

Construction and Ecological Management Plan

Survey site:

Wye, Wheelwright Drive, Dewsbury, West Yorkshire, WF13 4JB

Client:

Kabir Hussain

Date:

22nd April 2026

Project:

This report is prepared to inform a planning application with Kirklees Council. The proposal is described as:
Demolition of existing bungalow and erection of one bespoke detached family home with integral double garage.

Planning Application Number:

2026/62/90255/E

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Version Control			
Status	Issue	Name	Date
Draft	0.1	David Hill-Chambers MSc (Hons) BSc (Hons) – Graduate Ecologist	22/04/2026
Reviewed	0.2	Elen Griffin BSc (Hons), MRSB, Senior Ecologist	29/04/2026
Final	1.0	David Hill-Chambers MSc (Hons) BSc (Hons) – Graduate Ecologist	06/05/2026

Introduction

This Construction and Ecological Management Plan (CEMP) has been prepared for the above-named client to outline measures to be implemented during Phase 4 construction works at the above-named site.

The purpose of this plan is to ensure the protection and mitigation of ecological receptors, adhere to best practices and industry standards, and provide adequate supervision by licensed professionals. The CEMP also outlines the management frameworks required for the planning and implementation of construction activities that comply with legislation and the environmental commitments.

CEMP The below table provides the wider ecological context of the site and details any associated planning conditions.

Site Context and Landscape History	
The survey site is centred on National Grid Reference SE 23569 22677 and has an area of approximately 0.27ha. The site comprises a dwelling and associated garden area, with trees and hedgerows, also present. The site is located within the town of Dewsbury, 12km south-west of the city of Leeds and 11km north-east of the town of Huddersfield. The site is bound by dwellings on all boundaries, with the wider landscape dominated by extensive areas of built form, with minimal pockets of greenspace present within the urban landscape.	
Planning Conditions	
Condition	<i>A condition for a CEMP: Biodiversity (Construction Environment Management Plan) is advised, e.g. No works shall take place 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:</i> <i>a) Summary of potentially damaging activities</i> <i>b) Identification of "biodiversity protection zones"</i> <i>c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)</i>

	<i>d) The location and timing of sensitive works to avoid harm to biodiversity features.</i> <i>e) The times during construction when specialist ecologists need to be present on site to oversee works.</i> <i>f) Responsible persons and lines of communication.</i> <i>g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.</i> <i>h) Use of protective fences, exclusion barriers and warning signs.</i> <i>The approved CEMP: Biodiversity 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.</i> <i>Reason:</i> <i>In the interests of biodiversity and in accordance with LP30 and NPPF15</i>
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The below table describes the ecological baseline conditions on site.

Ecological Background Information - Detailed using desk study and site survey.
The site had a PEA undertaken by Arbtech consultancy in October 2025; this was followed by a biodiversity net gain assessment in November of 2025. Habitats identified at the site include: - Developed land, sealed surface - Buildings - Vegetated garden - Urban trees - Non-native/ornamental hedgerow This does not include habitats identified outside of the development boundary, in the wider site landscape. Value for protected species on the site includes the following: Birds – The mature boundary trees, ornamental hedgerow and vegetated garden provide nesting opportunities and shelter for common garden bird species. Although no active nests were identified during the survey, the retained trees and vegetation offer suitable nesting habitat and foraging resources. The site is not considered suitable for notable overwintering bird assemblages or barn owls due to its small size and urban context. Amphibians – The site is considered to have negligible value for amphibians. No signs of activity were identified on site or within 30m. The urban surroundings, lack of suitable excavation areas and limited foraging habitat reduce the likelihood of amphibian presence within both the site and surrounding landscape. Bats – The existing dwelling is assessed as having negligible suitability for roosting bats due to its excellent condition, sealed roof structure and absence of crevices or access points. Mature trees are retained and may provide limited local ecological value. The vegetated garden and trees

offer some low-level foraging and commuting opportunities, although the urban setting, limited greenspace and existing artificial lighting reduce overall habitat value for bats.

- **Reptiles** – The site is considered to have negligible value for reptiles. Suitable habitat such as scrub, tussocky grassland or refugia features is absent, with the site dominated by managed garden habitat and hardstanding. The surrounding urban environment further limits connectivity to suitable reptile habitat in the wider landscape. Protected or notable reptile species are considered likely absent.
- **Amphibians** – The site is of low value for amphibians due to the absence of ponds within 500m and the limited terrestrial habitat available. Amenity grassland and hardstanding provide poor refuge opportunities, while the surrounding urban landscape presents barriers to dispersal. Great crested newts are considered unlikely to occur on site, though occasional common amphibian species may utilise sheltered vegetation opportunistically.
- **Terrestrial mammals** – The vegetated garden and ornamental hedgerow provide some value for small terrestrial mammals, particularly hedgehogs, by offering foraging, commuting and refuge opportunities. The site may also support common urban mammals such as rodents and foxes on an occasional basis, although habitat value is limited by the small site size and urban setting.
- **Invertebrates** – The lawns, ornamental shrubs and mature trees provide low to moderate value for common invertebrates through foraging and shelter opportunities. However, the site lacks diverse flowering habitat, deadwood, wet features or specialist niches that would support notable or protected invertebrate assemblages.
- **Riparian mammals** – The site has negligible value for riparian species such as otter or water vole due to the absence of watercourses or connected riparian habitat within the site or immediate surrounding area.

The following tables detail the proposed mitigation measures for the development as well as management requirements to ensure the longevity of these measures as detailed in the PEA and BNG. These include further details of the habitats on site and the impacts of the development upon them and will be read in conjunction with this document.

Scope

Construction and Ecological Management Plan

CEMP outlines construction and ecological measures for the following works:

Demolition of existing bungalow and erection of one bespoke detached family home with integral double garage.

Aims and Objectives

This report aims to identify key stakeholder requirements, ensure compliance by all stakeholders with all relevant legislation, minimise potential adverse effects on the environment and protected/notable species during construction, and provide site specific methods to avoid, minimise and mitigate construction effects on the environment and protected/notable species.

Work Schedules and Ecological Presence

Work schedules will be developed by the client to ensure activities with specific timing requirements are carried out in a manner that minimises harm to ecological receptors. These schedules will be provided to all relevant personnel and contractors involved in the project. The following measures will be implemented:

Ecological Clerk of Works

A qualified and suitably experienced ecologist will be present on-site during critical phases of construction activities, namely turf stripping. Their role will be to oversee and monitor compliance with the CEMP, provide guidance, and take immediate action to prevent any harm to ecological receptors. Should protected species be identified during vegetation clearance, works will be halted whilst a suitably licensed ecologist and/or Natural England is contacted.

Persons Responsible and Lines of Communication

A Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion will be someone with significant influence during construction, such as the contractor, site or project manager. They are responsible for ensuring all actions outlined in the approved CEMP are implemented including the provision of a toolbox talk prior to work commencing. Any queries with regards to the mitigation prescriptions will be

addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist’s contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist and designated ECoW of the commencement of construction works and provides updates where necessary. The ECoW will provide ecological expertise and guidance throughout.

The following key personnel are responsible for the management and implementation of works in accordance with the CEMP:

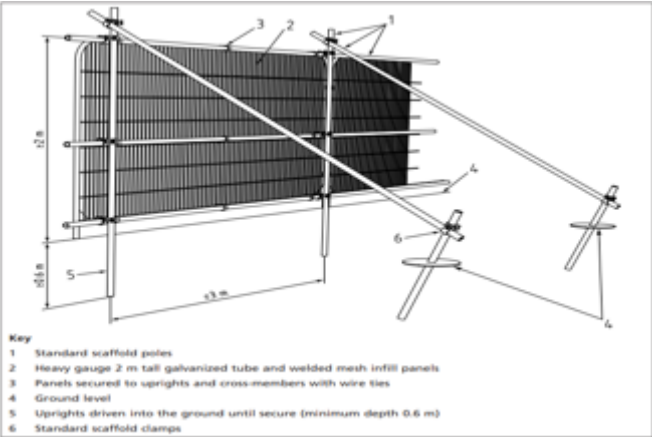
- Site Owner: Mr Kabir Hussain
- Main Contractor

Table 2- Construction and Ecological mitigation measures

Ecological Mitigation Measures	This table includes any measure required to obtain or comply with planning permission or other consent and to comply with legislation.
Ecological Protection Areas and Buffer Zones	
Ecological protection areas and buffer zones within the project site. These areas will be demarcated using physical means of protection, such as exclusion fencing, to prevent unauthorised access and minimise disturbance to sensitive habitats.	
Tree Protection	

Tree root protection areas will be identified based on the existing tree inventory. A buffer from retained trees will be established and protected throughout the duration of construction activity in line with the sites Tree Protection Plan and the site access plan agreed with Client. No trenches or ground works will be completed within the specified buffer of any retained trees on site. Trees will be appropriately protected in accordance with BS 5837:2012 - “Trees in relation to design, demolition and construction – Recommendations”. As such, it is recommended that the trees are separated from construction works by protective fencing throughout the duration of the construction phase of the development. A fencing specification is included within **Figure 1** below. Appropriate signage is to be included on the fencing in order to ensure that fences are not moved after establishing. As shown in **Figure 2**.

Figure 1:
Default protective barrier specification (British Standards Institute 2012).



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps



Tree protection zone
Do not remove this fencing

Figure 2:
Appropriate signed to attached to root protection zone fencing- Source- www.Safetysignsandnotices.co.uk

Construction measures	
Pollution Prevention	
Statutory Compliance	To limit impacts of pollution resulting from the construction phase of the development, construction works must be completed in accordance with current statutory guidelines relating to pollution prevention (Environmental Agency 2016). Furthermore, although withdrawn in 2015, pollution prevention guidelines detailed within guidance document: <i>PPG6: Working at Construction and Demolition Sites</i> (Environment Agency 2010) remain applicable to the site. Considering both the relevant statutory requirements and best practice measures detailed within guidance document PPG6, the below mitigation prescriptions are considered suitable to mitigate impacts of pollution during the construction phase of the development. The allocated

	Biodiversity Champion will be responsible for ensuring the below mitigation recommendations are undertaken successfully during the works.
<i>Materials Storage and Surface Water Runoff</i>	It is recommended that the Biodiversity Champion ensures that: • No stockpiles are created on exposed ground areas and ensure that all materials and chemicals are stored securely and safely on site in accordance with current Control of Substances Hazardous to Health (COSHH) regulations (HSE 2002). • Stockpiles are located as far away as possible from urban trees and on level ground to prevent any accidental run-off. • Contaminated materials, chemicals, and other hazardous substances must be stored on an impermeable surface, in a bunded area, within any area of the site. • All chemicals and hazardous substances are stored away from areas where there is heightened risk of damage from impact or collision such as site traffic. • All chemicals and hazardous substances are labelled; containers are sealed when not in use and inspected regularly and fit for purpose. • Staff are trained in use of spill kits and emergency procedures. • Ensure there is a designated 'responsible person' on site at all times. • Lock storage facilities when not in use.
<i>Site Drainage</i>	It is recommended that the Biodiversity Champion ensures that: • Pollution risks are identified pre-construction. • Pollutants are prevented from entering drains where possible. • If any pollutant enters a drain, immediately stop the pollution with a physical block, stop the activity causing the pollution, then notify the Environment Agency for surface water drains or the local sewerage provider for foul water drains. If there's a spill, accident, or emergency, try and prevent pollutants entering the drains. • Report all pollution incidents to site management and the Environment Agency.

	- Inspect drains and protection measures frequently and maintain them during the construction activity. Well maintained drains will also reduce risks of flooding and subsequent surface water run-off. - As a last resort, should any pollutants be required to enter the drainage system on site, permission from Environment Agency or the local sewerage provider must be sought before discharging anything other than clean uncontaminated surface water to a drain and other surface waters or groundwater. Apply for permission early, as authorisation can take up to four months.
<i>Airborne particle suppression</i>	It is recommended that the Biodiversity Champion ensures that: - Effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. - Bag and remove any biological debris or damp down such material before demolition. - Carry out regular site inspections to monitor compliance. - Ensure all vehicles switch off engines when stationary. - Avoid the use of petrol- or diesel-powered generators and use mains electricity or battery power where possible. - Only use cutting, grinding, or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction. - Ensure an adequate water supply on the site for effective dust/ particulate matter suppression/ mitigation, using non-potable water where possible and appropriate. - Use enclosed shuts and conveyors and covered skips.
<i>Noise</i>	The Biodiversity Champion must ensure that noise levels are kept to a minimum in accordance with best practice as defined in the Control of Pollution Act 1974 to avoid unacceptable levels of noise and vibrations. Further guidance can be found in British Standard 5228-1:2009. Such measures applicable to the proposed development primarily include agreed working hours limiting night work, using the quietest equipment and plant available, shutting down equipment when not in use, and completing

deliveries during working hours only. Most notably, prescriptions as to limit noise of plant machinery as detailed within **Table B.1** within the code of practice for noise control (British Standards Institution, 2014) is likely to have the most significant impact during construction activity. Table B.1 is shown below.

Table B.1 Methods of reducing noise levels from construction plant

Plant	Noise reduction of plant			Alternative plant
	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
Hammer drive piling equipment	Pneumatic/diesel hammer or steam winch vibrator driver	Enclose hammer head and top of pile in acoustic screen	5 to 10	Bored piling Vibratory system
	Sheet pile	Acoustically dampen sheet steel piles to reduce levels of resonant vibration		Drop hammer completely enclosed in box with opening at top for crane access
	Impact on pile	Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition		Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy
	Cranes cables, pile guides and attachments	Careful alignment of pile and rig		Pressed-in piling which generates its driving force from the frictional restraint of other piles
	Power units or base machine	Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible		
Earth-moving plant: • bulldozer • compactor • crane • dump truck • dumper • excavator • grader • loader • scraper	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 to 10	Alternative super silenced plant might be available. Consult manufacturers for details

Table 8.1 Methods of reducing noise levels from construction plant (continued)

Plant	Noise reduction of plant			Alternative plant
	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	
Compressors and generators	Engine	Fit more efficient sound reduction equipment	Up to 10	Super silenced plant is available. Consult manufacturers for details Electric-powered compressors are available as opposed to diesel or petrol Sound-reduced compressor or generator can be used to supply several pieces of plant. Use centralized generator system
	Compressor or generator body shell	Acoustically dampen metal casing Manufacturers' enclosure panels need to be kept closed		
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured	Up to 10	
Pneumatic concrete breaker, rock drills and tools		Enclose compressor or generator in ventilated acoustic enclosure	Up to 20	Hydraulic and electric tools are available For large areas of concrete, machine designed to break concrete in bending can be used Thermic lance
	Tool	Fit suitably designed muffler or sound reduction equipment to reduce noise without impairing machine efficiency Ensure all leaks in air line are sealed	Up to 15	
	Bit	Use dampened bit to eliminate ringing		
	Total machine	Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured	Up to 10	
Rotary drills, diamond drilling and boring		Enclose breaker or rock drill in portable or fixed acoustic enclosure with suitable ventilation	Up to 20	Thermic lance
	Drive motor and bit	Use machine inside acoustic shed with adequate ventilation	Up to 15	

	Table B.1 Methods of reducing noise levels from construction plant <table><tr><th rowspan="2">Plant</th><th colspan="3">Noise reduction of plant</th><th rowspan="2">Alternative plant</th></tr><tr><th>Source of noise</th><th>Possible remedies (to be discussed with machine manufacturers)</th><th>A-weighted sound reduction dB</th></tr><tr><td rowspan="5">Hammer drive piling equipment</td><td>Pneumatic/diesel hammer or steam winch vibrator driver</td><td>Enclose hammer head and top of pile in acoustic screen</td><td>5 to 10</td><td rowspan="5">Bored piling Vibratory system Drop hammer completely enclosed in box with opening at top for crane access Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy Pressed-in piling which generates its driving force from the frictional restraint of other piles</td></tr><tr><td>Sheet pile</td><td>Acoustically dampen sheet steel piles to reduce levels of resonant vibration</td><td></td></tr><tr><td>Impact on pile</td><td>Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition</td><td></td></tr><tr><td>Cranes cables, pile guides and attachments</td><td>Careful alignment of pile and rig</td><td></td></tr><tr><td>Power units or base machine</td><td>Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible</td><td></td></tr><tr><td>Earth-moving plant: • bulldozer • compactor • crane • dump truck • dumper • excavator • grader • loader • scraper </td><td>Engine</td><td>Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed</td><td>5 to 10</td><td>Alternative super silenced plant might be available. Consult manufacturers for details</td></tr></table>	Plant	Noise reduction of plant			Alternative plant	Source of noise	Possible remedies (to be discussed with machine manufacturers)	A-weighted sound reduction dB	Hammer drive piling equipment	Pneumatic/diesel hammer or steam winch vibrator driver	Enclose hammer head and top of pile in acoustic screen	5 to 10	Bored piling Vibratory system Drop hammer completely enclosed in box with opening at top for crane access Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy Pressed-in piling which generates its driving force from the frictional restraint of other piles	Sheet pile	Acoustically dampen sheet steel piles to reduce levels of resonant vibration		Impact on pile	Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition		Cranes cables, pile guides and attachments	Careful alignment of pile and rig		Power units or base machine	Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible		Earth-moving plant: • bulldozer • compactor • crane • dump truck • dumper • excavator • grader • loader • scraper	Engine	Fit more efficient exhaust sound reduction equipment Manufacturers' enclosure panels need to be kept closed	5 to 10	Alternative super silenced plant might be available. Consult manufacturers for details
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<i>Implementation of the Waste Hierarchy</i>	The Biodiversity Champion must ensure that all construction activity is completed in accordance with the Waste Hierarchy (Defra 2011) in an attempt to reduce the amount of waste produced during the construction phase of the development. As such, the construction phase must be completed in accordance with the below core principles: <i>In the first instance:</i> • Re-use products and materials where possible. • Recycle and compost material resources where possible.																														

	• Attempt to recover energy from waste. Where none of the above options offer an appropriate solution, waste disposal is the final option: • Only transfer controlled waste to an “authorised person” (Waste Collection Authority, the holder of an Environmental Permit, Registered Water Carrier or Waste Disposal Authority). • Ensure that non-hazardous waste is transferred under a Waste Transfer Note which must be retained for two years. • Hazardous waste is moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for three years. • The waste is the responsibility of the company until it has been fully recovered or finally disposed of.
Wildlife Protection – Precautionary Methods of Working	
<i>Birds</i>	Only small areas of vegetated garden is being affected, keeping all trees on site retained for nesting birds to continue using. However, works can see disturbance to nesting birds in proximity and near the edges of the retained habitat areas. The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. The buffer will need to be increased in the event of the presence of any Schedule 1 species as reckless disturbance as well of destruction of the nests of such species is an offence. Buffer zones regarding schedule 1 species are on a case-by-case, species-by-species basis and must be reflected accordingly. If nests are identified, these will need to include signage on any fencing or buffer boundary to make awareness of presence. Examples of appropriate installed work signs are shown in Figure 3. Signs will be installed in full view in areas where nesting birds have been identified on the pre-work checks.



Figure 3- Work signage regarding nesting birds on the site. Source- www.Britishsafetysigns.co.uk

Retained Turf and Soil Protection/Post construction Restoration

<i>Retained Soil and Turf Conservation.</i>	Any areas of retained vegetation or bare soil accessed by vehicles is likely to become compacted by heavy machinery and repetitive footfall, which will negatively impact ecological functioning. • Clearance of turf and topsoil will be limited to the minimum required to facilitate the development. • Retained turf will be protected during construction to maintain its ecological function. • Post construction the entire soil profile must remain in a condition that promotes aeration, drainage and root growth.
<i>Compaction, Erosion and Retained Turf Damage Mitigation</i>	Retained soil and any retained turf will be protected from the impacts of compaction, erosion and other soil and turf damage by the following; • Protective boards lain around the construction zone will spread the weight and erosive impacts of plant, vehicles and feet. Plywood is a traditional option, but rubber lawn mats may be a more practical and effective solution. These can also be used to create temporary “roads”. Clear protection mats are available to permit UV penetration and thus continued grass growth.

	• The work zone will be restricted to the minimum required for operatives to work safely and will be clearly signposted/fenced with access prohibited to contractors. • Contractors will be audited by the biodiversity champion on a weekly basis and on a daily basis by the team leader for compliance with environmental protection strategies and will be provided with toolbox talks at induction. Repeated compliance failures will lead to termination of contracts. Ensure any compensation or reparative measures for turf damage are included within contractors' contracts. • When stripping, stockpiling or placing soil, do so in the driest condition possible and use tracked equipment where possible to reduce compaction. • Confine traffic movement to designated routes. • Keep soil storage periods as short as possible. • Clearly define stockpiles of different soil materials. • Heavy plant/skids etc will be stored on hard standing, e.g. part of the new road. Whilst this is under construction, protective boards will be used. • Works will not take place during or after prolonged periods of rain and will use dry periods. • Plan work to avoid unnecessary journeys on either foot or vehicle across the grassed areas. • Some residual compaction may occur despite protective efforts. As such, aerating the retained grassed areas in the work zone post development would be beneficial.
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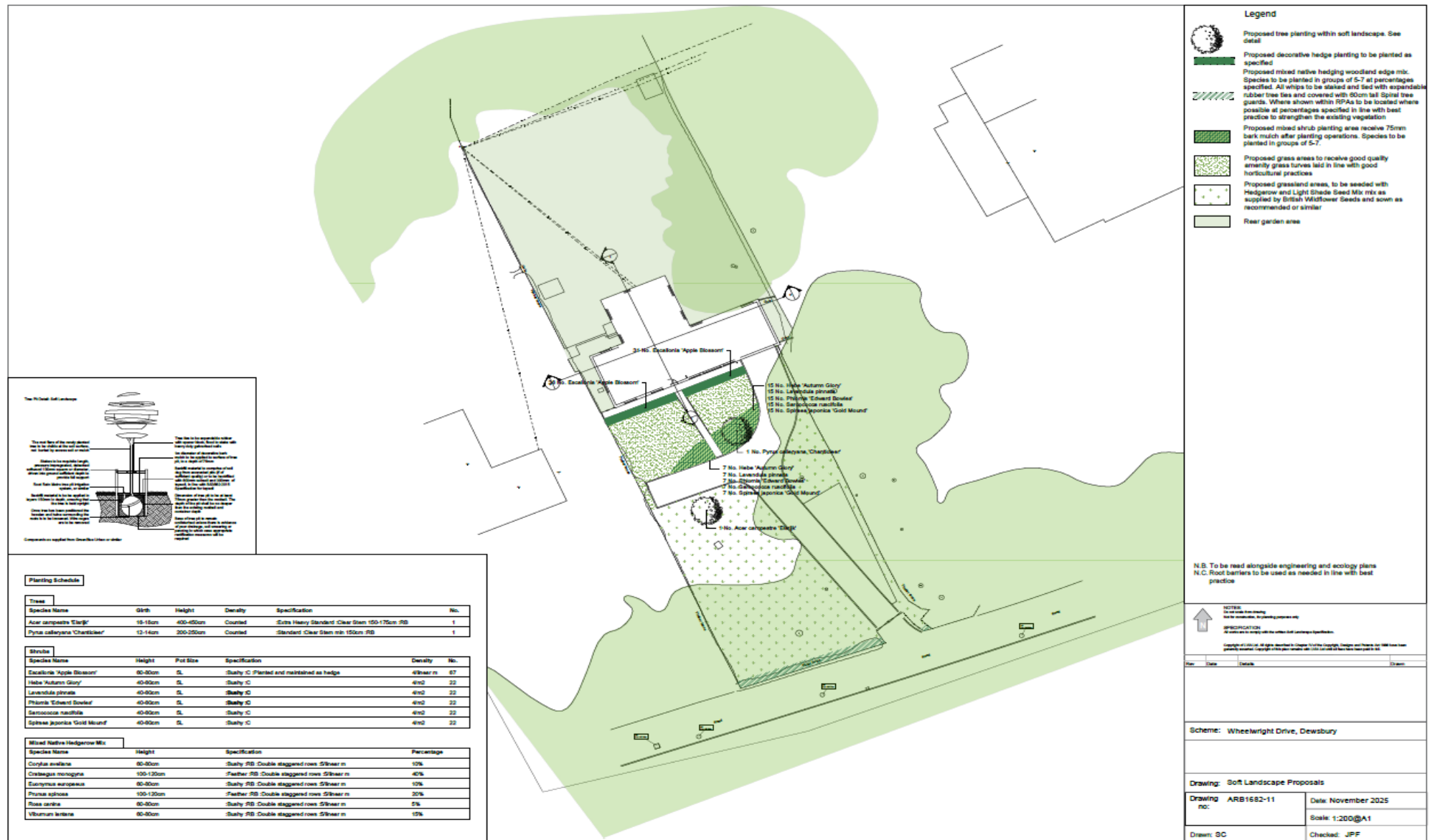
Compliance and Reporting

The CEMP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and Natural England under any license requirements. Construction activities will therefore be conducted strictly in accordance with the approved CEMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

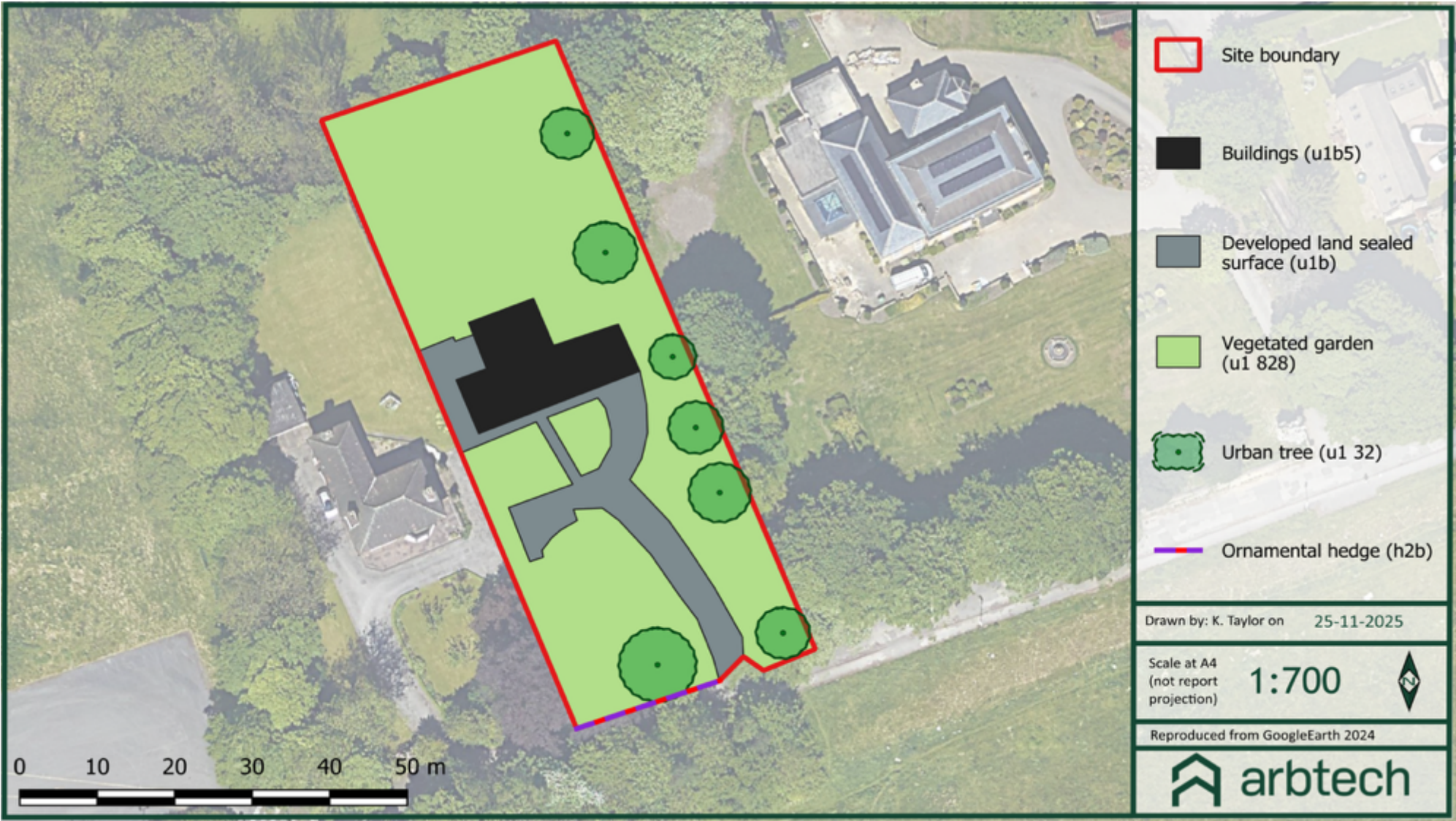
Any deviations or incidents that may affect ecological receptors will be immediately reported to the designated ecologist / Natural England. Updates to the CEMP will be relayed to the Local Planning Authority.

The CEMP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

Construction and Ecological Management Plan



Appendix 2: Baseline Habitat Plan



Appendix 3: Post Development Habitat Plan

