



Land off High Street, Great Houghton, Barnsley

Construction Environmental Management Plan - Biodiversity (CEMP-B) Addressing Condition 24

Avant Homes Limited

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Revision	Date	Prepared By	Checked By	Authorised By
1	23 October 2025	Vanessa Jackson	Tom Redman	Tom Redman

Basis of Report

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Acronyms and Abbreviations

ACIEEM	Associate Member of the Chartered Institute of Ecology and Environmental Management
BCT	Bat Conservation Trust
BPZ	Biodiversity Protection Zones
CEMP-B	Construction Environmental Management Plan - Biodiversity
CIEEM	Chartered Institute of Ecology and Environmental Management
CIRIA	Construction Industry Research and Information Association
CMS	Construction Method Statement
EclA	Ecological Impact Assessment
ECoW	Ecological Clerk of Works
GCN	Great Crested Newt
Ha	Hectares
ILP	Institute of Lighting Professionals
INNS	Invasive Non-Native Species
MCIEEM	Full Member of the Chartered Institute of Ecology and Environmental Management
PEA	Preliminary Ecological Appraisal
OSGR	Ordnance Survey Grid Reference
RPA	Root Protection Area



1.0 Introduction and Background

Full planning permission has been obtained from Barnsley Metropolitan Borough Council by Avant Homes Limited, for a residential development at Land off High Street, Great Houghton, South Yorkshire, S72 0AZ (approximate central Ordnance Survey Grid Reference (OSGR): SE 42947 07037), which extends for approximately 3.55 ha (hectares), with planning conditions (Planning reference: 2024/0917). The development shall comprise of 104 dwellings, roads, hard and soft landscaping and associated infrastructure.

This Construction Environmental Management Plan - Biodiversity (CEMP-B) seeks to address planning condition 24 which is as follows:

Condition 24: *“Notwithstanding the submitted details, 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';*
- *An Invasive Non Native Species (INNS) protocol to ensure INNS are not spread in the wild;*
- *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts to 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;*
- *Responsible persons and lines of communication;*
- *The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s).”*

A Construction Method Statement¹ (CMS) has also been produced, which will be followed throughout the construction period.

1.1 Evidence of Technical Competence and Experience

This report was written by SLR Consulting Senior Ecologist, Vanessa Jackson. Vanessa is an Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEEM), with over eight years' experience in ecological consultancy, including supervision of construction works. Vanessa also holds Natural England survey licences for bats (Level 1) and Great Crested Newts (GCN) (*Triturus cristatus*) (Level 1).

This report has been reviewed and approved by SLR Consulting Associate Ecologist, Tom Redman. Tom has over eight years' experience in ecological consultancy and is a full member of CIEEM (MCIEEM). Tom regularly undertakes and reviews CEMP-B reports at various project scales and also holds Natural England survey licences for bats (Level 4), GCN (Level 2) and barn owl (*Tyto alba*).

¹ Avant Homes Limited (Feb 2024), Construction Method Statement for Land off High Street, Great Houghton.



2.0 Risk Assessment of Potentially Damaging Construction Activities

Site mobilisation and / or construction activities have the potential to harm or disturb the following protected / notable species and ecological receptors as discussed within the Ecological Impact Assessment² (EclA) report:

- Tree and ground nesting birds;
- Barn owl (*Tyto alba*);
- Foraging and commuting bats;
- Badger (*Meles meles*);
- Hedgehog (*Erinaceus europaeus*);
- INNS;
- Brown hare (*Lepus europaeus*); and
- Hedgerows to be retained.

Therefore, the following measures, detailed in Section 3.0 onwards and summarised in Table 6-1 within Section 6.0, shall be employed prior to the commencement of the construction of each phase, to safeguard protected / notable species and ecological receptors.

In addition, a suitably qualified ECoW would be appointed for the construction period, to ensure that ecological features are safeguarded. The role of the ECoW would include the following tasks:

- to give toolbox talks to construction staff, e.g. an ecological induction, so staff are aware of the ecological sensitivities on the site and the legal implications of not complying with the agreed working practices;
- to undertake any necessary pre-construction surveys; and,
- to oversee any ecologically sensitive works and advise on any arising ecological issues as required throughout the construction period.

² SLR Consulting Ltd (July 2025), Great Houghton Ecological Impact Assessment, Project Ref 410.066691.00002 v4



3.0 Biodiversity Protection Zones

Biodiversity Protection Zones (BPZ) are illustrated in Figure 1. These will include the retained hedgerows H2, H3A, H4 and H5. Appropriate fencing shall be erected around retained hedgerows, including their Root Protection Areas (RPA) which is also illustrated within the Tree Protection Plan in Appendix 4 of the Arboricultural Method Statement³. The protected area shall be regarded as sacrosanct, and once installed, barriers and ground protection will not be removed or altered without consultation with the ECoW or Arboriculturist.

A buffer of two metres from the BPZ would also be required, to prevent machinery or parking immediately adjacent to the fencing, thereby preventing damage or removal of the fencing.

The BPZ will protect the vegetation itself as well as any hedgehogs and nesting birds utilising this habitat. The protective fencing used to create the exclusion zone will also include signage indicating the potential use of the habitat by hedgehogs and nesting birds.

Areas covered by BPZ may be influenced by the findings of a pre-commencement nesting bird survey to be undertaken prior to development if required, as detailed in Section 3.2.1. The results of this survey will determine the requirement for the creation, and the size of, additional exclusion zones around any ecologically sensitive features, such as identified bird nests.

No further BPZs are required to be established for the protection of commuting and foraging bats. Precautionary working measures will be implemented on-site, during construction activities.

The following general precautions will also be adhered to within the RPA of the retained hedgerows:

- No soil disturbance, including compaction;
- No change in the soil level, by stripping or filling;
- No excavation, without prior discussion with the Local Planning Authority;
- No redirection of surface water runoff into or out of the RPA;
- No temporary buildings, sheds, or offices, without prior discussion with the Local Planning Authority;
- No storage of materials or fuel;
- No dumping of materials, whether into a skip or onto the ground;
- No refuelling of mechanical equipment;
- No storage or mixing of cement;
- No washing of cement mixers within or uphill of the RPA; and,
- Compliance with the guidance contained within the National Joint Utilities Group Volume 4 (Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2, 2007): www.njug.org.uk) when installing underground services within the RPA.

³ AWA Tree Consultants (February 2024), Arboricultural method Statement to BS 5837:2012 at Main Street, Great Houghton, Barnsley, S72 0AZ



Weather-proof notices (Plate 3-1) shall be attached to any protective fencing located adjacent to retained trees displaying the words “Construction Exclusion Zone” and listing restrictions which apply. All personnel must be made aware of these restrictions.

Fencing or ground protection shall not be taken down or relocated at any time without prior consultation with an arboriculturist.

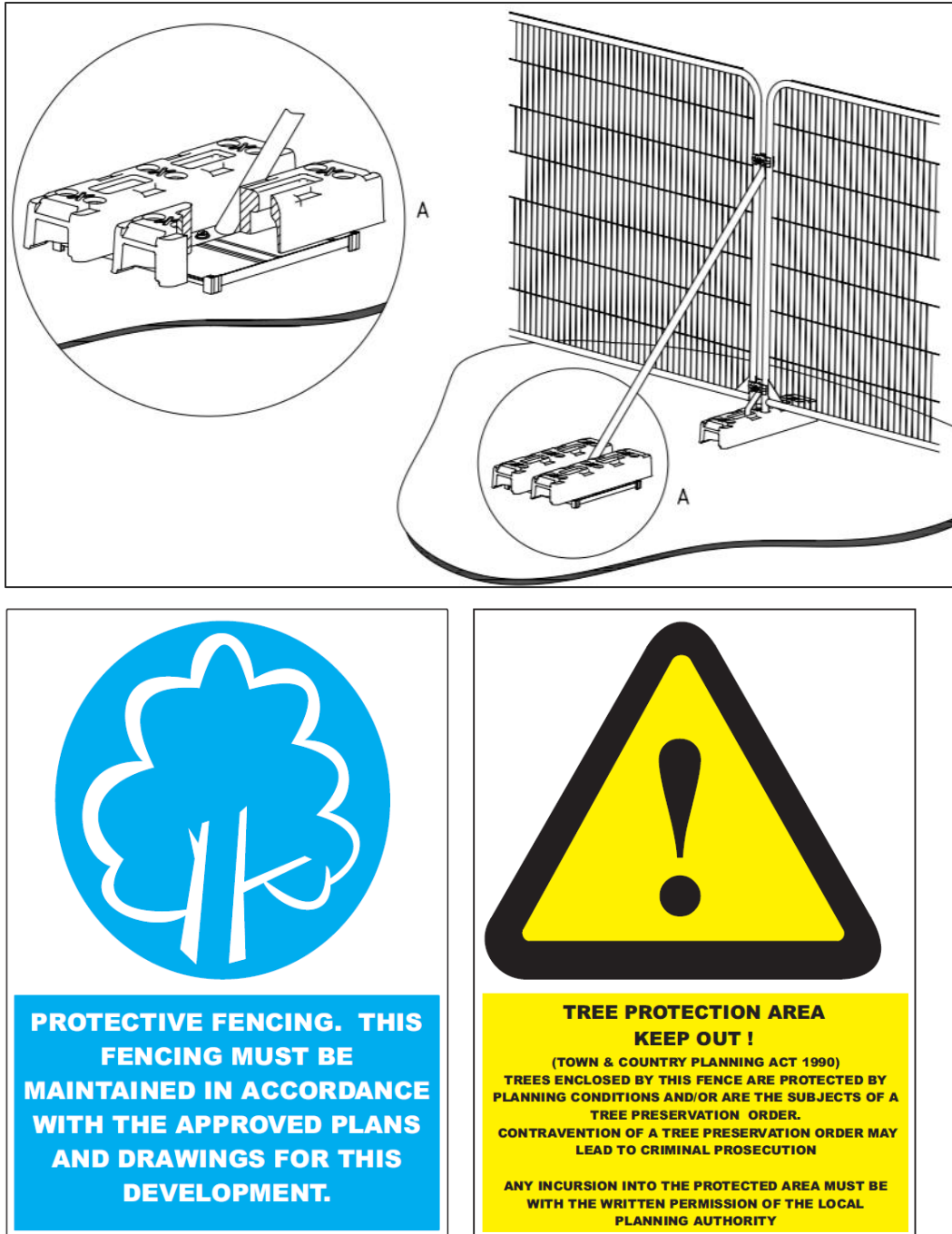


Plate 3-1: Example of Protective Fencing and Signs

The following standard good practice working measures (both physical and sensitive working practices, including timing) will also be implemented to avoid or reduce impacts during construction.



Good practice environmental and pollution control measures shall be employed regarding current best practice guidance such as, but not limited to, the following:

- Construction Industry Research and Information Association (CIRIA) C532⁴, 'Control of water pollution from construction sites: guidance for consultants and contractors' (2001); and,
- CIRIA C741⁵, 'Environmental good practice on site guide' (2015 4th Ed.).

3.1 Sensitive Lighting

3.1.1 Construction Phase

No works shall take place outside of the hours of 7am to 7pm Monday to Friday, and 9am to 3pm on a Saturday and no work shall be carried out on a Sunday¹. No lighting which illuminates the BPZ and retained hedgerows shall be used before or during construction. This will minimise disturbance to nocturnal wildlife using these features as a habitat corridor. In addition, if security lighting at night is necessary, lights which are triggered by motion sensors will be used and their light spill coverage kept to a minimum (e.g. through use of lighting cowls).

The above measures will create a scheme which is accessible and permeable to wildlife, including nocturnal wildlife, such as bats, during the construction and operational phases, and is in line with Bat Conservation Trust (BCT) and the Institute of Lighting Professionals (ILP) guidelines on sensitive lighting for bats⁶.

3.1.2 Site Design Summary

The lighting within the site has been designed sensitively, to reduce impacts on nocturnal wildlife, particularly bats. Street lighting has been kept within the centre of the site, adjacent to the central access road and cul-de-sacs, and lighting is directed towards footpaths and access roads to minimise light spill on the retained boundary hedgerows.

Further details on the site design for lighting are provided in the Lighting Design and Impact Assessment⁷.

3.2 Pre-Commencement Surveys and Checks

3.2.1 Nesting Birds

Wherever practical, no vegetation removal (including hedgerows, grassland and cropland) or building demolition shall take place during the main nesting bird season, which extends between March and August inclusive. If works are required within this period, it must be preceded by a thorough search for active bird nests conducted by a suitably qualified ECoW. Should active nests be identified, the nest and an appropriate BPZ buffer (to be determined by the ECoW) must be safeguarded until the young have fledged or the nesting attempt is otherwise concluded.

⁴ CIRIA (2001) C532 Control of water pollution from construction sites: guidance for consultants and contractors. Available at: <https://www.ciria.org/ProductExcerpts/C532.aspx>

⁵ CIRIA (2015) C741 Environmental good practice on site guide. Fourth edition. Available at: <https://www.ciria.org/ItemDetail?ProductCode=C741&Category=BOOK&WebsiteKey=3f18c87a-d62b-4eca-8ef4-9b09309c1c91>

⁶ Bat Conservation Trust (2023) Bats and Artificial Lighting at Night: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>.

⁷ SLR Consulting Ltd (TBC 2025), Lighting Design and Impact Assessment, Great Houghton, report ref 410.066691.00002



3.2.2 Badgers

No evidence of badgers was identified within the site during the surveys by SLR to inform the EclA⁸ report on 7th September 2023 or during the 2021 or 2022 surveys conducted by Brooks Ecological in order to inform the previous Preliminary Ecological Appraisal (PEA)⁹ or EclA¹⁰ reports. However, an active rabbit warren was identified along hedgerow H2 on the northern boundary in September 2023, with all the entrances of the size and shape indicative of rabbit burrows. Whilst occupied by rabbits, it is possible that badgers could enlarge the entrances already formed by rabbits and given that this warren is located within a hedgerow along a bank, which badgers particularly favour, this increases the chances of this occurring.

Given that new setts can be dug at any time of year, as a precaution a pre-commencement update survey for badger shall be undertaken of the full site and 30 m radius surrounding area. The pre-commencement badger survey shall be carried out no more than three months prior to commencement.

3.3 Invasive Non-Native Species

No Schedule 9 invasive non-native species under the Wildlife and Countryside Act 1981 (as amended)¹¹ were identified within the site boundary, however a large area of rockspray cotoneaster (*Cotoneaster horizontalis*) was identified directly adjacent to the south-western portion of the site (approximate grid reference: SE 42830 06905) (Plate 3-2). The rockspray cotoneaster is off-site and therefore likely to be retained, however, given the proximity of this specimen in relation to the proposed development, care must be taken during construction works located in this area to ensure this invasive species is not spread into the site or into the wild. During construction, operators will need to follow standard biosecurity procedures. This would typically include (but not be limited to):

- Briefing of site staff to alert them to the presence of cotoneaster and the requirements of the biosecurity protocol;
- No contaminated soil or vegetation arisings from the affected areas shall be transported off-site or used in other areas of the site;
- Plant tyres and tracks must be cleaned after being used in an affected area, to avoid spreading plant matter or seeds within the soil off-site, or to other areas on-site; and
- Site staff working in the affected areas shall check and clean their footwear before leaving site or working in other areas.

⁸ SLR Consulting Ltd (July 2025). Ecological Impact Assessment, Great Houghton, Project Reference 410.066691.00002 v4.

⁹ Brooks Ecological Ltd (2021). Preliminary Ecological Appraisal Report Main Street, Great Houghton. Report Reference: ER-5492-01A.

¹⁰ Brooks Ecological Ltd (2022). Ecological Impact Assessment Main Street, Great Houghton. Report Reference: ER-5492-03B.

¹¹ <https://www.legislation.gov.uk/ukpga/1981/69/schedule/9>





Plate 3-2 – Southern view of rockspray cotoneaster located off-site.



4.0 Precautionary Working Measures

The following precautions working measure will be implemented to safeguard against accidental harm to protected species.

4.1 Commuting and Foraging Bats

The BPZ and retained hedgerows within the site provide foraging and commuting habitat for bats, which may be impacted by site lighting.

Section 3.1 details the measures required to minimise site lighting during construction, which is in line with BCT and the ILP guidelines on sensitive lighting for bats¹².

4.2 Badger

Badgers are a highly mobile species, and there is some potential that badgers may enter the site when foraging as part of a wider territory.

The following best practice measures shall be adopted during construction, to reduce the risk of killing or injuring badger to negligible levels:

- Open excavations (capable of trapping a badger or hedgehog) will be covered at the end of each working day, or ramps will be provided as a means of escape in the unlikely event that badgers, or other wildlife, fall in, and these excavations will be checked by a site manager or foreman prior to works commencing each day. Should an animal be present, this will be allowed to escape of its own accord, or an ecologist contacted for advice;
- Any temporarily exposed open pipe system with a diameter of more than 120 mm shall be capped when contractors are off-site to prevent badgers from entering and becoming trapped;
- During the works, the storage of any chemicals will be contained in such a way that they cannot be accessed or knocked over by roaming badgers;
- The storage of topsoil or other 'soft' building materials will be given careful consideration. Badgers will readily adopt such mounds and dig setts. To avoid the adoption of such mounds, they will be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off from higher-risk areas; and
- Litter, tools and potentially dangerous materials on-site will be cleared at the end of the working day. Care will be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.

4.3 Hedgehog

The hedgerows on site have potential to support hedgehogs, which would be particularly susceptible to harm when hibernating between November and mid-March.

Impacts on hedgehog utilising the retained hedgerows H2, H3B, H4 and H5 shall be avoided through the establishment of the BPZ.

The removal of 100 metres of hedgerow H3 and the total length of H1 will be timed to be undertaken in daylight hours in September or October, to avoid impacts on hedgehogs and

¹² Bat Conservation Trust (2023) Bats and Artificial Lighting at Night: <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>.



breeding birds. Vegetation clearance undertaken within these timescales can therefore be completed without a prior check by the ECoW. Should this not be feasible (i.e. hedgerow removal is undertaken in November – August inclusive) a check of the hedgerows by the ECoW shall be undertaken prior to removal. If a hedgehog is discovered, it will be left *in situ* until the hedgehog awakens from hibernation and becomes active in spring. A 5 m BPZ will be established to protect against harm during hibernation. Should the hedgehog become noticeably active then the ECoW will be contacted for further advice, which may require the hedgehog to be transported to a local wildlife hospital or rescue centre.

Any vegetation from clearance works (removal of the hedgerows and general site clearance) will be removed from site immediately as piles of cut vegetation could be utilised by hedgehogs. Should this not be feasible, cut vegetation will be fenced off to prevent hedgehog from coming into contact with them or cut / cleared vegetation will not be stored in piles and instead stored evenly and flat (either as cut material or chipped) so as to not provide sufficient cover for hedgehogs.

There is also a risk of harm to hedgehog (and other nocturnal animals) during construction, should animals become trapped in footing or other site hazards. The best practice measures for badgers in Section 4.2 will be followed during construction, to reduce the risk of killing or injuring hedgehogs to negligible levels.

4.4 Breeding Birds Including Barn Owl

There is potential for birds to utilise the boundary hedgerows for nesting during the breeding season (March to August inclusive), as well as potential for ground nesting birds to utilise the cropland and modified grassland. Therefore, as outlined in Section 3.2.1 above, the removal of vegetation including hedgerows, grassland and cropland will be undertaken in September or October to avoid impacts on breeding birds and hedgehogs. Vegetation clearance undertaken within these timescales can therefore be completed without a prior check by an ECoW. Should this not be feasible, a check of the hedgerows by the ECoW will be undertaken preferably immediately, or within the 48 hours, prior to removal. If an active bird nest was identified, it will be left *in situ* (along with any structure it is dependent upon) until the breeding attempt is concluded and the young had fledged. The ECoW would advise on the appropriate buffer zone / BPZ to be established, which will be species specific.

In addition, evidence of barn owl was identified within the buildings in September 2023 by SLR, and by Brooks Ecological in 2021 and 2022. It was concluded that barn owl likely roost on-site within the buildings, however no evidence of nesting was identified. Given the structure of the barns on site, it is considered unlikely that barn owls are using any of the barns for nesting / rearing purposes, as the barns lack the surfaces required to nest on. However, the buildings should also be demolished outside of the nesting bird season, as the buildings provide potential nesting habitat for other bird species such as feral pigeon (*Columba livia*). Should this not be feasible, a check of the buildings by the ECoW will be undertaken preferably immediately, or within the 48 hours, prior to demolition.

4.5 Brown Hare

No brown hare were identified within the site during the surveys by SLR to inform the EclA⁶ report on 7th September 2023 or during the 2021 or 2022 surveys conducted by Brooks Ecological in order to inform the previous PEA⁷ or EclA⁸ reports. The cropland within the site does however provide suitable habitat for brown hare to take temporary shelter in.



Brown hare typically move away from disturbance readily, however the ECoW will carry out a search for brown hares during any pre-commencement surveys required. If brown hare are encountered during construction, the works will temporarily stop to allow the brown hare to move away from the area of works safely. In addition, the best practice measures for badgers in Section 4.2 will be followed during construction, to reduce the risk of killing or injuring brown hare to negligible levels.



5.0 Ecological Clerk of Works

5.1 Roles and Responsibilities

An ECoW is deemed necessary for this project as it is a role to work on-site with construction contractors to:

- Advise on protecting valued biodiversity features on construction sites;
- Provide practical, site-specific and proportionate assistance on how to achieve compliance with environmental legislation;
- Avoid unexpected costs, delays to project timetables, or adverse publicity that may have future negative commercial implications and ultimately risk of enforcement action and / or potential prosecution; and
- Manage ecological operatives engaged in ecological mitigation activities – such as undertaking ecological watching briefs and translocation of protected species.

The ECoW would be responsible for a pre-commencement badger survey, any checks for hedgehog and / or breeding birds within the hedgerows prior to removal and brown hare within the arable field, depending on the timing of this activity.

5.2 Responsible Persons

Avant Homes Limited and their appointed contractors will be responsible for ensuring that the pre-commencement surveys, precautionary working measures and BPZs are implemented on-site.



6.0 Conclusion

A summary of the risk assessment, identifying hazards, BPZs, pre-commencement surveys and precautionary working measures with timing of implementation is outlined in Table 6-1. It is considered that the detail required to discharge condition 24 have been provided within this document.

Table 6-1: Risk Assessment, Identifying Hazards, Timing of BPZs, pre-commencement surveys and precautionary working methods and Party Responsible for Supervising Implementation

Timing	Ecological Receptor	Hazard	Risk	BPZs, pre-commencement surveys and precautionary working measures	Party responsible for supervising implementation of the measures
Prior to commencement of works.	Hedgerows	Construction traffic and works within RPA of retained hedgerows	Damage to roots of retained hedgerows	Fencing to BS5837 to protect RPAs	Arboriculturist
	INNS	Construction works within the south-west of the site adjacent to off-site rockspray cotoneaster	Rockspray cotoneaster spreading into the site	Contractors to be made aware of rockspray cotoneaster and the requirement to follow standard biosecurity procedures	ECoW
During construction	Hedgerows	Construction traffic and works within RPA of retained hedgerows	Damage to roots of retained hedgerows	Precautionary working measures in BPZ. Follow CIRIA C532 and C741.	Arboriculturist
	INNS	Construction works within the south-west of the site adjacent to off-site rockspray cotoneaster	Rockspray cotoneaster spreading into the site	Contractors to follow standard biosecurity procedures	ECoW
	Commuting and foraging bats	Construction lighting on retained hedgerows	Commuting and foraging bats	No lighting of retained hedgerows during construction, and minimise site lighting in line with BCT & ILP Guidance.	ECoW & Lighting Consultant



Timing	Ecological Receptor	Hazard	Risk	BPZs, pre-commencement surveys and precautionary working measures	Party responsible for supervising implementation of the measures
	Hedgehog and Badger	Open construction works overnight	Badgers and hedgehog becoming stuck in open construction works	All trenches, pits and other diggings at the site will be closed before nightfall, or covered and sealed, or an escape ramp provided. All pipework and ironworks sealed or covered overnight.	ECoW
	Hedgehog	Vegetation removal	Hibernating hedgehogs within vegetation to be removed	Removal of cut vegetation or measures to prevent hedgehog coming into contact with piles of cut vegetation.	ECoW
Hedgerow, grassland, cropland & building removal undertaken in September or October inclusive	Hedgehog Breeding birds	Vegetation & building removal	Low risk due to being during the hedgehog active season, and outside of nesting bird season	None required.	N/A
Hedgerow, grassland, cropland & building removal undertaken November to February inclusive	Hedgehog	Vegetation & building removal	Hibernating hedgehogs within vegetation to be removed Low risk to nesting birds due to being outside of nesting bird season	Prior check of hedgerows by ECoW for hibernating hedgehog.	ECoW
Hedgerow, grassland, cropland & building removal	Breeding birds	Vegetation & building removal	Nesting birds through disturbance / destruction of active nests	Prior check by ECoW for breeding birds.	ECoW



Timing	Ecological Receptor	Hazard	Risk	BPZs, pre-commencement surveys and precautionary working measures	Party responsible for supervising implementation of the measures
undertaken March to August inclusive			Low risk to hedgehogs due to being during the active season		
Cropland removal undertaken in March to November	Brown hare	Vegetation removal	Brown hare within the cropland to be removed	Prior check by ECoW during pre-commencement nesting bird surveys if required.	ECoW





Figure 1 Biodiversity Protection Zones

Land off High Street, Great Houghton, Barnsley

**Construction Environmental Management Plan - Biodiversity (CEMP-B)
Addressing Condition 24**

Avant Homes Limited

SLR Project No.: 410.066691.00003

23 October 2025

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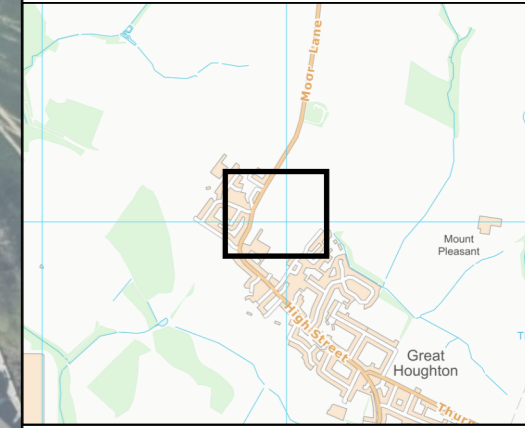
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LEGEND

- Site Boundary
- Existing Hedgerow to be Retained (H2, H3A, H4 & H5)
- Existing Hedgerow to be Removed (H1 & H3B)
- Biodiversity Protection Zone (Tree Protection Fencing - BS:5837:2012 Around Retained Hedgerows)



AVANT
homes

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GREAT HOUGHTON
CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN
**BIODIVERSITY PROTECTION
ZONE PLAN**

FIGURE 1

Scale 1:1,250 @ A3 Date OCTOBER 2025



410.066691.00003.0001.0 Biodiversity Protection Zones

