EVANS PLANNING & DESIGN

Construction Environment Management Plan (CEMP)

On behalf of Arvensis Perennials, 19A Lower South Wraxall, BA15 2RU.

November **2023**

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Quantock Ecology Environmental Consulting **Ecological Appraisal for Arvensis Perennials** 02nd March 2023

Sharples Tree Services **Arboricultural Method Statement at Arvensis Perennials** March 2023

Introduction

1.1 This document is being submitted in accordance with Condition 6 of Permission PL/2023/02391 to permit the construction of a tied agricultural dwelling, staff welfare area along with additional workshop, storage and packing space.

1.2 The document addresses how the potentially adverse impacts associated with the development and construction site will be managed.

1.3 The contents of this Construction Environmental Management Plan (CEMP) must be followed in full by all personal working on site. This includes any demolition, as detailed within the planning permission, and will be reviewed when necessary, during the construction process.

1.4 This CEMP is a pre-commencement condition of the planning permission and therefore this document, once approved in writing by The Council, will need to be followed in full to prevent a breach of planning control.

1.5 This document references the Extended Phase 1 habitat survey recommendations provided by Quantock Ecology and The Arboricultural Method Statement, by Sharples Tree Services both of which were submitted as part of the above planning application. These documents are attached to this CEMP and need to be referenced prior to and during construction.

1.6 The proposal seeks to support the existing use, as a horticultural plant nursery, by upgrading the existing facilities and providing a tied agricultural dwelling. As a single dwelling the development is considered a minor development (Town and Country Planning Act) and this CEMP will reflect in scope the minor nature of the development.

1.7 The planning reference number for the development is PL/2023/02391.

1.8 Planning condition to be discharged, Condition 6:

> **Prior to the commencement of works, including demolition, ground works/ excavation, site clearance, vegetation clearance and boundary treatment works, a CEMP shall be submitted to the local planning authority for approval in writing. The Plan shall provide details of the avoidance, mitigation and protective measures to be implemented before and during the construction phase, including but not necessarily limited to, the following:**
>
> **a) Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing.**
>
> **b) Working method statements for protected/priority species, such as nesting birds, amphibians, badgers and reptiles.**

c) Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licensed ecologist and/or ecological clerk of works (ECoW) shall be present on site.

d) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).

The development shall be carried out in strict accordance with the approved Construction Environment Management Plan (CEMP).

REASON: To ensure adequate protection for ecological receptors prior to and during construction, and that works are undertaken in line with current best practice and industry standards and are supervised by a suitably licensed and competent professional ecological consultant where applicable."

Location

2.1 The full site address for the development is Arvensis Perennials, 19A Lower South Wraxall, Bradford on Avon, BA15 2RU.

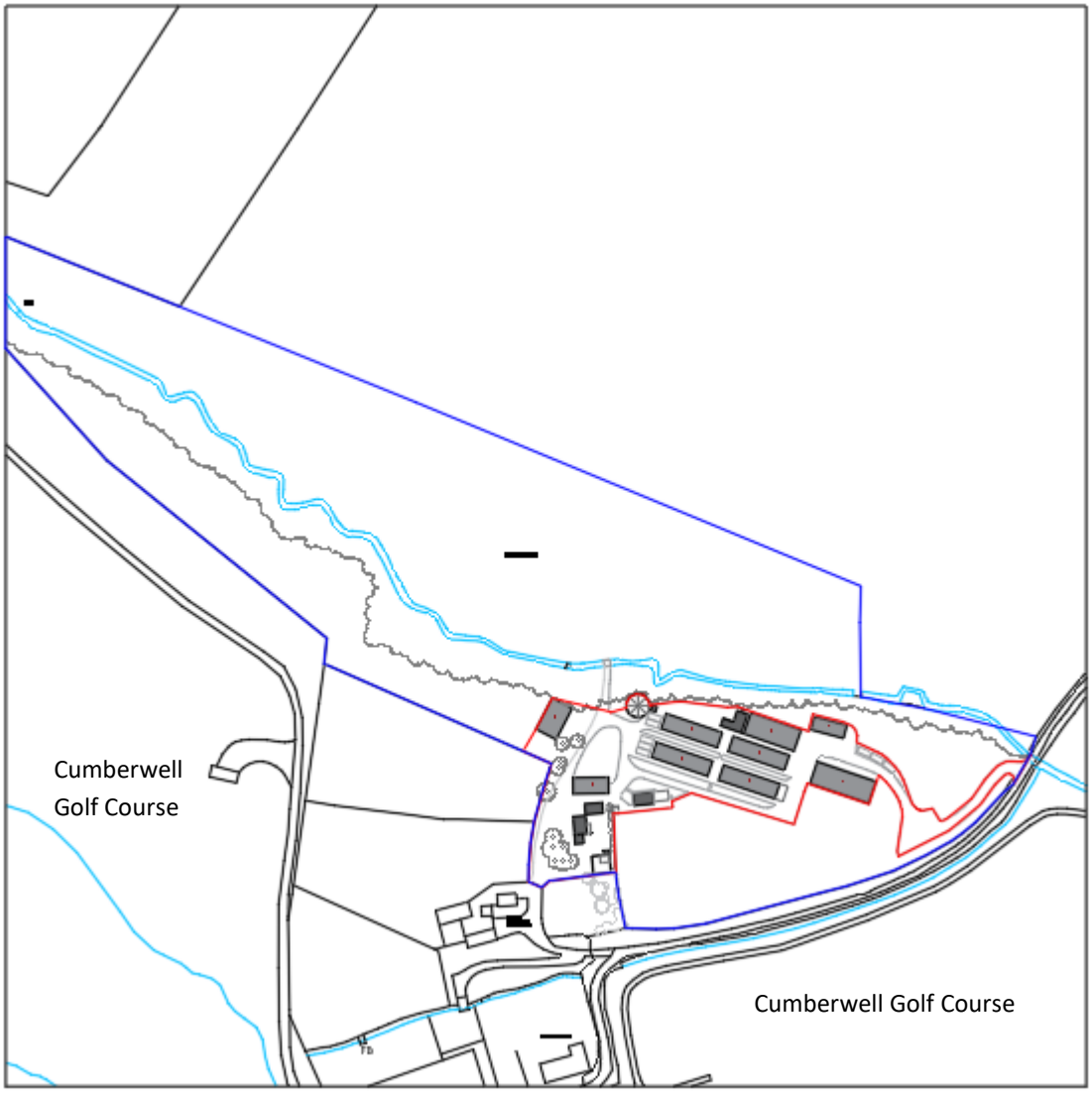

Figure 1 – Site Location Plan

2.2 The site adjoins Cumberwell Golf Course to the south and west. To the north of the site is a small stream which is in the same ownership, and there are two residential dwellings are located to the South of the site. An extant permission for works to the adjoining dwelling, Meadow View also known as The Lodge, which is currently a holiday let, will expire in December but to date no works have been undertaken on this site.

2.3 The site comprises an area of approximately 0.84 ha. The site comprises a plant nursery with polytunnels surrounded by areas of hardstanding, amenity grassland and ornamental

display/stock planting. Scattered trees are found across the site and an area of grassland extends westward. The woodland and stream run along the northern boundary of the site.

2.4 The current use of the site is a horticultural plant nursery where stock is grown from cuttings or seed and propagated within the existing greenhouse then polytunnel or outside within the site. This use will continue within the site. The proposed development will provide a tied agricultural dwelling within the site, along with enhanced welfare space for the existing staff

Access

3.1 The access to the site is via a single entrance from a rural country lane leading from the village of Lower South Wraxall.

3.2 The site is large enough that all construction vehicles and materials can be accommodated within the site and will not spill out onto the public highway.

3.3 The construction phase layout plan highlights the area designated for the parking of vehicles associated with the construction phase, the storage of materials required for construction to be placed on existing hard-standing (the storage of materials will on pallets or blocks). The parking and delivery areas for the existing plant nursery have also been indicated. The turning head will be kept clear of vehicles at all times to allow for vehicle movements associated with the plant nursery and the construction works to ensure that they re-joining the highway in a forward gear.

3.4 The location of the designated storage and parking areas have taken into account any specific ecological features/ tree protection zones required. See CEMP/Construction Phase Layout Plan in Appendix 1

Description of Proposal

4.1 Phase one will comprise of the removal of the stables and outbuildings and polytunnels at the Western end of the site as identified on the Demolition/Site Clearance Plan. This includes:

- Two polytunnels
- Two stable structures one with a canopy, and
- Three shed structures

4.2 Phase two of the development will see the construction of the tied agricultural dwelling, staff welfare areas and workshop and the associated infrastructure.

4.3 Phase three will involve the removal of the existing packing zone/polytunnel and temporary potting space followed by the construction of a new packing and distribution building. The demolition includes:

- One polytunnel
- A temporary canopy on the end of another polytunnel

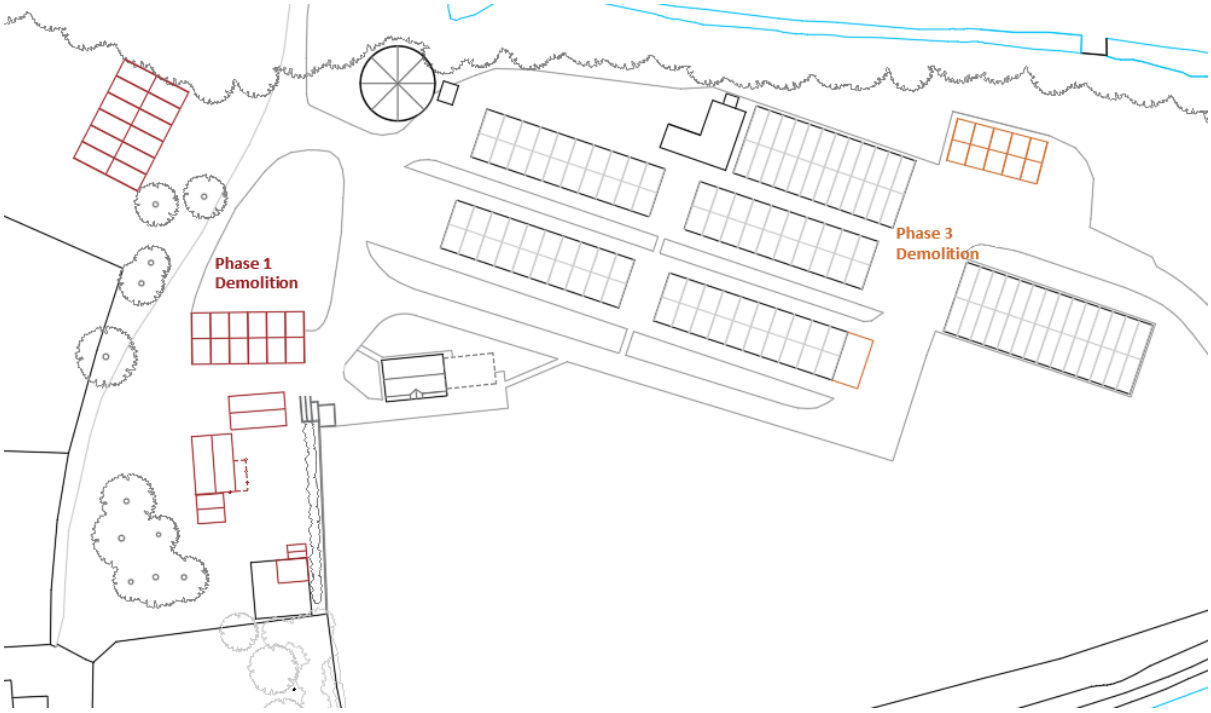

Figure 2: Extract from the Demolition/Site Clearance Plan – Complete Plan is contained within Appendix 1

Responsibilities

5.1 The following persons will be responsible for ensuring the CEMP is adhered to throughout the demolition and construction phases

- Developer – Landowner
- Primary Contractors – Construction Site Manager
- Ecological Clerk of Works (ECoW) – suitably qualified Ecologist
- Project Arboriculturalist
- Appointed primary and sub-contractors

5.2 All personnel should be made aware of their responsibility to fulfil the project's environmental obligations and statutory requirements. Any amendments should be communicated to all the stakeholders and documents updated if necessary. A copy of all documentation should be stored on site and accessible to all who require it.

5.3 The site manager should ensure all personnel who may have an impact on the environment will receive an induction to include the main points of the CEMP. This may include but is not limited to:

- Site safety
- Waste Management
- Pollution prevention
- Protected species and habitats legislation.

5.4 The Developer/ Landowners are Mr and Mrs Macdougall.

5.5 The Primary contractor and Site Manager - to be appointed.

5.6 Ecological Clerk of Works (ECoW) – Mr B Mitchell Bsc(Hons) MCIEEM

Ben Mitchell holds a degree in Zoology from the University of Glasgow. He has been a full member of the Chartered Institute of Ecologists and Environmental Managers since 2013 and is Vice Convenor for the SW England CIEEM Members Group. Ben has worked as a professional consultant ecologist since 2012. Prior to becoming self-employed, he was a principal ecologist at an award winning, multi-disciplinary consultancy for 5 years. He holds bat, great crested newt and schedule 1 bird survey licenses in England, Wales and Scotland since 2015 (Scotland 2010) and has acted in the capacity of named ecologist and delivered all site and reporting actions on 14 Natural England Bat Mitigation licenses. He also presented at the National Bat Conference in 2019 on Bats and the planning system.

5.7 Project Arboriculturalist – Mr M Sharples BSc, Tech Cert (Arbor.A.), Dip Arb (RFS), MArborA.

In addition to his qualifications in arboriculture, City and Guild's Tree Surgery, Technicians Certificate in Arboriculture (Arboricultural Association) and Professional Diploma in Arboriculture (Royal Forestry Society) Mark Sharples has 24 years of experience in the Arboricultural industry.

5.8 Primary and Sub-contractors - to be appointed.

Ecological Clerk of Works

6.1 The Site Manager and Developers will be responsible for the overall implementation of the CEMP. The suitably qualified ecologist/ECoW will supervise aspects of the CEMP as required.

Their responsibilities will include the following:

- Ensuring all works comply with relevant environmental legislation;
- Ensuring the CEMP is complied with throughout the demolition and construction phases;
- Providing Toolbox talks as required;
- Providing the main point of contact should any issues relating to ecology arise;
- Ensuring supervision at the demolition and construction phases which may impact upon protected species and or/ habitats;
- Ensuring all tree protection zones are maintained during the demolition and construction phase.

6.2 It is the responsibility of the Landowners/ Developer and Site Manager to keep the ECoW updated of progress and any changes which may have environmental implications.

Access to Ecological Reports

6.3 Copies of the CEMP and related documents are to kept on site and must be accessible to all during the demolition and construction phases.

Protection of Habitats

7.1 The baseline assessment found that there were no important botanical habitats on the site which required special mitigation measures to be included. The small stream and the area of woodland to the north of the site is sufficient distance away that due to the small scale nature of the development no specific mitigation would be required to protect these areas. Direct impacts on any designated bat sites (SAC) are unlikely to arise as the works would be a sufficient distance to avoid light spill, noise or dust which would impact the designation site.

Tree Protection

7.2 No trees are required to be removed or pruned to facilitate the construction on site, although the Arboriculturalist has advised that tree 11, a sycamore, is to be felled due to significant die back in the upper canopy (see Arboricultural Method Statement (AMS), in particular the Tree Constraints Plan). Tree 11 will be removed prior to the commencement of works by the Developer/Landowner. No pruning under any circumstances shall be undertaken by construction personnel.

7.3 Tree Protection (Plans AP/RPP1 and AP/TPP2) fencing is be placed at the canopy edge in order to protect the canopy from physical damage during construction works (Plan 5.2.6 and 5.2.8). See Construction Site Layout Plan in Appendix 2.

7.4 Heras fencing is to be erected prior to site clearance, demolition and construction works in accordance with British Standard 5837. The fencing will not be removed or altered without permission from the project Arboriculturalist. The fence signage is specified in Appendix 4 of the AMS and shall be installed. The design of the fencing is specified in 5.2.2 and Appendix 3 of the AMS.

7.5 The barrier fencing associated with Phase 3 is designed to protect an area at significantly lower risk than those areas specified by the Haras fencing in 7.4. In these areas construction barrier fencing is to be erected prior to any site clearance, demolition or construction works and should be held in place with road pins. This fencing will also be signed and will not be altered or removed without the permission of the project Arboriculturalist. See plans AP/RPP1 and AP/TPP2 in the AMS for specific locations.

7.6 Within the Root Protection Areas (RPA) inside the protective fencing the following shall apply:

- No mechanical excavation
- No excavation by any other means without Arboricultural site supervision
- No lowering of levels for any purpose
- No storage of plant or materials
- No storage or handling of any chemical including cement washings
- No vehicular access

- No fire lighting

Taken from AMS, 5.2.4

7.7 A 10 metre separation distance shall be observed between the trees and substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washing), builders sand, concrete mixing and other chemicals.

7.8 No fires will be lit within 5 metres of tree foliage.

Ground protection

7.9 In order to minimise the damage to the roots and soil surrounding Trees 1 and 7-10 to enable access and construction, a proprietary ground protection boards laid on a compressible layer such as wood chip. There should be no vehicle access except on these boards.

7.10 The protection boards are to be retained for the duration of the works.

7.11 Locations of the boards are marked on Tree Protection Plans AP/TPP1 and AP/TPP2 of the AMS.

7.12 Tree protection fencing and ground protection boards will be erected prior to demolition. The building will be removed by hand. No materials to be stored within the RPA's.

7.13 Ground protection boards will only be removed on completion of all construction works.

7.14 Tree protection fencing (both specifications) will only be removed upon completion of all building construction works.

7.15 If cranes are required on site, no part of the boom, jib or load will swing over the Tree Protection Fencing.

7.16 No installation of services either above or below the ground in the RPA's.

Clearing of site/ grassland

7.17 All of the grassland within the red line on the site location plan is currently short and is regularly mowed. The proposed building and access/driveway are largely located in areas that are currently gravelled. However, the excavation for waster water treatment and utilities will impact on areas currently grassed.

7.18 The grass around polytunnel 1 is also currently kept short. Grass areas within and adjacent to the red line. In particular the area shown on the Construction Phase Layout Plan highlights the area of grassland which will need to be kept cleared to facilitate the development. The

areas that have ground flora in the immediate vicinity of the building site will be strimmed down to 500mm. Any reptiles found should be placed outside of the development area by a suitably experienced ecologist.

7.19 A rest period of at least 4-6 hours will be given.

7.20 This same grassland will then be Strimmed of the remaining flora to ground level. These areas will be maintained at ground level for the duration of the development.

7.21 During the above process, should reptiles be recorded, operations should cease immediately until further advice has been sought from the Ecologist.

Protection of Wildlife

Amphibians

8.1 The site as a whole is to be maintained in its current conditions with shortly mown grassland (grass to kept at or below 10cm) to discourage newts moving onto the site.

8.2 Vegetation should be inspected by the ECoW within the development footprint prior to be cut down.

8.3 The site, once established is free of Great Crested Newts (as determined by the ECoW above),the site shall be maintained in this state for the duration of the construction works.

8.4 The ECoW will undertake a Toolbox Talk to the site works team regarding Great Crested Newts. Should GCN be found on site after construction works are undertaken the ECoW shall be immediately informed. If GCN are found a licence will be likely to be required and the works will be required to be undertaken between the months of April and September to avoid the hibernation period.

8.5 All holes and trenches should be covered or a rough sawn plank placed to provide a ramp for mammals which may fall in.

8.6 All building materials on site must be stored either on hard-standing or off the ground on pallets/ fixed blocks.

Bats

8.7 Any construction lighting required during the active season for bats (March to October) will be required to comply with the Guidance Note 08/18 Bats and Artificial lighting in the UK Bats and the Built Environment series (Institute of Lighting Professionals and the Bat Conservation Trust, 2018).

8.8 During the construction phase all lighting will be required to shine away from trees and a dark corridor will be retained long the boundary of the woodland area to the north of the site.

Badgers and Mammals

8.9 As a precautionary measure, the following recommendations are made to reduce harm to any badgers or mammals such as hedgehogs, during the development phase of the project.

8.10 Any trenches dug should either be covered at night or have a rough sawn plank placed in them to act as a ramp for badgers or any other wildlife which may fall.

8.11 Security lighting during the construction phase will be directed away from the undergrowth and woodland.

8.12 Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

Birds

8.13 There is no proposed removal of trees or hedgerow as part of this development. Should this change, works may impact nesting birds. Therefore any vegetation clearance within the site will be undertaken outside of the breeding bird season (1st March to 31st August) in order to comply with the protective legislation.

8.14 Should vegetation clearance be required during the bird breeding season, pre-works inspection will be undertaken immediately prior to this vegetation clearance by the ECoW. Work should not be carried out within 5.0m of any in-use nest and will require an ECoW to be present. All requirements of the ECoW will be followed.

8.15 It is the Site Managers responsibility to ensure that these precautionary measures are undertaken.

Sequence of Works

9.1 The site preparation will be the responsibility of the Landowners of the site and their sub-contractors. The process of works in relation to environmental protection will be expected to take the following:

9.2 Fencing to provide tree protection (both specifications) to be erected prior to site clearance, demolition and construction works.

9.3 Vegetation to be inspected by ECoW prior to site clearance.

9.4 Ground protection measures to be undertaken prior to demolition.

9.5 All site operatives to be inducted and made aware of the specific site hazards, including the various ecological receptors;

9.6 General vegetation clearance works to be undertaken, under supervision by the ECoW where necessary and following a toolbox talk.

Appendix 1



Phase 1

Removal of Polytunnels 1 and 2
Removal of two existing stables
Removal of wood store and shed structures

Re-grading of land around Polytunnel 2 to create vehicle turning area and level ground for the construction of Building 1

Phase 3

Removal of Polytunnel 8 and preparation of ground for Building 2. Once Building 2 is completed the temporary canopy surrounding the packing machine can be removed

EVANS PLANNING & DESIGN

Hilary Evans
BSc(Hons), DIP Town Planning, MRTPI
BA(Hons) Architectural Technology
planninganddesign@netevans.com
07866 534501

Project:
Diversification of Agricultural Holding to include Glamping Facilities, Workshop, Essential Storage and Associated Living Space

Arvensis Perennials, Lower Wraxall BA15 2RU

Title:
Demolition and Site Clearance

Scale: 1:500 @ A2	Project No: 23022
Drawing No: 23022/BR01	Status: CEMP
Revision: B	Date: 10/10/2023

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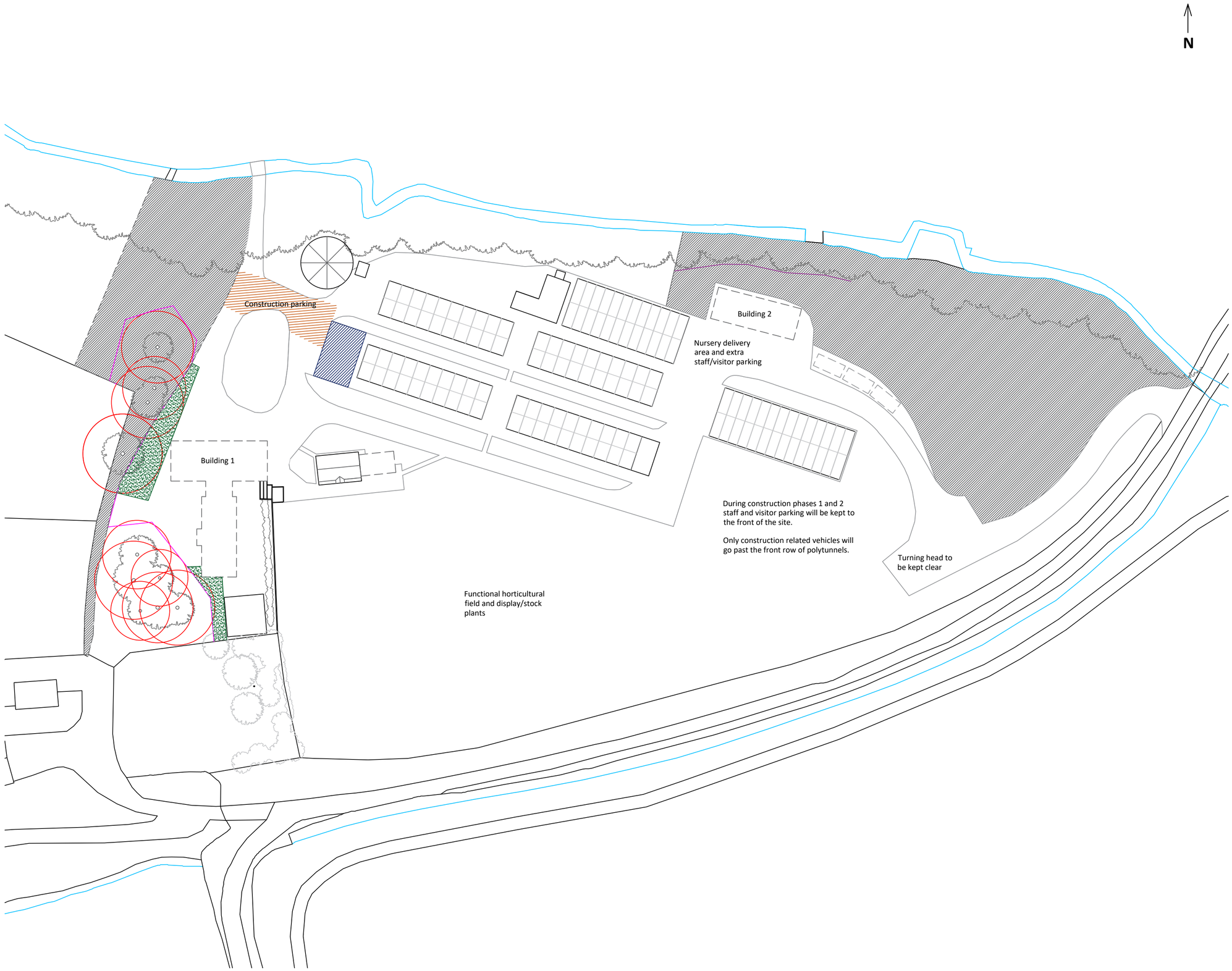
Appendix 2



Key

Existing Buildings and Structures

- Parking bay
- Existing polytunnel
- Existing office
- Existing greenhouse and staff kitchen
- Water tank

Proposed Buildings

- Outline of Building 1
- Outline of Building 2

Construction zones

- Secure storage area
- Construction parking zone

Tree Protection

- Root protection zone
- Herras tree protection fencing
- Barrier fencing for lower level tree protection
- Ground protection boards

Ecological Preparation

- Grass to be maintained to ensure no opportunities for protected wildlife to occupy it

This plan must be read in conjunction with the **Ecological Appraisal for Arvensis Perennials** by Quantock Ecology Environmental Services

Arboricultural Method Statement at Arvensis Perennials by Sharples Tree Services

EVANS PLANNING & DESIGN
Hilary Evans
BSc(Hons), DIP Town Planning, MRTPI
BA(Hons) Architectural Technology
planninganddesign@netevans.com
07866 534501

Project:
Improvement and diversification of agricultural plant nursery including two new buildings. Buildings to contain essential storage, workshop space and staff support facilities as well as a tied dwelling.

Arvensis Perennials, Lower Wraxall BA15 2RU

Title:
Construction Phase Layout Plan

Scale: 1:200 @ A2	Project No: 23021
Drawing No: 23021/C02	Status: CEMP
Revision: B	Date: 10/10/2023

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