



Land at the Former Commercial Nursery, Barters
Farm, Chapmanslade, Westbury, BA13 4AL

Construction and Environmental Management Plan (CEMP)

July 2025

All Ecology Ltd

Tel: 01453 374109

Email: info@allecology.co.uk

Web: www.allecology.co.uk

© ALL ECOLOGY 2025

Document Control

Site: Land at the Former Commercial Nursery, Barters Farm, Chapmanslade, Westbury, BA13 4AL.

Title: Construction and Environmental Management Plan

For: Newland Homes

Project Number: 20123

Document Version: 1.0

Document Date: 2nd July 2025

Version	Date	Version Details	Prepared by	Reviewed by	Approved by
1.0	02/07/25	-	DR	VP	JG



England and Wales Office

All Ecology Ltd,
Haw Street,
Coaley,
Dursley,
Gloucestershire,
GL11 5AY.

Scotland Office

All Ecology Ltd,
Achadh Nan Geadh,
Upper Kilchattan,
Colonsay,
PA61 7YR.

Tel: 01453 374109
Email: info@allecology.co.uk
Web: www.allecology.co.uk

All Ecology is the trading name of All Ecology Ltd. Registered in England and Wales, Company Number 8306310

Notice to Readers:

This report has been prepared by All Ecology with all reasonable skill, care and diligence, within the terms of the contract with the client. The actions of the surveyor on site, and during the production of the report were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management (www.cieem.org.uk).

The flora and fauna detailed within this report are those noted during the field survey and from anecdotal evidence. It should not be viewed as a complete list of flora and fauna species that may frequent or exist on site at other times of the year.

All Ecology cannot take responsibility where Government, national bodies or industry subsequently modify standards.

All Ecology cannot accept responsibility for data collected from third parties.

Reference to sections or particular paragraphs of this document taken out of context may lead to misrepresentation.

Contents

Contents	1
1.0 Introduction	2
Background	2
Objectives and Aim	2
Site Location	3
2.0 Development Description and Objectives	4
Development Description	4
Objectives	4
3.0 CEMP	5
Tool Box Talk	5
Management Responsibilities	5
Responsible Persons and Lines of Communication	5
Local Community Responsibility	5
Risk Assessment	5
Biodiversity Protection Zones	6
Noise and Lighting	6
Air Quality	6
Waste	6
Staff Welfare Facilities	7
Bats	7
Other mammals	7
Birds	8
General	8
Mechanism for Ensuring Delivery	8

1.0 Introduction

Background

- 1.1 All Ecology was commissioned to produce this document in respect of a proposed development at the Former Commercial Nursery, Barters farm, Chapmanslade.
- 1.2 The site is the subject of a planning application to permit the demolition of existing buildings and general clearance of the site for the erection of nine new residential dwellings and associated infrastructure.
- 1.3 The following condition was attached to the planning permission APP/Y3940/W/24/3348998 for which the present report is intended to discharge.

Condition 5

Prior to the commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include measures to avoid and mitigate the effects of the development on ecological features and a programme for their implementation and maintenance. The agreed measures shall be implemented and maintained in accordance with the agreed programme.

Objectives and Aim

- 1.4 The aims of this CEMP are as follows:
 - To cover the management of all construction activities by defining the requirements and standards that need to be met.
 - Ensure that the works are carried out and site managed in accordance with planning approval and wildlife legislation, and ensure the protection of biodiversity features.

Scope

- 1.5 The CEMP will primarily address ecology and biodiversity. However, other items typically included in a CEMP e.g. Noise, Water Pollution, Safety and Security, Air Quality and Construction Traffic Management, have also been included.

Site Location



Figure 1: Site location plan.

2.0 Development Description and Objectives

Development Description

2.1 The proposals for the site for the erection of nine new residential dwellings and associated infrastructure.

Objectives

2.2 The objectives of this CEMP are therefore as follows:

- Avoid injury or death of mammals through appropriate methods of working.
- Ensure compliance with the legal protection of bats.
- Ensure compliance with the legal protection of breeding birds.

3.0 CEMP

Tool Box Talk

- 3.1 The proposed works have the potential to negatively impact on a number of ecological receptors. An Ecological Clerk of Works (ECoW) will be appointed to undertake the following:
- Tool Box Talk to be provided prior to the start of works outlining the purpose the CEMP and details of methods of precautionary works.
 - Carry out nesting bird survey of any nesting habitats (hedge) to be cut-back or cleared during nesting season.

Management Responsibilities

- 3.2 The implementation of this management plan will be the responsibility of Newland Homes who will instruct the strict adherence to this plan, with the available resources, as well as with assistance from area specialists where necessary to ensure that all measures are executed using best possible practice. All appointed sub-contractors will be approved as competent and knowledgeable in their position.

Responsible Persons and Lines of Communication

- 3.3 The ECoW will be an experienced ecologist from All Ecology Ltd. They will be responsible for delivering the pre-commencement toolbox talk, which will highlight the constraints on site and the purpose of the CEMP. The ECoW will also carry out nesting bird surveys as required.
- 3.4 All other responsibilities during the construction process will be those of the Site Manager. These include compliance with planning conditions, wildlife legislation, installation of protection measures and implementation of this CEMP.

Local Community Responsibility

- 3.5 The Site Manager will manage and co-ordinate on-site environmental activities and act as a point of contact for local residents. Liaison between the Construction Contractor and local residents will seek to ensure that any concerns are resolved quickly and efficiently.
- 3.6 The Site Manager will be responsible for briefing the CEMP to construction staff; fulfilling environmental obligations on site; attending to any on-site environmental incidents or concerns.

Risk Assessment

- 3.7 The following potentially damaging activities and their associated risk have been identified:

Table 1: Risk Assessment.

Activity	Risk
Demolition of buildings	Very low risk of bat roost destruction and injury of bats.

Demolition of buildings	Risk of bird nest destruction, injury of birds and general disturbance of nesting.
Clearance of hedgerow	Risk of bird nest destruction, injury of birds and general disturbance of nesting.
Open excavations	Trapping of wildlife
Lighting of the construction site	Risk of disturbance of light sensitive species that potentially use the site or immediate surroundings

Biodiversity Protection Zones

3.8 There are no other locations of sensitive works and therefore no biodiversity protection zones.

Noise and Lighting

- 3.9 It is expected that construction hours of operation will be between 08:00 and 18:00 Monday to Friday, and 08:00 and 13:00 on Saturday. No lighting of the site during the construction phase is expected to be required apart from where needed for security. In this case lighting will utilise highly directional LED PIR lighting with the use of shielding to prevent impact to light sensitive species that may be present on site or in the local area.
- 3.10 All plant will be properly maintained and contractors will be required to conform to the construction noise code of practice BS 5228.

Air Quality

- 3.11 Dust can be created from movement of construction traffic and from general construction activities and can be carried by prevailing winds impacting upon the local area including the adjacent woodland. Construction traffic carrying loose material will be covered to reduce dust generation. This measure will be combined with wheel washing at site access points. A water bowser will be provided for dust suppression on site if necessary and areas of concern can be 'dampened down' during periods of dry weather.
- 3.12 If necessary, arrangements will be made for sweeping public highways in the vicinity of the site access using a standard road sweeper. The Site Manager will be responsible for determining if additional measures will be required.

Waste

- 3.13 To avoid construction waste polluting ground water and the local land, a site Waste Management Plan will be provided by the construction contractor to ensure waste management procedures comply with the relevant legislation and that there is minimal impact to the environment from construction waste.
- 3.14 Waste will be segregated and disposed of at an appropriate waste management facility.

Staff Welfare Facilities

- 3.15 Staff Welfare Facilities will be self-contained with all discharge of waste water to sealed tanks which will be regularly emptied. All other waste will be collected in bins and removed from site at appropriate intervals.

Bats

Building demolition

- 3.16 Roosting bats were deemed to be absent from the site buildings. However, as a precaution during demolition of these buildings the contractor should be advised to adhere to the following procedures in the highly unlikely event that bats are found during works:
- i. If the roost is still in the structure and bats are not injured, stop work and contact a licensed ecologist. If help is not available, allow bats to fly out of harm's way.
 - ii. If material containing a roost has been removed, the roost is not exposed and the bats are not injured, temporarily seal and isolate the roost, stop work and seek advice from a licensed ecologist. If advice is not readily available, re-open it and allow bats to relocate of their own accord.
 - iii. If the roost has been exposed, and especially if bats have been injured, stop work, collect bats in a secure box or bag (using a glove) and contact a licensed ecologist

Lighting

- 3.17 The use of security lighting during construction has the potential to disturb foraging and commuting bats as well as other wildlife. The intention is to avoid the use of security lighting; however, where required this will only be used when and where absolutely necessary to minimise disturbance to foraging and commuting bats.
- 3.18 In line with best practice, new external lighting on the houses will be kept to a minimum in order to minimise disturbance to foraging and commuting bats and reduce skyglow.

Other mammals

- 3.19 The following general measures would be implemented to protect mammals and other wildlife during the construction phase.
- Any trenches and other excavations would be back-filled before nightfall or a ramp left to allow animals to easily exit.
 - Open pipes/ducts larger than 150 mm would be capped off overnight.
 - Plant machinery and stored materials will be inspected prior to use/moving to ensure absence of itinerate animals that may have sought refuge. If protected fauna is found works would stop immediately and the appointed ecologist(s) contacted. Other fauna to be moved/allowed to move offsite.

Birds

- 3.20 Clearance is proposed and buildings are to be demolished which provide nesting opportunities. Works to suitable nesting habitats (hedges and buildings) will avoid the bird nesting season of March to August inclusive (March to September for buildings) if possible. In the event works are to take place during nesting season, pre-works nesting bird surveys would be carried out by the ECoW within 24 hours prior to works. Any discovered nests will be left undisturbed until the young have fledged by implementing exclusion zones around nest, the size of which will be determined by the ECoW taking into account the species and nature of the surrounding habitats. The ECoW will determine when the young have fledged and the nest is no longer in use.

General

- 3.21 Works to be carried out during daylight hours only (one hour after sunrise and ceasing one hour before sunset from April to October) to prevent disturbance of fauna such as foraging bats.

Mechanism for Ensuring Delivery

- 3.22 Upon completion of the works, a report will be produced and sent to the Council Ecologist detailing and confirming that the works were carried out in accordance with this CEMP.