



**Land at Park Road,
Malmesbury, Wiltshire**

**Construction
Ecological
Management Plan
(CEMP)**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Lagan Homes

December 2025

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edp7403_r010a

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(edp7403_d014a 04 December 2025 DJo/RCI)

Section 1 Introduction

- 1.1 This Construction Ecological Management Plan (CEMP) has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Lagan Homes (hereafter referred to as 'the Developer'). This CEMP sets out a range of measures to be implemented prior to and during construction, in relation to the development of Land at Park Road, Malmesbury, Wiltshire (hereafter referred to as 'the Site'), in order to ensure no damage or harm occurs to retained habitats and protected wildlife species.
- 1.2 Outline planning permission was granted on Appeal by Wiltshire Council on 26 September 2022 (application reference: 19/05898/OUT) for up to 50 dwellings with an internal road, parking, open space and associated works. The permission was granted subject to a range of planning conditions. The Site Layout Plan is enclosed as **Appendix EDP 1**.
- 1.3 This CEMP has been prepared to provide the necessary information in respect of ecology in fulfilment of planning Condition 8 of the outline planning permission, which states:
- "No development hereby permitted shall first commence (including demolition, ground works and vegetation clearance associated with the provision and improvements in Park Road) until a Construction Ecological Management Plan (CECoMP) has been submitted to, and approved in writing by, the local planning authority. The CECoMP shall include, but not necessarily be limited to, the following:*
- a. Risk assessment of potentially damaging construction activities;*
 - b. Identification of 'biodiversity and tree protection zones';*
 - c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
 - d. The location and timing of sensitive works to avoid harm to biodiversity features;*
 - e. The times during construction when specialist ecologists need to be present on site to oversee works;*
 - f. The role and responsibilities on site of an ecological clerk of works or similarly competent person(s);*
 - g. Use of protective fences, exclusion barriers and warning signs, and;*
 - h. Responsible persons and lines of communication;*
 - i. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

REASON: To ensure adequate protection, mitigation and compensation for protected species, priority species and priority habitats in accordance with submitted ecological reports."

- 1.4 To ensure that ecological features are adequately protected, this CEMP report will be submitted to Wiltshire Council to discharge Condition 8 of the outline consent. A copy of the Site Layout Plan for the development is provided as **Appendix EDP 1**.

RESPONSIBILITIES FOR IMPLEMENTING THE CEMP

- 1.5 At the time of writing, it is anticipated that the parties listed below will be responsible for implementing the CEMP.

The Developer and Principal Contractor

- 1.6 The Developer and their appointed principal site contractor will be responsible for:
- a. Compliance with legal consents relating to nature conservation;
 - b. Compliance with planning conditions relating to nature conservation;
 - c. Installation, regular inspection and maintenance of physical protection measures during construction; and
 - d. Implementation and monitoring of sensitive working practices during construction.

Contact Details

Developer

Lagan Homes Ltd (Banbury)
Finance House
Beaumont Road
Banbury
Oxfordshire
OX16 1RH

Principal Contractor

Details to be confirmed upon appointment.

Ecological Clerk of Works

- 1.7 The appointed Ecological Clerk of Works (ECoW) will be responsible for provision of training and information about the importance of 'Biodiversity Protection Zones' to all construction personnel on-site. The ECoW will also supervise relevant pre-construction works, including vegetation clearance.

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Section 2

Interest Features - Wildlife

BASELINE ECOLOGY SURVEYS

- 2.1 The ecological interest at the Site was assessed in full as part of the baseline ecological surveys undertaken to inform the application for outline planning permission in 2010 and updated in 2019/2020 (application reference: 19/05898/OUT). The survey methodologies are described in full within the Update Ecological Appraisal prepared by EDP in support of the application (report reference: edp1168_r007c). In summary, the following surveys were conducted: Extended Phase 1 habitat survey (including badger (*Meles meles*) walkover), reptiles, and bats (roosting and activity).

Summary of Key Ecological Features

- 2.2 The following table provides a short summary of the ecological sensitivities within the Site, and wider blue line area.

Table EDP 2.1: Summary of Methods and Results of Ecological Baseline Surveys

Survey	Methodologies/Timings	Results Summary
Extended Phase 1 Survey	An initial Extended Phase 1 habitat survey April 2010 (updated in March 2019, July 2020, and May 2023).	The Site comprises part of an improved grassland field that is cut for hay and is bounded by hedgerows and trees, with small areas of scrub present. A small, seasonally wet pond is located along the south-western boundary outside the red line.
Bat Roosting (trees)	Preliminary ground level assessment – July 2020 and updated in May 2023.	All trees with potential to support roosting bats fall outside the red line area and therefore will be retained within the proposals and buffered from the development.

Survey	Methodologies/Timings	Results Summary
Bat Activity	Transect and automated detector surveys - April and May 2019.	The Site boundary and wider blue line land supports low numbers of foraging and commuting bats, with the vast majority of activity belonging to common and widespread species. It is therefore considered that the Site and wider blue line boundary does not form part of a key foraging area or commuting route for these species.
Reptile Survey	Initial Surveys conducted in 2010. Update surveys conducted between April – May 2019.	The Site and wider blue line land supports a 'Good' population of slow worm (<i>Anguis fragilis</i>) and a 'Low' population of grass snake (<i>Natrix helvetica</i>).
Badger	Walkovers conducted alongside Extended Phase 1 surveys in 2010, 2019, 2020 and 2023.	No badger setts or evidence of badger activity has been recorded on-site. The Site provides limited opportunities for sett building, with the hedgerows being located adjacent to wet ditches and roads or lacking any significant banks.

Section 3

Construction Method Statement

- 3.1 This section provides details of the habitat and species protection measures to be implemented on-site prior to and during the construction phase.

HABITAT PROTECTION

Trees and Hedgerows

- 3.2 All construction personnel will be fully briefed on the location of the features of ecological importance as described in **Section 2**.
- 3.3 Prior to the commencement of construction, protective fencing and associated warning signs, in accordance with BS 5837: 2012 *Trees in Relation to Design, Demolition and Construction - Recommendations*, will be securely installed around the Root Protection Area (RPA) of all retained trees and hedgerows, which are illustrated on the Tree Protection Plan (**Appendix EDP 2**). Specifications are provided within the 'Arbicultural Method Statement' (report reference: edp7403_r007) submitted to the Local Planning Authority (LPA) to inform the outline planning application.
- 3.4 The area within the fencing shall be protected from all construction activities within a 'Biodiversity Protection Zone' (BPZ), which is shown in **Plan EDP 1**. Within the BPZ, there shall be no construction related activities whatsoever: no reduction in ground levels, no storage of materials, no storage of chemicals, no erection of site facilities, no excavation for services and no fires.
- 3.5 Such fencing, and establishment of BPZs, is the responsibility of the Site manager and will be installed under the supervision of a suitably qualified arboriculturist and adequately maintained throughout the duration of the construction phase, until construction of the residential properties is complete.

Lighting Strategy

- 3.6 To reduce the impact of artificial light spillage on the ecological features of interest on the Site, namely the retained trees and hedgerows that will be used by foraging/commuting bats, a sensitive lighting strategy is to be adopted throughout the construction phase of the development.
- 3.7 The use of artificial lighting is to be limited to the essential minimum adjacent to foraging and commuting routes, and any lighting to be used across the Site should avoid upward pointing lights, with the spread of light being kept near to or below the horizontal.
- 3.8 Lighting with a low UV component should be used to reduce invertebrate attraction, and directional lighting/shielding of lights with accessories such as hoods, covers, louvres and shields is to be used throughout to avoid excessive light spill.

Pollution Prevention

- 3.9 Measures to prevent pollution incidents are to be implemented in accordance with the Construction Method Statement (CMS) prepared to discharge planning Condition 10 and are not covered in this report.
- 3.10 It will be the responsibility of the Developer to ensure that any site contractors are aware of the measures to be implemented to prevent and deal with any pollution incidents.
- 3.11 The storage of any construction materials and/or waste will be situated away from areas fenced for their ecological sensitivity including trees and hedgerows retained within the BPZ described above.

SPECIES PROTECTION

Birds

- 3.12 All wild birds, their nests and eggs are protected under Section 1 of the *Wildlife and Countryside Act 1981* (as amended). This makes it an offence to:
- Intentionally kill, injure or take any wild bird;
 - Take, damage or destroy the nest of any wild bird while it is in use or being built;
 - Take, damage or destroy the egg of any wild bird; or
 - To have in one's possession or control any wild bird (dead or alive) or egg or any part of a wild bird or egg.
- 3.13 In addition, further protection is afforded to those wild bird species listed on Schedule 1, prohibiting any intentional or reckless disturbance to these species while they are nest building, or at a nest containing eggs or young, or to recklessly disturb the dependent young of such a bird.

Vegetation Clearance

- 3.14 Any vegetation clearance that includes removal of any potential bird nesting habitat, such as trees, shrubs, or hedgerows, should occur outside of the bird nesting period (March to August inclusive).
- 3.15 Should this not be possible, any habitats suitable for breeding birds (as above) to be affected by clearance works within the breeding season (March to August) should be checked for the presence of active bird nests by a suitably qualified ecologist immediately prior to the commencement of clearance works. If an active bird's nest is discovered, works within 5m of the nest will cease until the young birds have fledged.

Lighting

- 3.16 The lighting strategy discussed previously is considered sufficient to minimize potential impacts to roosting birds arising from artificial light spill/illumination during construction.

Bats

- 3.17 All species of British bat are listed as a European Protected Species (EPS) on Schedule 2 of the *Conservation of Habitats and Species Regulations 2017* (as amended). This affords bats and their roosts strict protection, making it an offence to:
- Deliberately capture, injure or kill a wild animal of an EPS;
 - Deliberately disturb wild animals of an EPS wherever they are occurring, in particular any disturbance that is likely to impair their ability to survive, to breed or reproduce, to affect significantly the local distribution or abundance of the species to which they belong, or in the case of hibernating or migratory species, to hibernate or migrate; or
 - Damage or destroy a breeding site or resting place of a wild animal of an EPS.
- 3.18 Additional protection for bats is also afforded under the *Wildlife and Countryside Act 1981* (as amended), making it an offence to intentionally or recklessly disturb bats whilst they are occupying a structure or place that is used for shelter or protection, or to obstruct access to this structure or place. A subset of the British bat assemblage is also listed as Priority Species under Section 41 of the *Natural Environment and Rural Communities (NERC) Act* (2006).
- 3.19 As identified in **Section 2**, all trees with potential to support roosting bats fall outside the red line area and therefore will be retained within the proposals and buffered from the development.
- 3.20 The lighting strategy discussed previously is considered sufficient to minimise potential impacts to foraging/commuting bats arising from artificial light spill/illumination during construction.

Badger

- 3.21 Badgers and their setts are afforded protection under the *Protection of Badgers Act 1992*, which makes it a serious offence (inter alia) to:
- Kill, injure, take or cruelly ill-treat a badger; or
 - Damage or interfere with a sett, by doing one of the following things:
 - Damage a badger sett or any part of it;
 - Destroy a badger sett;
 - Obstruct access to, or any entrance of, a badger sett;
 - Cause a dog to enter a badger sett; or
 - Disturb a badger when it is occupying a sett.
- 3.22 No badger setts have been identified within the Site.

3.23 However, there is the potential for badger to utilise the Site for commuting and foraging and future sett excavation. To prevent any harm or disturbance to badgers or destruction of active setts, the following measures are to be implemented during the course of construction on a precautionary basis:

- A pre-commencement survey for evidence of badger setts and other signs of activity will be undertaken of affected habitats not more than three months prior to works commencing;
- Should any 'active' setts be discovered which require removal/disturbance during works, exclusion of badgers under a Natural England badger licence will be required; and
- The covering of any excavations at night or insertion of 'escape ramps' or profiling to create a shallow sloping side such that any badgers that inadvertently enter the construction zone cannot become trapped.

Reptiles

3.24 Reptile surveys undertaken throughout the Site and wider blue line area have confirmed the presence of a 'low' grass snake population and a 'good' slow worm population occurring within the hedgerow, scrub and grassland margin habitats.

3.25 In the absence of mitigation, there is a risk of killing and injuring reptiles during vegetation clearance and topsoil stripping of the hedgerows and scrub, as well as any rough grassland margins to accommodate construction works.

Reptile Receptor Area

3.26 As detailed within the Landscape and Ecological Management Plan (LEMP) (report reference: edp7403_r005), a receptor area will form part of the retained and enhanced grassland at the west of the Site, with management designed to benefit reptiles (illustrated on **Plan EDP 1**).

3.27 The receptor area will be created prior to commencement of any vegetation clearance, and will comprise an area of existing grassland that will be left to grow long and include hibernacula and refugia creation as well as native shrub planting, which will provide additional refuge area for reptiles.

3.28 Should any reptiles be found during the sensitive vegetation clearance by the supervising ecologist, all individuals will be translocated to this area.

Sensitive Vegetation Clearance – Habitat Manipulation

3.29 Prior to construction works, suitable habitat within the construction footprint will be subject to a sensitive clearance methodology as detailed below:

- Vegetation clearance in the grassland field will be undertaken during the active season (typically April to October, subject to prevailing weather conditions) and will be supervised by a suitably qualified ecologist;

- The grassland will be subject to directional clearance toward retained off-site habitats to allow any wildlife present to disperse safely towards this resource;
- An initial cut of the grassland/trees/scrub/hedgerow will be undertaken to reduce the vegetation height down to a minimum of 150mm above ground, using hand tools or very light machinery, and carried out under the direct supervision of an ecologist, with any reptiles found moved to the receptor site;
- A second directional cut will be undertaken with vegetation cut to 50mm/ground level, also under the direct supervision of an ecologist;
- Any 'woody' vegetation (including the hedgerow and scrub) clearance will be carried out either in a single stage during the active season (typically April to October, subject to prevailing weather conditions) or in a two-stage process if carried out during the winter months (typically November to March) when reptiles will be hibernating. If carried out during the winter months, removal of the woody vegetation will be restricted to above-ground only, with the vegetation cut to no lower than 30cm above ground. The vegetation removal will be overseen by a suitably qualified ecologist, who will undertake a visual search to ensure no suitable hibernation habitat is disturbed. The hedgerow and scrub root systems will then be grubbed up the following active season (typically April to October) under the supervision of an ecologist; and
- All arisings will be chipped into the base of retained hedgerows and removed from the construction footprint.

3.30 Following the habitat manipulation exercise, reptile exclusion fencing will be installed around the boundary of the development to prevent any reptiles from entering the construction area for the duration of construction. Once construction of all units has been completed and the landscaping installed, the fencing will be removed to allow reptiles to recolonise the Site.

Notable Mammal Species

3.31 With respect to the potential for European hedgehog (*Erinaceus europaeus*) to occur within the Site, clearance of suitable habitats will be undertaken in accordance with those measures detailed in the Update Ecological Appraisal (report reference edp1168_r007c), to avoid harm/injury to protected species that may be present. More generally, however, the following precautionary measures will be adhered to during the construction phase:

- All machinery will be operated by trained personnel only;
- All trenches/excavations will be covered up overnight and/or a means of escape provided (such as mammal ramps or shallow sloping side) to avoid wildlife becoming trapped; and
- Any installed open pipework with an outside diameter of greater 120mm must be covered at the end of each working day to prevent animals entering/becoming trapped.

Section 4

Conclusions

- 4.1 This CEMP sets out a range of measures to be implemented prior to and during the construction of the approved development at Land at Park Road, Malmesbury, Wiltshire, to ensure no damage or harm to retained habitats and protected wildlife species occurs.
- 4.2 Details relating to the appropriate habitat creation, enhancement and landscape planting to be completed within the construction phase can be found in the Landscape and Ecological Management Plan (LEMP) (report reference: edp7403_r005), prepared to discharge Condition 7. This has been designed to ensure that appropriate measures to provide biodiversity enhancement and visual amenity are implemented from the early stages of the scheme.
- 4.3 Provided that the measures set out within this CEMP are fully implemented, the relevant ecological features present within the Site will be adequately protected in accordance with legal and planning policy requirements.

Appendix EDP 1 Site Layout Plan

Park Road, Malmesbury
Accommodation Schedule
13.08.2024

MALMW-MCB-ZZ-ZZ-DR-A-0230-D5-P5 - Site Layout



Open Market Sale		Beds no.	tot.	%
Type	Description	No.		
Cookstown	3B4P Detached House	1		
Cavan	3B4P Semi Detached House	6	3 bed	13
Carroll	3B5P Corner Turning Semi Detached House	2		
Carlow	3B5P Semi Detached Townhouse	4		
Keel	4B6P Detached House	2		
Kistesbridge	4B6P Detached House	2	4 bed	11
Greencastle	4B6P Detached House	6		
Knightstown	4B7P Detached House	2		
Total:		24		100%

Affordable Rented		No.	Sq.mt	Sq.ft	Total Sq.ft.	Beds no.	tot.	%
Type	Description	No.	Sq.mt	Sq.ft	Total Sq.ft.			
AF1B Maisonette GF - M4-2	1B2P Maisonette	1	50.35	542	542			
AF1B Maisonette FF	1B2P Maisonette	1	56.76	611	611	1 bed	2	13%
Bushmills Special	2B4P Semi Detached	3	69.68	750	2250			
Bushmills Special - M4-2	2B4P Semi Detached	1	71.63	771	771	2 bed	5	31%
Bushmills Ginnel	2B4P Terraced	1	78.64	825	825			
Cavan	3B5P Semi Detached	2	84.73	912	1824	3 bed	2	13%
Monaghan	4B6P Detached	1	105.72	1138	1138	4 bed	1	6%
Affordable Shared Ownership						Beds no.	tot.	%
Type	Description	No.	Sq.mt	Sq.ft	Total Sq.ft.			
Bushmills Special	2B4P Semi Detached	4	69.68	750	3000	2 bed	4	28%
Cavan	3B5P Semi Detached	2	84.73	912	1824	3 bed	2	13%
Total:		16			7211			1600%

The schedule is based on site plan information supplied by others, the accuracy of which we cannot guarantee. No consultations have taken place with the planning authority and as such the above proposals should not be used as a basis for financial or commercial transactions.



Notes:
The contractor must verify all dimensions on site before commencing any work on shop drawings, do not scale from this drawing
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Notes:
1 - Landscaping indicative only;
Please refer to Landscape drawings for actual planting/landscaping layout.

★ Affordable units

P6	Updated footprint notes	13.08.2024	JP	13.08.2024
P5	Amended to suit comments	19.07.2024	KK	22.07.2024
P4	Amended to suit comments	24.05.2024	KK	24.05.2024
P3	Amended to suit comments	20.02.2024	KK/VP	20.02.2024
P2	Minor re-arrangements of the units and the road bend on the southern area	27.11.2023	VS	28.11.2023

P1	Issued for planning	07.09.2023	KK	08.09.2023
Rev	Rev Description	Rev Date	Drawn By	Reviewed By
KK/JPV	SC			POR
Drawn by	Reviewed by			Approved by
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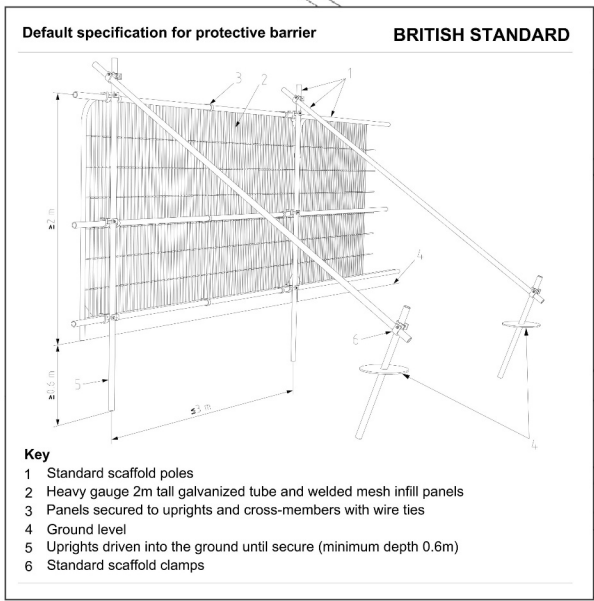
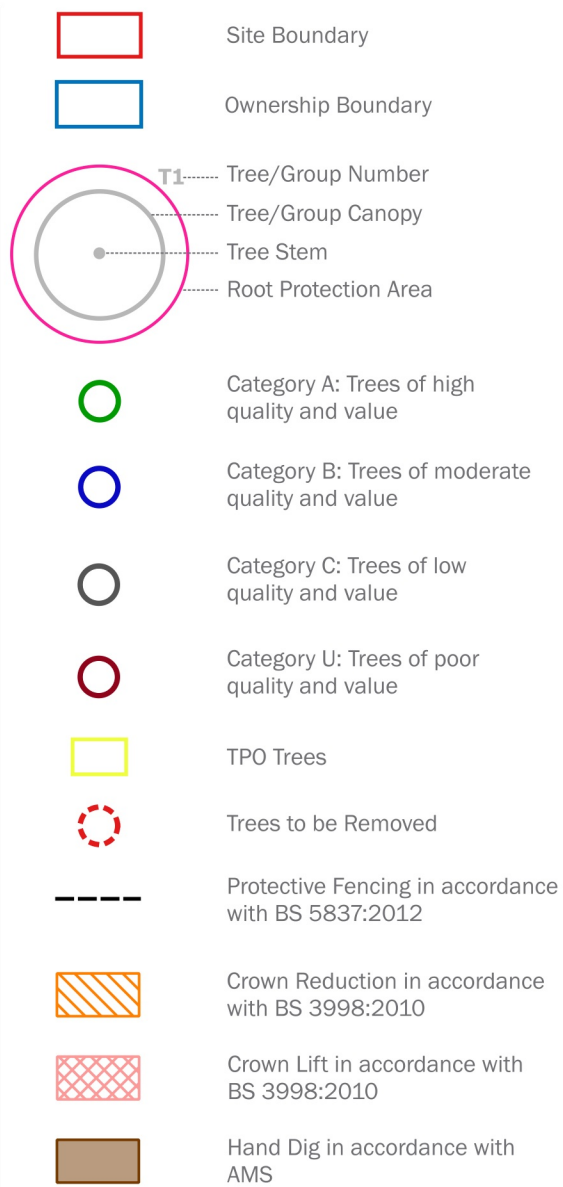
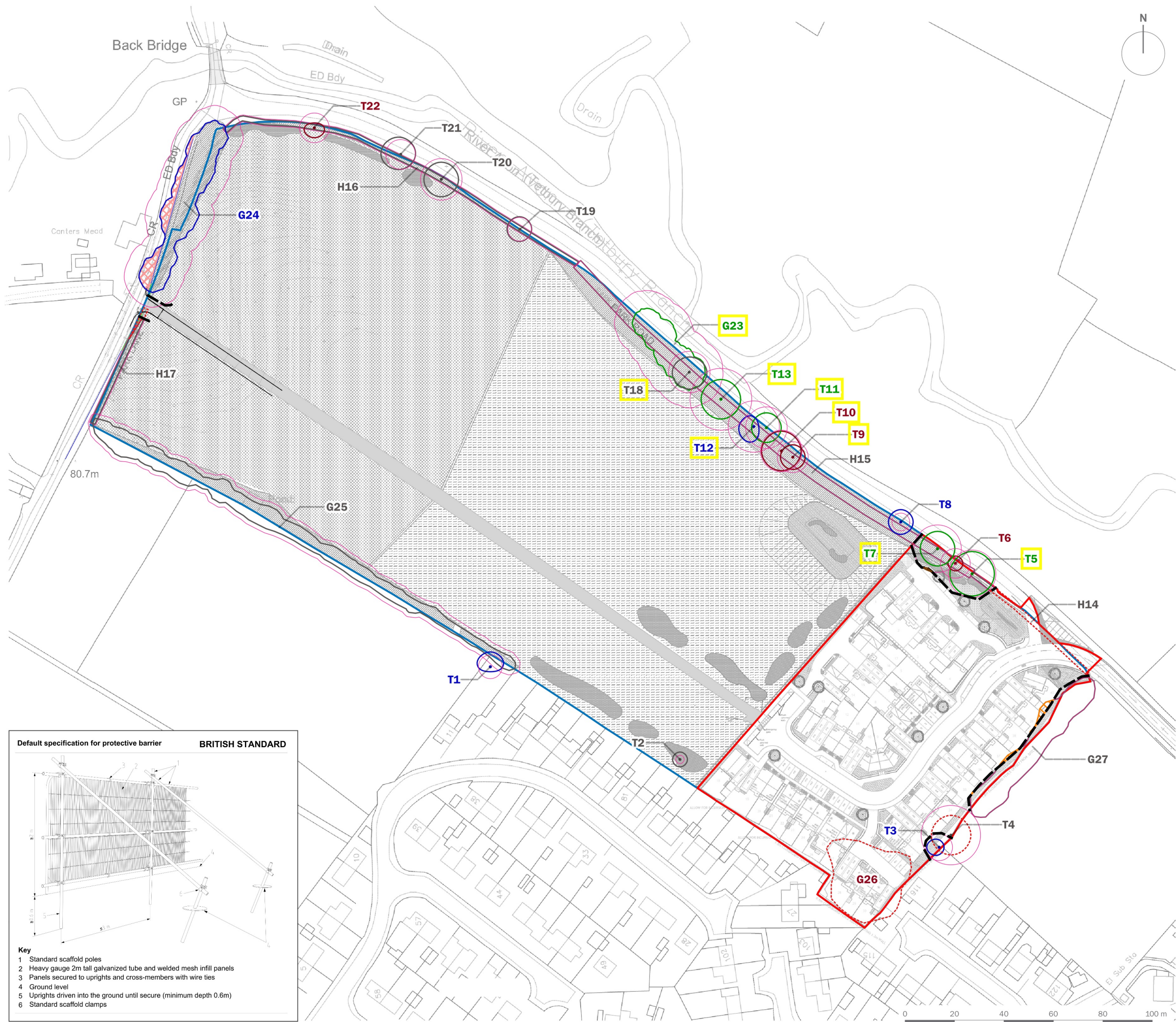
Project
Land at Park Road
Malmesbury
Wiltshire

Drawing Title
SITE LAYOUT PLAN

ARCHITECTURE

Drawing / Document Reference	Scale
MALMW - MCB - ZZ - ZZ - DR - A - 0230 D5 - P6	
Project Name	Originator
Zone	Level
Type	Discipline
Number	Subsidiary
Revision	

Appendix EDP 2
Tree Protection Plan
(edp7403_d009g 26 September 2024 GYo/GSn)



purpose of issue **PLANNING**

g	Updated Site layout	26/09/2024	PDr
f	Updated Site layout	15/07/2024	DJo
-	Original	08/08/2023	GVo
rev	description	date	by

client

White Lion Land (Malmesbury) Limited

project title

Land at Park Road, Malmesbury, Wiltshire

drawing title

Tree Protection Plan

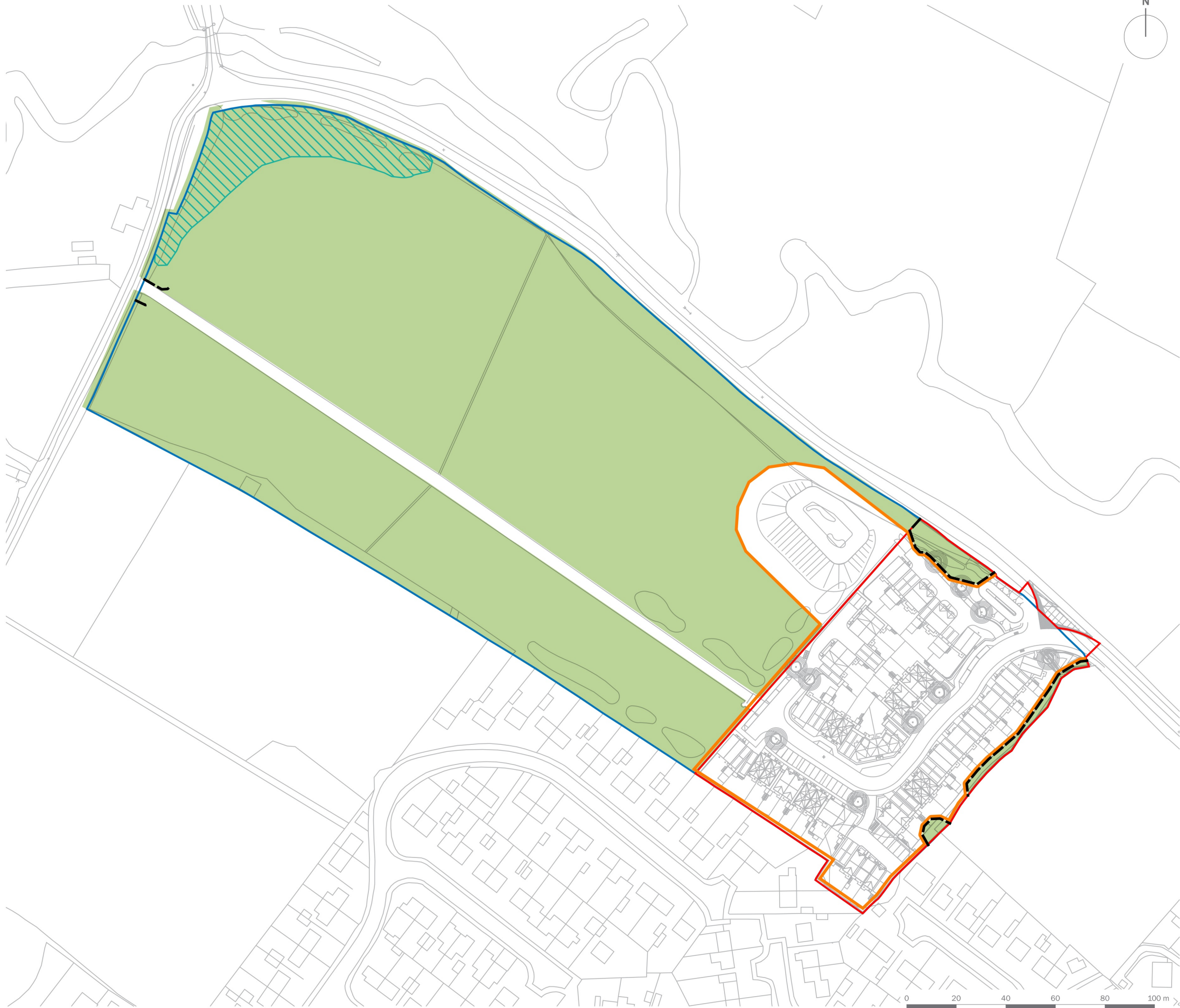
date	26 SEPTEMBER 2024	drawn by	GVo
drawing number	edp7403_d009g	checked	GSn
scale	1:1,500 @ A3	QA	RBa



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Plans

Plan EDP 1: Biodiversity Protection Zones
(edp7403_d014a 04 December 2025 DJo/RCI)



- Site Boundary
- Ownership Boundary
- Reptile Receptor Area
- Retained and Protected Habitat
- Indicative Location of Reptile Exclusion Fencing
- Root Protection Fencing

client			
Lagan Home Ltd			
project title			
Land at Park Road, Malmesbury, Wiltshire			
drawing title			
Biodiversity Protection Zones			
date	04 DECEMBER 2025	drawn by	DJo
drawing number	edp7403_d014a	checked	RCI
scale	1:9,000 @ A3	QA	GYo



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