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Waters Mill, Penistone


Construction Environmental Management Plan - Biodiversity

Prepared for Mulgrave Developments Ltd

June 2026



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Approved by:	Rob Frith BSc (Hons) MRSB	Principal Ecologist
Notes:	This report contains sensitive information concerning protected species and caution should be exercised when copying and distributing to third parties.	

Report Status	Authorised for Release	Date	Position
Final	Rob Frith 	4 June 2026	Principal Ecologist

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1. INTRODUCTION

1.1. Project Background

1.1.1. Planning permission (Ref: 2023/0898) was granted on 21 January 2026 by Barnsley Metropolitan Brough Council for the erection of 17 dwellings with associated parking, drainage and landscaping at Land off Watermill Gardens, Penistone, Sheffield, subject to several planning conditions.

1.1.2. Planning condition 10 requires that:

No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- *Risk assessment of potentially damaging construction activities;*
- *Identification of 'biodiversity protection zones';*
- *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);*
- *The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);*
- *Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;*
- *The times during construction when specialists ecologists need to be present on site to oversee works;*
- *Responsible persons and lines of communication;*
- *The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s).*

Reason: *In the interests of Biodiversity in accordance with Local Plan Policy BIO1.*

1.2. Project Brief and Objectives

- 1.2.1. **RDF** Ecology have been appointed to prepare a construction environmental management plan for biodiversity (CEMP-B) to discharge planning condition 10.

1.3. Definition of Construction Works

- 1.3.1. For the purposes of this CEMP-B, construction works include the following:
- Site preparation and vegetation clearance;
 - The installation of site fencing, access roads and staff facilities
 - Construction of dwellings and associated infrastructure
 - Landscaping works at the end of construction.

1.4. Roles and Responsibilities

1.4.1. Ecological Clerk of Works

- 1.4.1.1. During the site clearance and construction phases, **RDF** Ecology will be retained as Ecological Clerk of Works (ECoW) by Mulgrave Developments Ltd to implement the measures set out in this CEMP-B
- 1.4.1.2. The ECoW will report directly to the appointed Site Manager for the Principal Contractor, as well as the Applicant and their Agent as appropriate. When present on-site, the ECoW will be responsible for overseeing and directing protection and mitigation measures identified within the CEMP-B, as well as determining where additional remedial measures may be required. Where arboricultural protection measures noted in this CEMP-B these will be overseen by the Project Arboriculturalist (PA).

1.4.2. Principal Contractor

- 1.4.2.1. The Principal Contractor will be responsible for the following:
- Ensuring that mitigation measures are undertaken during the specified stages of the construction programme, with advice, direction and oversight from the ECoW;
 - Ensuring that the ECoW has the appropriate machinery, qualified operators, ground workers and materials needed to implement the mitigation measures outlined within this CEMP-B;
 - Ensuring that any changes to works operations which may affect the timing or implementation of the mitigation measures outlined within this CEMP-B, will be discussed with the ECoW before being carried out;
 - Ensuring the continuation of protection measures of retained habitats when the ECoW is not present on-site; and will also report immediately

to the ECoW where deviation may be required from the prescribed measures; and,

- Ensuring that a copy of this CEMP-B is available in the Site Offices at all times, along with the full contact details for the appointed ECoW

1.5. Site Induction

- 1.5.1. The key requirements for all working methods and mitigation measures during the Construction Phase, as outlined within this CEMP-B, will be included within formal contractor inductions undertaken by the Principal Contractor (PC). Where appropriate and as specified within this CEMP-B, the ECoW will undertake 'tool-box' talks with contractors, prior to works which require ecological oversight and direction.

2. ECOLOGICAL BASELINE AND PREDICTED CONSTRAINTS

2.1. Nature Conservation Designations

2.1.1. Statutory Designations

- 2.1.1.1. The site is not covered by any statutory nature conservation designations and there are no sites covered by statutory nature conservation designations within 2km of the site boundary.
- 2.1.1.2. The closest site covered by a statutory nature conservation designation is Pye Flatts Meadows Site of Special Scientific Interest (SSSI) located approximately 3km north east of the site boundary
- 2.1.1.3. In addition there are 2 National network sites covered by European nature conservation designations within 10km of the site boundary and these are South Pennine Moors SSSI, SAC and the Peak District Moors (South Pennine Moors Phase 1) SSSI, SPA but located approximately 5.5km south west of the site boundary
- 2.1.1.4. The PEA Report for the development assessed that **no** impacts upon statutorily designated sites are predicted and these do not pose a constraint to the development.

2.1.2. Non-Statutory Designations

- 2.1.2.1. Local Wildlife Sites (LWS) are identified as the most important areas for biodiversity outside statutory designated sites within Barnsley Metropolitan Borough. They are selected and designated for their locally important, distinctive, and threatened habitats and species. This is in order to protect them from inappropriate development and promote the conservation of their biodiversity. There are currently 62 Local Wildlife Sites designated in Barnsley Borough.
- 2.1.2.2. There are three LWS's within 2km of the site boundary and the closest identified LWS is Scout Dyke Reservoir LWS located approximately 1.1km north west of the site boundary.
- 2.1.2.3. The PEA Report for the development assessed that **no** impacts upon LWS's are predicted and these do not pose a constraint to the development.

2.2. Ecological Baseline

- 2.2.1. The site comprises a single parcel of land of Watermill Gardens, Penistone whose extent and location are shown in Figure 1.

- 2.2.2. Table 1 below summarises the baseline habitats present on site and used in the BNG metric calculations.

Table 1—Habitats Recorded within Site Boundary

Habitat Type	Area (ha) or length (m)	BNG Condition Assessment
Area Habitats		
Modified Grassland (g4)	0.58	Poor
Ruderal/Ephemeral	0.112	Poor
Bare Ground	0.05	Poor
Total Site Area	0.742ha	
Hedgerows – none with io adjacent to the site		
Watercourses – none with io adjacent to the site		

- 2.2.3. Figure 2 shows the site habitats prior to construction works commencing, full descriptions are provided in the Preliminary Ecological Appraisal Report prepared by **RDF** Ecology (RDF Ecology 2024).

2.3. Ecological Constraints—Habitats

2.3.1. Irreplaceable Habitats

- 2.3.1.1. There are no irreplaceable habitats within the site boundary as described in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

2.3.2. Priority Habitats

- 2.3.2.1. There are no priority habitats within the site

2.3.3. Habitats

- 2.3.3.1. The habitats within the site have no significant or intrinsic botanical value and the loss of species poor modified grassland, ruderal/ephemeral and bare ground habitats supporting a limited range of common and widespread species would have insignificant ecological effects and would be significant within the zone of influence only and no significant impacts are predicted

2.3.4. Notable Plant Species

- 2.3.4.1. No locally notable plant species were recorded within the site.

2.3.5. Ecological Constraints —Protected Species

2.3.5.1. Table 2 below sets out the habitat identified as having potential value for protected species and whether they need to be addressed in this CEMP-B.

Table 2—Protected Species Constraints


Species	Impacts	Associated Habitats	Further Consideration Required
Badger	No evidence of badger recorded No badger setts were recorded within or immediately adjacent to site and no evidence of badger foraging activity was recorded during the field survey.	Modified grassland for foraging	No
Bats	The site does not contain any buildings or large trees of potential value to roosting bats	N/A	No
Otter	The site does not contain any habitats of potential value to otters, no evidence of otter activity was recorded during the field survey and the desktop study did not provide any records for this species within 2km of the site boundary.	Riparian habitats	No
Water Vole	The site does not contain any habitats of potential value to water vole, no evidence of water vole activity was recorded during the field survey and the desktop study did not provide any records for this species within 2km of the site boundary.	Riparian habitats	No
Breeding birds	Breeding birds could be impacted vegetation removal during the nesting season (March to August inclusive)	Grasslands	Yes, if clearance of vegetation to occur during bird nesting season.
Hedgehogs	Hedgehogs may be sheltering in the building materials temporarily stored on site	Building materials	Yes - when removing building materials
Reptiles	No reptiles were recorded on site, and the desktop study did not provide any records for reptiles within 2km of the site boundary	Grassland and building materials	Yes - when removing building materials
Amphibians	The site does not contain any ponds suitable for breeding amphibians including great crested newts and no amphibians were recorded during the field survey. there are no ponds located within 500m of the site boundary that are connected to the site by areas of suitable terrestrial habitat	Grassland and building materials	No

3. CEMP-B PROPOSALS

3.1. The proposed mitigation is set out in Table 3 below along with the proposed monitoring regime to ensure compliance with the plan objectives and these area based upon the predicted constraint identified in Table 2.

Table 3—Mitigation Proposals

Item	Protections	Rationale	Risk Assessment	Mitigation Strategy	Timing	Monitoring	Who
Contractor Induction	-	To ensure that all contractors are aware of the contents of this CEMP-B		The principal contractor will be responsible for briefing all contractors and sub-contractors working on the site to ensure that they are aware of the ecological controls and mitigation measure put in place during the construction period.	Prior to commencing work on site	Review and update CEMP-B in light of any new ecological data arising from ECoW surveys and works	PC ECoW
Nesting Birds	Nesting birds are protected under the Wildlife & Countryside Act 1981 (as amended)	To prevent accidental damage to nests and/or eggs of wild birds. Ground nesting birds are present in	Birds' nests/eggs could be affected by removal surface vegetation during the bird nesting season (March to August inclusive)	Vegetation will be removed outside of the bird nesting season wherever possible (September to February) Where this is not possible the following strategy will be adopted. Prior to works commencing a nesting bird survey of the vegetation to be cleared will be completed by the ECoW or other suitable appointed person to look for any evidence of nesting birds within the survey area. The extent of survey area that can be checked each day will be governed by the nature of the habitats present and survey areas will only be selected that can be adequately covered and cleared of vegetation within 48 hours. Where no active nests are recorded within the survey area, vegetation removal and other operations can be completed under the supervision of the ECoW. Such works must be completed within 48 hours of the pre-commencement survey. Where this cannot be accomplished further surveys will be required prior to vegetation removal commencing again. Other than brush stacked for ecological enhancement outside of the construction works areas, any brush will be removed or will be chipped to ensure that birds do not create nests in material that will need to be removed at a later date.	Vegetation removal to be programmed outside bird nesting season. If programmed for completion during bird nesting season (March to August inclusive) mitigation measures required.	Survey required before vegetation clearance works during bird nesting season. Monitoring of any active nest found in vegetation to be removed until young have fledged.	ECoW and PC

Item	Protections	Rationale	Risk Assessment	Mitigation Strategy	Timing	Monitoring	Who
				Where active nests are found an exclusion zone around the nest will be established by the ECoW in consultation with the Construction Manager to ensure that the nest can left undisturbed until the young have fledged. The nests will be monitored by the ECoW. Clearance and construction works will not proceed in the identified nesting areas until the ECoW confirms that fledglings have left the nests, and that works can proceed without causing disturbance to nesting birds.			
Bird and Bat Box Provision	Wildlife and Countryside Act 1981 (as amended)	To provide features to be used by nesting birds and roosting bats	-	To provide the following within the development <ul style="list-style-type: none"> ▪ 5 integrated bird nest boxes (locations indicated in Figure 3) ▪ 5 Integrated bat boxes (locations indicated in Figure 3) Examples of each type of box included in Appendix 1	To be installed as construction progresses	Provision to be signed off by PC or ECoW	ECoW and PC
Hedgehogs (<i>Erinaceus europaeus</i>)	Wildlife and Countryside Act 1981 (as amended)	To prevent killing or injuring hedgehogs	Whist not recorded on site the site contains habitat of potential value to this species	Prior to removal areas of stored building materials at the site entrance these will be inspected to check for resting hedgehogs Provision of gaps in fences to allow free movement of hedgehogs through the development with each gap provided with a label explain its function 	Prior to removal or stored building materials Hedgehog highway provision to be installed as development fencing is installed	Provision to be signed off by PC or ECoW	ECoW and PC
Reptiles	Wildlife and Countryside Act 1981 (as amended)	To prevent killing or injuring reptiles	Whist not recorded on site the site contains habitat of potential value to this species	Prior to removal areas of stored building materials at the site entrance these will be inspected to check for resting reptiles (at same time as checked for hedgehogs)	Prior to removal or stored building materials		ECoW and PC
Changes to the construction programme which would require	-	-	Changes to programme may require additional mitigation and monitoring measures to	Principal Contractor to provide regular updates to the ECoW to include information on programme or construction programme changes and the results of on-going monitoring of existing mitigation measure such as fence inspections and repairs.	As issues arise		PC

Item	Protections	Rationale	Risk Assessment	Mitigation Strategy	Timing	Monitoring	Who
deviation from the CEMP-B.			prevent wildlife offences occurring				
On-going site inspections		Monitoring of mitigation measures and construction works	To ensure that mitigation measures are being complied with and operating as planned	Once the site has been cleared of vegetation and stored building materials there is not a need for on-gong inspections unless new issues are identified by the PC	As issues arise	-	ECoW

Key

ECoW = Ecological Clerk of Works

PA = Project Arboriculturalist

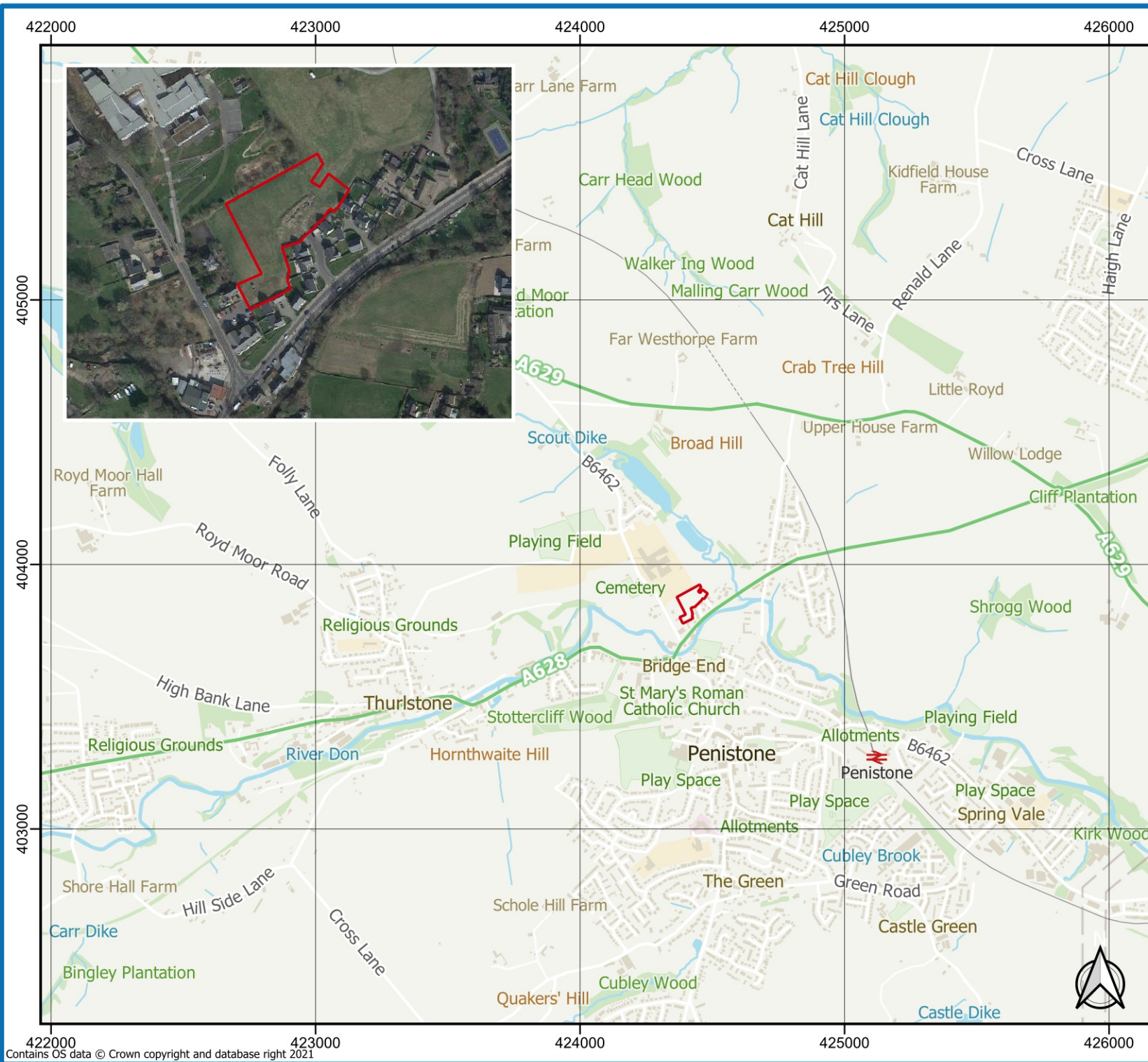
PC = Principal Contractor

4. FIGURES

Figure 1—Site Location


Figure 2—Baseline Habitats

Figure 3—Suggested Locations of Bird and Bat Boxes



Waters Mill Residential Development

KEY

 Site Boundary

Scale: 1:20,000 @A4

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Fig 1 - Site Location

Waters Mill Residential Development HMMP

KEY

Site Boundary

-  Site Boundary
-  Modified grassland
-  Bare ground
-  Ruderal/Ephemeral



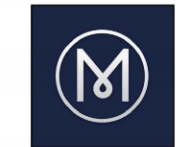
Date: 18/05/2026

Scale: 1:1,000 @A4

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Land off Watermill Gardens, Penistone, South Yorkshire



Waters Mill Residential Development HMMP

- Affordable Housing Tenure**
- Rent:
 - First Homes:
- Electric car charging Point.**
- Mode 3 electric vehicle charging point with a type 2 outlet socket.
 - External wall of dwelling or garage.
 - Bollard.
- Enclosures**
- 0.6m high artificial stone wall with 1.8m piers and fence panels between.
 - 1.8m board fence.
 - 1.2m post & rail fence.
 - 1.2m estate railings.
- External Materials.**
- Facing material - Artificial Stone.
 - Facing material - Render.
 - Roof tile - Condron Senior Slate (Black).
- Soft Landscaping**
- Proposed tree planting.
 - Proposed hedging.
 - Proposed shrub planting.
 - Mown Grass.
 - Garden Shed location (Cycle storage).
- For detailed landscape design refer to Landscape Architects drawings and specification.



Schedule of Accommodation

House Types					
H4	2 b 2 St	781	04	03.124	
Newton	3 B 2 St	1006	05	05.030	
Farnham	4 B 2 St	1191	03	03.573	
Chatsworth	4 B 2 St	1554	01	01.554	
Brompton	3 B 2 St	1665	02	03.330	
Kirby	6 B 2 St	2758	02	05.516	
Site Total			17	22,127	

Gross Site Area = 0.74 Ha (1.82 Acres)
 Nett Site Area = 0.66 Ha (1.63 Acres)
 13,574 SqFt Per Acre
 25.75 DPH

Rev	By	Note	Date
G	JD	Affordable distribution amended.	15.05.24
F	JD	Affordable dwellings illustrated.	20.03.24
E	JD	Landscape design updated.	31.01.24
D	JD	POS area and attenuation amended.	12.01.24
C	JD	Boundary adjacent plot 1 amended.	14.11.23
B	JD	Proposed roof tile amended. Sheds added to plots 14-17. Bin hard standings added to shared private drives. Plot 11 & 12 parking amended. Plot 13 garage moved forward.	07.11.23
A	JD	Proposed attenuation added.	26.10.23

Status	Planning
	Sketch Planning Tender Construction As Built

PRA Architecture
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 Email@pra-architecture.com W: www.pra-architecture.com

PROJECT: Land off Watermill Gardens, Penistone, S Yorkshire
 TITLE: Proposed Site Layout
 CLIENT: Mulgrave Developments Ltd
 DATE: 26.09.23 SCALE: 1:500@A2
 DRAWING: 1286.04 REVISION: G
 DRAWN: JD CHECKED: JD

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- KEY**
- Bat Box
 - Bird Box

Proposed Site Layout

Requirement: 5-integral-bat-bricks-in-total-to-be-installed

Locate-Bat-Bricks:

- Where bats are known to feed and navigate or close to landscape features such as the new green roof and roof terrace;
- Ideally at least 4m above the ground (where safe installation is possible);
- Away from artificial light sources (to protect them from predation); and
- Sheltered from strong winds and,
- Exposed to the sun for part of the day (usually south, south-east or south-west).

Requirement: 5-integral-bird-nest-boxes-to-be-installed

Locate-Bird-nest-boxes:

- Boxes to be located high up on buildings and ideally under the eaves.
- With clear flight lines to entry points
- The box should not be in direct sunlight, so an aspect between north and east is usually best.

Date: 04/06/2026
 Rev: A
 Scale: NOT TO SCALE

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Fig 3 - Bird and Bat Box Locations

5. REFERENCES

5.1. Project References

RDF Ecology (2024) Waters Mill, Penistone - Preliminary Ecological Appraisal

5.2. Technical References

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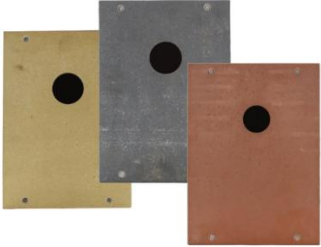
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6. APPENDICES

6.1. Appendix 1 - Suggested Bat Brick and Bird Box Types

Supplier	Box Type	Notes
Bat Bricks		
<p>Ibstock Bat Box B Brick Slip Front – Colour Buff</p>	<p>Integrated bat brick</p> 	<p>Designed specifically for the pipistrelle species Several roosting chambers provide zones of different temperatures within the box The bats are contained within the box itself and the entrance at the bottom allows droppings to fall out Red/ Buff in colouration: match your design F2 S2 – Fully Frost Resistant</p> <p>Dimensions 215 x 215 or 215 x 290</p> <p>Maintenance free</p>
<p>Green and Blue Bat Block Bat Brick</p>		<p>Materials Made from cast concrete using up to 75% waste materials from the Cornish China Clay industry.</p> <p>Dimensions 215mm x 440mm x 120mm (+15mm fascia depth)</p> <p>Weight Approx 15 kg (unpackaged)</p> <p>Maintenance free</p>

Bird Nest Boxes		
<p>Ibstock Swift Eco Habitat – Colour to be selected</p>		<p>Designed to be built into an external wall, this swift box can be faced with your choice of Smooth blue, Smooth Buff, or Smooth Red Ibstock brick.</p> <p>Key Features:</p> <p>Designed with the needs of the swift in mind Colours: Smooth Red, buff, or blue Discrete nesting box for installation near eaves Ideal for new build and conservation work Fully frost resistant</p> <p>Dimensions 327 x 140 x 140 Suitable for a range of birds including house sparrow</p>
<p>Action for Swifts ‘S’ Brick</p>	<p>The S Brick Nest Box</p> 	<p>Light-weight, aesthetically attractive new Swift brick that replaces a single brick and can be laid easily and quickly by any bricklayer, it comprises a laser-cut PVC foamboard nest chamber and a brick slip front and is one of the simplest and lightest nest bricks on the market</p>

<p>Ibstock Integrated Sparrow Boxes</p>		<p>With a front plate cut from Ibstock's fireborn bricks, the hollow middle and solid back of the box create a safe environment for sparrows.</p> <p>The sparrow box measures up at 280x203x140mm, giving internal dimensions of 230x153x100mm, with a 32mm diameter aperture. The front plate of the sparrow box can be removed for nest cleaning; minimising the risk of disease or infection.</p>
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