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Land Off Shaw Lane Barnsley
Construction Environmental Management Plan
(Biodiversity)

Vistry Group

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1. Introduction

1.1 Background

- 1.1.1 The Site has outline planning permission for up to 215 dwellings. This Construction Environmental Management Plan - Biodiversity (CEMP-B) has been prepared to address Condition 31 using the proposed reserved matters layout shown on Site Layout Drawing 4035-49-AWSM-XX-XX-DR-A-101 Rev P13.
- 1.1.2 The proposed reserved matters layout shown on Site Layout Drawing 4035-49-AWSM-XX-XX-DR-A-101 Rev P13 is treated as fixed for the purposes of this CEMP-B. The CEMP-B applies to the whole application Site and shall be implemented in accordance with that layout and the relevant approved condition-discharge documents.

1.2 Condition 31

- 1.2.1 Condition 31 prevents development, including demolition, groundworks and vegetation clearance, until a CEMP-B has been submitted to and approved in writing by the Local Planning Authority. The condition requires the matters listed below.

Item	Condition 31 requirement
1	Risk assessment of potentially damaging construction activities, including potential water quality impacts.
2	Identification of biodiversity protection zones.
3	An invasive non-native species protocol, where necessary.
4	Practical physical measures and sensitive working practices to avoid or reduce construction impacts.
5	Location and timing of sensitive works to avoid harm to biodiversity features, including daylight working controls where applicable.
6	Protective fences, exclusion barriers and warning signs, including advance installation and maintenance.
7	Times when specialist ecologists need to be present to oversee works.
8	Pre-commencement surveys where necessary for protected species.
9	Responsible persons and lines of communication.
10	Role and responsibilities of the ECoW or similarly competent person.

1.3 Related Conditions

Condition	Requirement relevant to coordination	Position in this CEMP-B
22	Arboricultural Impact Assessment, protective barrier details, Tree Protection Plan and Arboricultural Method	The supplied arboricultural documents are cross-referenced and their construction controls are incorporated



	Statement in accordance with BS 5837:2012 before works affecting trees.	in Sections 4, 5 and 7. Formal discharge remains separate.
33	Before above-ground works: scheme securing at least 10% biodiversity net gain, supported by a metric, with specifications, construction details and drawings.	Separate submission. This CEMP-B protects baseline and retained features during construction but does not set or approve the BNG scheme.
34	Before occupation: Natural England-format Habitat Management and Monitoring Plan for at least 30 years, including monitoring in years 1, 3, 5, 10, 15, 20 and 30.	Separate submission. Long-term habitat management is outside the construction controls in this CEMP-B.
35	Before above-ground works: biodiversity enhancement features such as bat, bird, hedgehog and habitat-pile measures, with specifications and drawings.	Separate submission. Feature numbers, types and locations are not fixed by this CEMP-B.

1.4 Use and Reviews

- 1.4.1 The Principal Contractor shall adopt the approved CEMP-B, identify the named persons in Section 8 and close the actions in Section 11 before the relevant works commence. If the approved development layout or construction method changes the location or severity of an identified risk, the CEMP-B shall be reviewed by the Ecological Clerk of Works (ECOW) and Project Arboriculturist before the affected work proceeds.



2. Site and Development Description

- 2.1.1 The Site is approximately 7.57 ha and lies east of Carlton in north-east Barnsley, centred approximately at National Grid Reference (NGR): SE 37389 10338. Shaw Lane forms the southern boundary; a disused railway embankment lies to the east; and agricultural land adjoins the north and west. Barnsley Canal, Carlton Park and Carlton village lie farther west.

The outline permission provides for up to 215 dwellings. The Health Impact Assessment describes residential development with access from Shaw Lane, green-space connections, public open space, a local play area, Sustainable Drainage Systems and associated infrastructure. The proposed reserved matters layout is fixed for the purposes of this report.

Layout status: The supplied Site Layout Drawing 4035-49-AWSM-XX-XX-DR-A-101, Rev P13, is treated as the fixed proposed reserved matters layout for the purposes of this report.



3. Ecological and Arboricultural Baseline

3.1 Habitats and Designated Sites

- 3.1.1 The Site comprises arable cropland with other neutral grassland field margins, a small pond forming part of the field drainage system, individual rural trees, and native hedgerows, including hedgerows with small trees, all of which are Priority Habitat. A wet ditch runs alongside part of hedgerow H5 beside Shaw Lane. Dearne Valley Wetlands SSSI, Carlton Marsh Local Nature Reserve and Barnsley Canal Local Wildlife Site are located within approximately 40 m of the Site and may have hydrological and /or ecological connections to it.

3.2 Protected and notable species

Feature	Finding in supplied documents	CEMP-B implication
Great crested newt (GCN; <i>Triturus cristatus</i>)	The Preliminary Ecological Appraisal (PEA) assessed low potential. Updated April 2026 environmental DNA (eDNA) sample surveys from the Shaw Lane pond returned negative.	The PEA recommendation for updated eDNA testing has been completed. No additional GCN pre-commencement survey is identified in the supplied reports. Retain an unexpected-species stop-work procedure.
Nesting birds	Hedgerows may support common and widespread nesting birds.	Avoid clearance during the main nesting season where practicable; otherwise ECoW check no more than 48 hours before clearance and protect active nests.
Bats	No buildings; trees lacked potential roost features; habitats assessed as negligible for roosting, commuting and foraging bats.	No bat pre-commencement survey or bat-specific construction method is identified in the PEA.
Badger	No evidence found; habitats unsuitable for setts, although occasional commuting is possible.	No pre-commencement badger survey identified in the PEA. Unexpected sett or animal requires ECoW review.
Reptiles / riparian mammals	Habitats assessed unsuitable; no constraint identified.	No species-specific pre-commencement survey identified in the PEA.
Invasive non-native species	No INNS plant or animal observed within or adjacent to the Site; local desk records exist within 2 km.	No known stand requires a treatment plan. Apply the unexpected-INNS protocol in Section 4.



4. Condition 31 Risk Assessment and Construction Controls

- 4.1.1 The table below is limited to construction risks arising from the supplied baseline, the Arboricultural Method Statement and the express requirements of Condition 31. Task-specific RAMS shall reproduce these controls where relevant and shall not reduce them.

Activity / risk	Receptor	Risk	Control	Basis
Earthworks, drainage works, stockpiling, plant or material handling causing silt or contaminant runoff	On-Site pond and wet ditch; nearby SSSI, LNR and LWS with possible hydrological connection	High without controls	Before soil disturbance, identify drainage pathways and mark the pond, ditch and associated protection areas. Prevent silty or contaminated water entering these receptors or leaving Site. Keep potentially polluting activities and materials outside biodiversity protection zones. Stop the activity and notify the Site Manager / ECoW if polluted runoff or a spill could reach a receptor.	Condition 31(1), (3), (4); PEA Table 9
Unapproved access, excavation, storage or construction within retained hedgerows, tree RPAs or other retained habitat	Priority Habitat hedgerows, retained trees and connected boundary habitat	High without controls	Install approved tree-protection fencing and biodiversity exclusion barriers before other works. Maintain signs and barriers. Permit only the removals shown on the Tree Removal Plan and Site Layout Drawing 4035-49-AWSM-XX-XX-DR-A-101 Rev P13. No access, storage or operations shall take place within fenced protection zones.	Arboricultural Method Statement (AMS) Sections 3.3-3.6; Condition 31(2), (6)
Tree and hedgerow removal	Retained trees/hedgerows and nesting birds	High during clearance	Complete the AMS pre-commencement meeting. Use a qualified and insured tree contractor. Restrict removals to G5, G10, G11, the specified sections of G4 and H7, two trees in G8 and 14.5 m of H14, subject to the Tree Removal Plan and relevant approvals. Apply	AMS Section 3.3; PEA



			nesting-bird controls below.	
Vegetation or ground clearance affecting active nests	Common nesting birds in hedgerows	Seasonal	Programme clearance outside the main nesting season where practicable. If clearance is required during the nesting season, the ECoW shall check affected habitat no more than 48 hours before work. Establish an exclusion zone around any active nest until the ECoW confirms it is inactive.	PEA Table 9; Condition 31(5), (7), (8)
Works near the pond or unexpected discovery of a newt or other protected animal	Pond and mobile fauna; updated GCN eDNA result negative	Low on current evidence	Protect the pond from works and runoff. If a suspected protected species is found, stop work in the affected area, prevent further disturbance and contact the ECoW. Resume only after written ecological advice confirms the method and any survey/licensing need.	PEA; GCN report; Condition 31(4), (vii), (viii)
Excavation/root pruning within T6 RPA or utility installation near retained trees	T6 and other retained trees	High without supervision	Project Arboriculturist to supervise T6 excavation/root pruning. Use hand tools or approved air-spade technique; protect exposed roots with moist clean hessian; retain roots over 25 mm where possible; backfill by hand without builder's sand. Utilities to follow NJUG Volume 4 and the AMS.	AMS Sections 3.8-3.10
Installation of new fencing close to retained trees	Tree stems and roots	Moderate	Use a design allowing variable post spacing. Dig trial holes by hand; relocate posts if major roots are found; keep posts at least 0.5 m from stems and panels at least 300 mm from stems.	AMS Section 3.7
Unexpected invasive non-native	Habitats and soils	Low on current	Stop disturbance of the suspected plant/material,	PEA Section 3.8; Condition 31(3)



species		evidence	prevent movement of affected soil or vegetation, mark the area and obtain ECoW advice. A species-specific method shall be prepared before works resume if the identification is confirmed.	
Sensitive biodiversity works undertaken in darkness	Nesting birds, unexpected fauna and protected habitats	Activity dependent	Where the ECoW identifies work as biodiversity-sensitive, undertake it during daylight, starting no earlier than one hour after sunrise and ceasing no later than one hour before sunset, unless the ECoW provides a written alternative method accepted under the approved CEMP-B.	Condition 31(5)

4.2 Unexpected Species / INNS Stop-work Procedure

4.2.1 In the event of identifying unexpected species or INNS within the Site the following actions should be followed:

- Stop work in the affected area and prevent further access or disturbance.
- Do not handle or relocate an animal, or move suspected INNS material, unless directed by a competent specialist.
- Notify the Site Manager and ECoW and record the location, activity and photographs from a safe distance that minimises potential disturbance to the animal or INNS.
- Mark a temporary exclusion area appropriate to the finding.
- Resume only after written specialist advice confirms any survey, licence, treatment or revised method required.



5. Biodiversity Protection Zones

- 5.1.1 Biodiversity Protection Zones (BPZ) shall be set out from the latest approved ecological, arboricultural and layout drawings at the pre-commencement meeting. They shall be installed before the activity from which they provide protection and maintained until the ECoW or Project Arboriculturist confirms that removal is appropriate.

Zone	Feature / source	Protection
BPZ-1 Retained trees and hedgerows	Retained features and Root Protection Areas (RPAs) shown on the Tree Protection Plan; Priority Habitat hedgerows shown in the PEA and landscape drawings.	BS 5837-compliant protective fencing in AMS locations; warning notices; no access, storage or operations within fenced area.
BPZ-2 Pond, wet ditch and water-quality pathways	On-Site pond and wet ditch shown in the PEA baseline; drainage pathways to be confirmed before works.	Clearly mark and protect the receptors and any project-specific runoff-control area identified by the Principal Contractor/ECoW. No polluted or silty discharge.
BPZ-3 Active bird nests	Any active nest identified by the ECoW during a pre-clearance check or construction.	Temporary species- and context-specific exclusion zone set and signed by the ECoW; no works until the nest is confirmed inactive.
BPZ-4 Unexpected ecology / INNS	Location of any unexpected protected species, sett or suspected INNS.	Temporary exclusion established under Section 4.1 until written specialist release.

5.2 Fencing and Signs

- 5.2.1 Tree-protection fencing shall comply with the AMS: at least 2.3 m high, scaffold framework and securely fixed weldmesh panels.
- 5.2.2 Tree-protection signs shall state: 'Protected Area - No operations within fenced area'.
- 5.2.3 Ecological protection barriers shall be clearly visible and signed to identify the exclusion and responsible contact.
- 5.2.4 The Site Manager shall inspect barriers during the construction period and stop adjacent work if protection is damaged or displaced.



6. Timing, Surveys and Specialist Attendance

6.1 Sensitive Works Timing

Activity	Timing / restriction
Vegetation and hedgerow clearance	Undertake outside the main bird nesting season where practicable. If undertaken during the nesting season, ECoW check no more than 48 hours before clearance.
Works affecting an active nest	No work within the ECoW-defined exclusion zone until the ECoW confirms the nest is inactive.
ECoW-defined biodiversity-sensitive work	Daylight only, starting one hour after sunrise and stopping one hour before sunset, unless a written alternative method is approved.
T6 RPA excavation/root pruning	Only with Project Arboriculturist present.
Removal of tree-protection fencing	Only after construction completion and Project Arboriculturist inspection/sign-off.

6.2 Pre-commencement Survey Position

Survey / check	Status from supplied documents	Action
Updated arboricultural survey and Condition 22 documents	Preliminary Arboricultural Assessment, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement supplied.	Confirm alignment with Site Layout Drawing 4035-49-AWSM-XX-XX-DR-A-101 Rev P13 and the approved arboricultural documents before works affecting trees commence.
Updated ecology survey and data search	PEA V2 includes updated habitat survey and Barnsley Biological Records Centre data.	Use as baseline; ECoW to review if commencement is materially delayed or layout / method changes.
GCN eDNA	Completed April 2026; valid negative result.	No further GCN pre-commencement survey identified in supplied reports.
Nesting bird check	Conditional requirement.	Required no more than 48 hours before clearance during the nesting season.
Other protected species	PEA did not identify a need for further pre-commencement surveys for bats, badger, reptiles or riparian mammals.	Unexpected discovery procedure remains applicable.

6.3 Specialist Attendance

Stage / trigger	Specialist	Required role
Pre-commencement ecological meeting / induction	ECoW	Confirm protection zones, sensitive-work timing, lines of communication and stop-work procedure; brief relevant personnel.
Clearance during nesting season	ECoW	Check affected habitat no more than 48 hours before work; set any active-nest exclusion; provide written release/advice.



Unexpected protected species or INNS	ECoW / relevant specialist	Identify/advise, set exclusion and specify survey, licence, treatment or revised method before restart.
Pre-commencement arboricultural meeting	Project Arboriculturist	Agree programme, tree protection, storage/site organisation and formally address any AMS change.
Tree works and protection installation	Project Arboriculturist	Sign off tree removals and protective fencing.
T6 excavation/root pruning and other sensitive RPA works	Project Arboriculturist	Directly supervise and record the works.
Completion / protection removal	Project Arboriculturist	Inspect, authorise fencing removal and complete sign-off.

7. Arboricultural Protection Requirement

- 7.1.1 Controlling documents: The approved Arboricultural Impact Assessment, Tree Protection Plan, protective barrier detail and Arboricultural Method Statement required by Condition 22 shall be read with this CEMP-B. Where their requirements are more detailed, they control the tree-related work.

7.2 Required Sequence

- Pre-commencement meeting between Site Manager and Project Arboriculturist.
- Complete only the approved tree works using a qualified and insured contractor in accordance with BS 3998:2010.
- Brief Site personnel on retained trees, RPAs, the AMS and Tree Protection Plan.
- Install and obtain sign-off of protective fencing before other site works.
- Implement development, boundary fencing, utilities and supervised RPA work in accordance with the AMS.
- Complete construction; obtain written approval before removing protection; secure completion sign-off.

7.3 Prohibited Activities

- No crossing, moving or opening tree-protection fencing without written arboricultural authorisation.
- No storage, soil stockpiling, excavation or construction activity within protected areas.
- No stacking/discharge of oil, bitumen, cement or other potentially damaging material within 10 m of a retained tree stem or within a protective area.
- No concrete mixing or washout within 10 m of a retained tree.
- No use of retained trees as anchorage and no attachment of notices, cables or services.



8. Responsibilities and Communication

Role	CEMP-B responsibility
Client / Applicant	Ensure that this CEMP-B is implemented in accordance with Site Layout Drawing 4035-49-AWSM-XX-XX-DR-A-101 Rev P13 and the relevant approved condition-discharge documents; appoint a competent Principal Contractor, ECoW and Project Arboriculturist; and ensure that this CEMP-B is reviewed if the approved scheme or construction method changes.
Principal Contractor / Contracts Manager	Adopt and implement the approved CEMP-B; integrate controls into programme and RAMS; resource protection; maintain records; coordinate subcontractors and specialists.
Site Manager	Day-to-day compliance; barriers and signs; briefing; inspection; stop-work decisions; notify ECoW / Arboriculturist; maintain the current CEMP-B on Site.
ECoW	Confirm biodiversity zones and sensitive timings; provide induction; undertake/coordinate nesting-bird checks; attend identified works; advise on unexpected species/INNS; issue written releases and records.
Project Arboriculturist	Fulfil AMS monitoring and supervision: pre-start meeting, tree-work/protection sign-off, T6/root supervision and completion sign-off.
All contractors	Follow protection zones, approved RAMS and briefings; report damaged controls, spills, nests, animals or suspected INNS immediately; stop when instructed.

8.1 Communication Route

- 8.1.1 All ecological and arboricultural issues shall be reported immediately by site operatives and subcontractors to the Site Manager. The Site Manager shall refer matters to the ECoW or Project Arboriculturist, as appropriate. Where necessary, the Principal Contractor and Client shall be informed, and the Local Planning Authority or any other relevant authority notified. The names and contact details of all responsible persons shall be confirmed before commencement and displayed prominently within the site office.

8.2 Induction Content

- The ecological baseline and nearby designated sites.
- Biodiversity protection zones, tree fencing and prohibited activities.
- Nesting-bird timing and ECoW check requirements.
- Unexpected protected species and INNS stop-work procedure.
- Water-quality risk and pollution reporting route.
- Named Site Manager, ECoW and Project Arboriculturist contacts.



9. Monitoring, Records and Corrective Action

Record	Minimum requirement
Pre-commencement records	Approved CEMP-B and plans; named appointments; meeting minutes; induction; photographs and specialist sign-off of installed protection.
Routine Site inspection	Check biodiversity barriers, tree fencing/signs, pond/ditch protection, evidence of runoff, works in sensitive areas and any unexpected ecology. Record action, owner and close-out.
ECoW records	Attendance, nesting-bird checks, exclusion zones, unexpected findings, written advice and release to proceed.
Arboricultural records	AMS auditable monitoring schedule: pre-start, tree removal, fencing, T6/root work and completion sign-off.
Incident / non-conformance	Stop affected work; make protection effective; notify responsible specialist; record cause, action and written release before restart.

- 9.1.1 Protective measures shall be checked before sensitive work, during routine Site inspections and after any event that could damage or displace them. The specialist responsible for the affected feature shall verify close-out where the non-conformance relates to ecology or trees.



10. Related Conditions Outside this CEMP-B

10.1 Condition 33 - Biodiversity Net Gain

- 10.1.1 The PEA recommends a Biodiversity Gain Plan and 30-year Habitat Management Plan and notes that a minimum 10% net gain is required. Condition 33 requires the BNG scheme, metric, specifications, construction method and drawings before above-ground works. Those details are not fixed in this CEMP-B and shall be submitted separately.

10.2 Condition 34 - Habitat Management and Monitoring

- 10.2.1 The HMMP is a separate pre-occupation submission covering at least 30 years. It shall follow the required Natural England format and include the specified habitat targets, prescriptions, risk register, monitoring and adaptive management. Construction personnel shall protect any habitat created before handover, but long-term prescriptions are not invented in this CEMP-B.

10.3 Condition 35 - Biodiversity Enhancement Features

- 10.3.1 Permanent bat, bird, hedgehog and habitat-pile features require a separate scheme before above-ground works. The supplied landscape plans show proposed planting but do not provide a complete Condition 35 feature schedule. Feature types, numbers, materials and locations shall therefore be defined in the separate submission and then coordinated with the construction programme.



11. Source Register

Document	Date / revision	CEMP-B use
Outline planning-condition information supplied for Conditions 22, 31, 33, 34 and 35	Provided August 2026	Defines the condition scope and submission relationships.
Envance, Land Off Shaw Lane, Carlton, Barnsley - Preliminary Ecological Appraisal, project 1025, V2	1 July 2026 authorised	Habitat/species baseline, data search, important ecological features and recommendations.
SureScreen Scientifics, GCN eDNA Analysis, folio 740-2026	29 April 2026	Valid negative eDNA result for the on-Site pond sample.
Envance, Preliminary Arboricultural Assessment, report 2604_PAA.01	12 March 2026	Updated tree survey baseline.
Envance, Arboricultural Impact Assessment, report 2604_AIA.01	13 February 2026	Tree impacts and removals.
Envance, Arboricultural Method Statement, report 2604_AMS.01, including Tree Protection Plan	13 February 2026	Tree protection sequence, barriers, sensitive methods, supervision and monitoring.
Envance, Health Impact Assessment, 1025/HIA, V2.0	18 March 2026	Site/development context and up-to-215-dwelling description.
Acanthus WSM Site Layout, 4035-49-AWSM-XX-XX-DR-A-002 Rev P19, S0	2 February 2026 revision	Fixed proposed reserved matters layout used to inform the development footprint and the CEMP-B controls.
Golby and Luck Landscape General Arrangement GLY0211 GA 01Band Detailed Landscape Proposals GLY0211 LP 01B-03B	Rev B, 18 August 2026	Emerging retained/removed vegetation and proposed plant