitat-specific ecological protection measures are required within the site.
- No lighting restrictions or seasonal working constraints are necessary.
- No vegetation clearance protocols beyond standard good practice are needed.
- No invasive species management measures are applicable.

### *Nesting birds*

All wild birds, their nests, eggs, and young are protected under the Wildlife and Countryside Act 1981 (as amended). Works that could disturb nesting birds must be managed carefully to avoid contraventions.

Although the site has low ecological value, with no significant habitats within its boundary, the hedges and trees along the northern boundary may provide nesting opportunities. To minimise potential impacts:

Vegetation Clearance Timing: Any clearance of hedges or trees should ideally take place outside the bird breeding season (March to August, inclusive).

- **Pre-Works Inspection:** If vegetation works are required during the breeding season, a suitably experienced ecologist must inspect the area for active nests prior to clearance.
- **Active Nests:** If an active nest is found, works in the immediate vicinity must cease until chicks have fledged, with an appropriate buffer zone established around the nest.
- **Ongoing Awareness:** All site personnel will be briefed on the importance of avoiding disturbance to nesting birds during toolbox talks and site inductions.
- **Dormant Periods:** Should the site remain dormant for more than two weeks during the breeding season, the northern boundary vegetation will be re-checked for nesting activity before resuming work.

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Following these measures ensures compliance with wildlife legislation while allowing construction to proceed responsibly.

### **Summary**

Overall, ecological risk for the site is assessed as negligible, and standard construction good practice – together with the protection of the northern boundary vegetation – will ensure compliance with environmental obligations.

## **6. Monitoring and Review**

### **Incident Reporting and Corrective Actions**

All incidents – including those resulting in actual harm or damage, as well as near misses with the potential to cause injury, equipment damage, property damage or environmental harm – must be reported to the Project Manager or Construction Site Manager as soon as reasonably practicable. No incident is considered too minor to report. An Incident Investigation Report will be completed within 18 hours of the occurrence. Timely reporting enables prompt investigation and helps prevent recurrence.

All staff share responsibility for identifying and reporting hazards. Any hazard or safety concern must be brought to the attention of the Construction Site Manager immediately, who will investigate and implement corrective actions as soon as practicable.

### **CEMP Review**

The Client, Principal Designer, and Principal Contractor will ensure the control measures set out in this CEMP are fully implemented and routinely monitored to verify their effectiveness. Where controls are not achieving the required outcomes, adjustments will be made accordingly.

The CEMP will be reviewed and updated, as necessary, in consultation with the Local Planning Authority to ensure continued compliance with environmental regulations and planning conditions.

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*For & on behalf of Hill Rise Architecture Ltd.*

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