



C.E.M.P. Preliminary Construction and Environmental Management Plan (v.3 11/08/25)

Submitted to Wiltshire Council pursuant to proposal

Demolish and replace existing dwelling at

The Old Vicarage, Homington Rd, Coombe Bissett

1. **Introduction:** We are anticipating a "CEMP pre-commencement" condition along the following lines:
2. Draft CEMP Condition 8:

In accordance with the mitigation recommendations for bat and bird mitigation set out in Kingfisher's Ecology Reports, or as amended by any subsequent European Protected Species Licence (EPSL) from Natural England, no development shall commence on site (including demolition, ground services and works to ground levels etc) until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that the development is undertaken in an acceptable manner, in the interests of protected species.

3. This preliminary CEMP therefore sets out systematically the owner's emerging CONSTRUCTION and ECOLOGY protection measures, submitted to Wiltshire Council for approval before the project commences.
4. **Restrictions on the hours of working** – no external working:

Monday to Friday	0800 to 1800 only
Saturday	0800 to 1600 only
No Sunday working or Bank Holidays	n/a

Reason: This is intended to ensure protection and enhancement of the site during construction and to allow continued bat commuting and foraging across the site and to protect residential amenity.

5. **No use of external lighting systems** at any time during and for the purposes of construction.

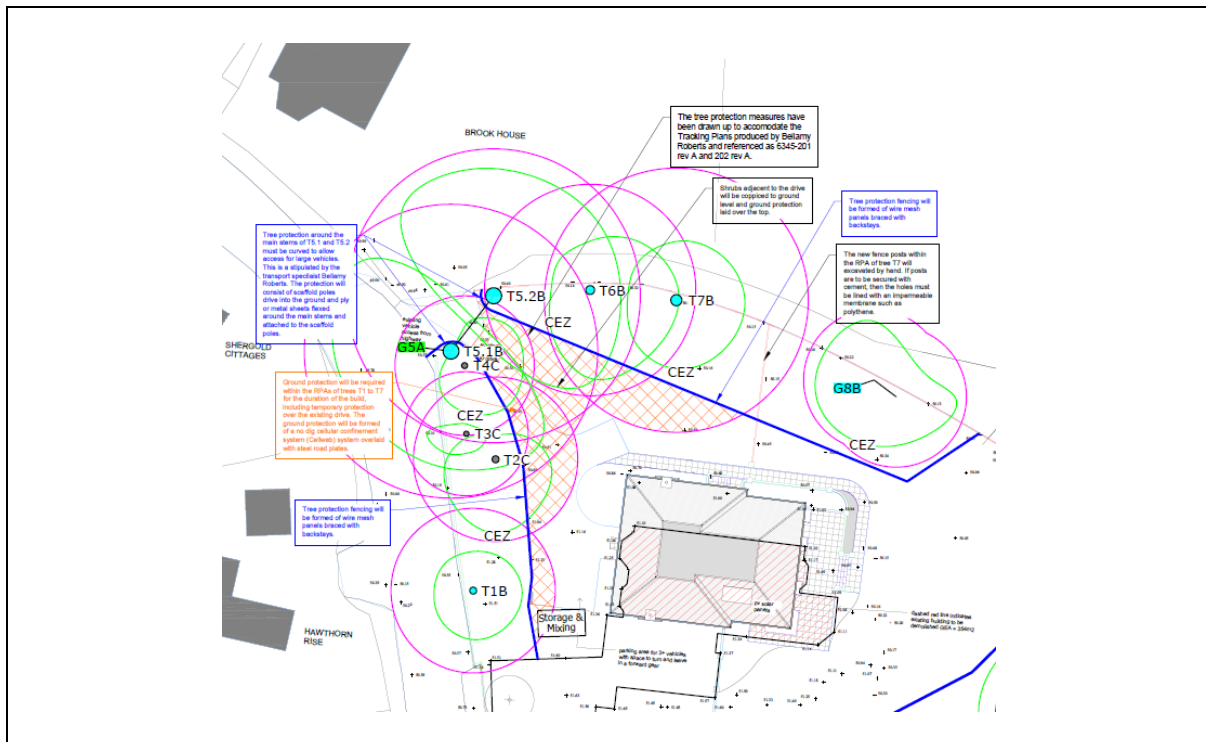
During construction and in anticipation of first occupation the builder/contractor/owner will limit all external domestic lighting to minimise sky glow, glare and light trespass. All light fittings and bulbs etc to be downward facing at all times and to meet the criteria for Environmental Zone E0 as defined by the Institute of Lighting Professionals 'Guidance Notes for the Reduction of Obtrusive Light' 2012. All the external lighting installed at the site will be retained and maintained as such thereafter for the lifetime of the development – see also COND 10.

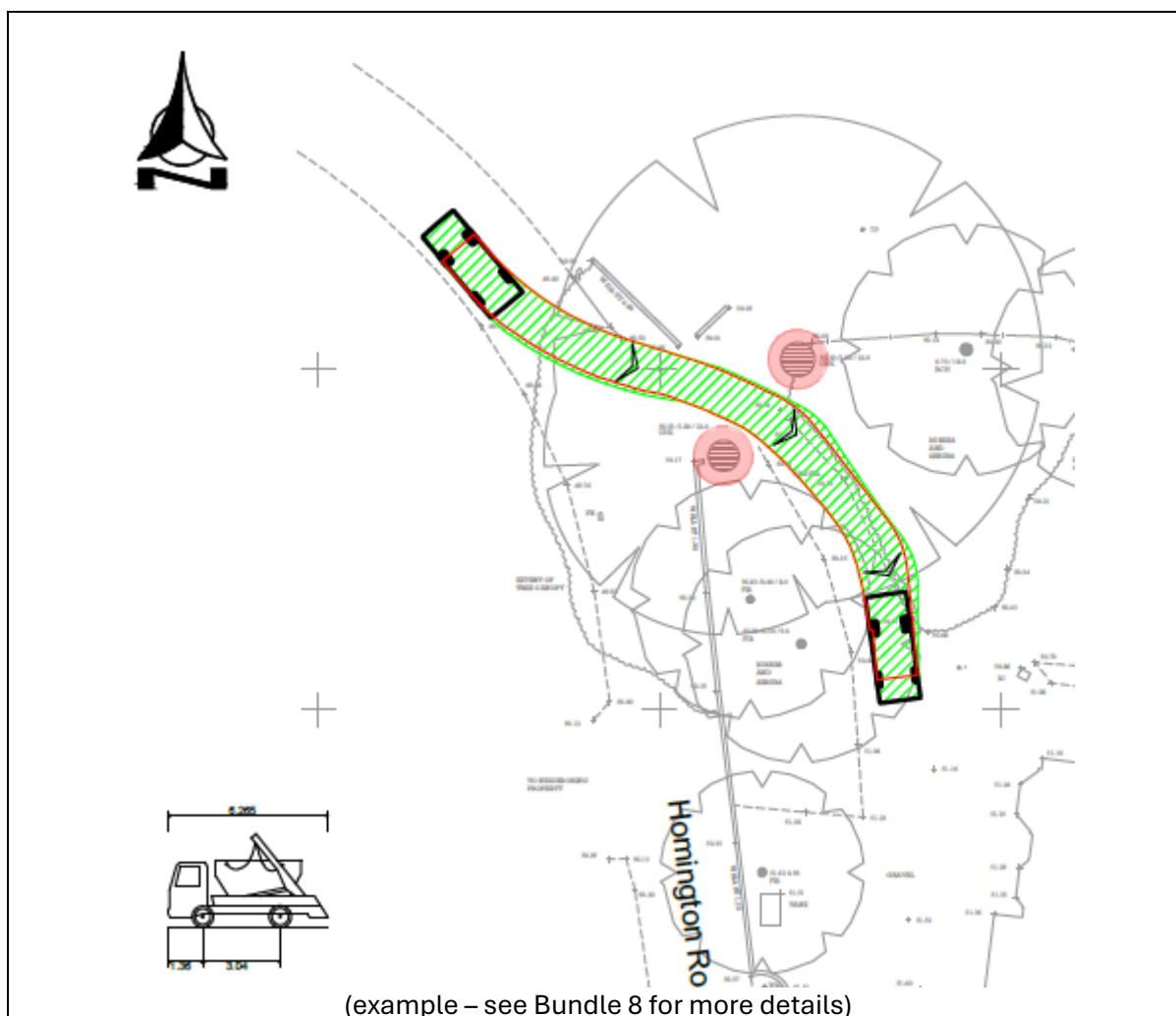
Reason: To ensure that the development is undertaken in an acceptable manner, in the interests of protected species and neighbour amenity.

6. **Before the commencement of development:
Protection of Trees and Hedgerows**

CEMP - Tree and Hedgerow Protection Plan and Construction Site Layout 11/08/25 (see Bundles 8 and 9). The plans show HGV tracking and the detailed pre-commencement tree protection works - to minimise the risk from physical damage or from pollution, including runoff and dust from construction.

Reason: To ensure tree protection is fully observed with respect to site clearance and ground level work changes under BS5837:2013.





7. **Before the commencement of development:**
Badgers – not significant

This CEMP includes a walkover survey as part of the Non-Licensed Method Statement by a qualified ecologist to ensure bats and badgers have not moved in. All the measures are to be incorporated:

- Heras fencing;
- Storage and spreading spoil and stripped topsoil on and off site;
- No night working; and,
- No excavations left open at nights – unless wooden escape boards.

Reason: To safeguard against harm during groundworks to this species that are maybe active locally.

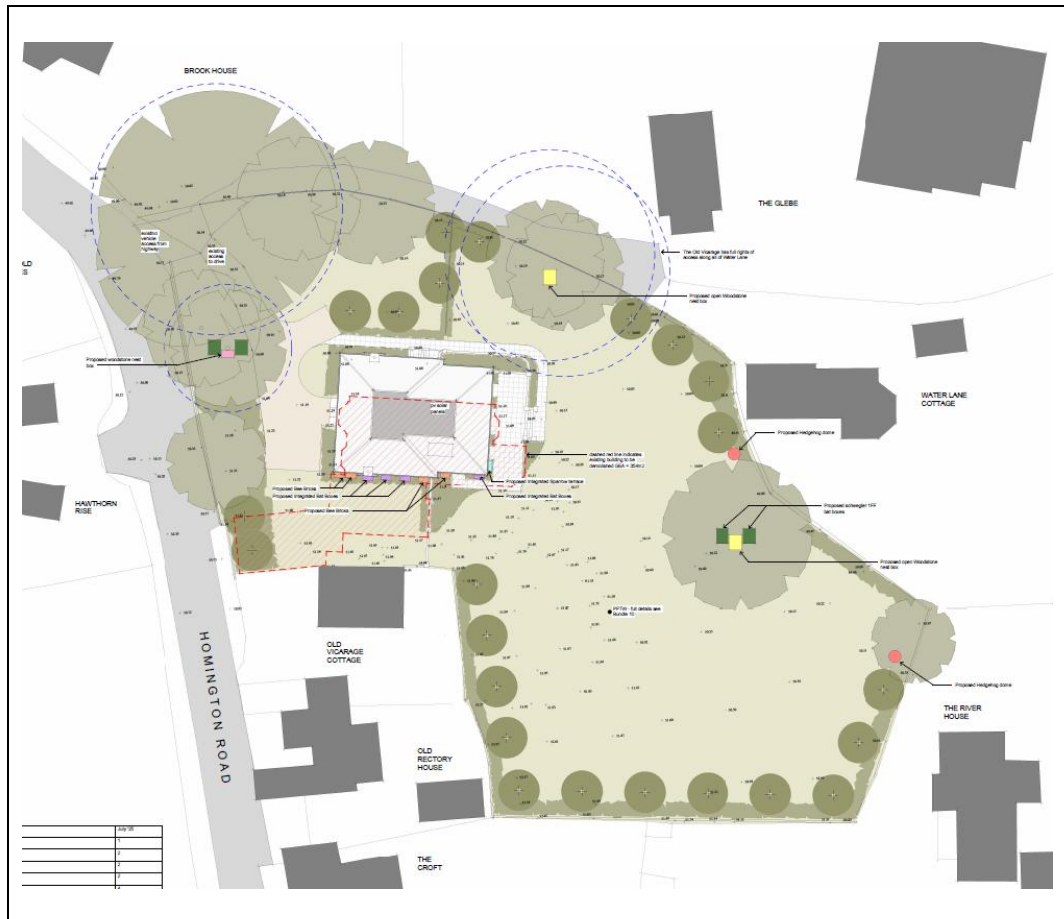
8. **Before the commencement of development:**
Bats roosting – low impact licence

This CEMP confirms, as matters stand today, it is maybe likely that a low impact licence is required by a qualified ecologist. However, the ecologist

will be on site and 'on-call' during site preparation, commencement and construction phases to avoid committing an offence.

9. **Towards the end of construction:
Bat perch and bat tube**

The submitted ecology information includes a Biodiversity Enhancement Map (P20 F):



10. **Before the commencement of development:
Tree bat roost**

Two roosts will also be provided by erecting bat shelters with a suitable perch onto the large walnut tree situated to the eastern side of the site.

11. **Before and during development:
Bat foraging and commuting**

Matters already dealt with in CEMP above, therefore in summary:

protect trees and hedgerows – agreed;
native hedgerow – agreed; and,
restrictions on hours of working and external lighting – agreed.

12. **Before and during development:
Nesting birds**

Matters already dealt with in CEMP above, therefore in summary:

protect trees and hedgerows – agreed;
enhancement of foraging and nesting opportunities – agreed.

13. **Before and during development:
Great crested newts, dormouse, reptiles**

Matters already dealt with in CEMP above, therefore in summary:

Any trenches created will either be covered over night or ramps will be installed to ensure wildlife does not become trapped.

14. **Conclusions**

This CEMP has been prepared in good faith and seeks to start to address the likely CEMP pre-commencement planning condition.

If it becomes apparent at the start of the development (or during) that the builder/contractor/subcontractor needs to materially vary any of the terms of this CEMP, that will be in writing and at the first opportunity emailed to the Planning Authority.

**Richard Greenwood BA (Hons) BPI MRTPI
Director**