

Construction Environmental Management Plan

Melksham Road, Holt, Wiltshire

02 March 2026

Ecology
Arboriculture
Land Management





Site Details

Site Name and Location	Melksham Road, Holt, Wiltshire
Central OS Grid Reference	ST868625
Client	Redcliffe Homes

Report Details

Report Title	Construction Environmental Management Plan
Report Reference	3018-CEMP-HD

Quality Assurance & Revision Record

Revision	Date	Author	Checked By	Approver	Summary of Changes
REV1	02 March 2026	Harry Dyer BSc	Chris Merrick BSc ACIEEM	Chris Merrick BSc ACIEEM	Amended proposals
FINAL	02 March 2026	Harry Dyer BSc	Chris Merrick BSc ACIEEM	Chris Merrick BSc ACIEEM	
DRAFT	17 October 2025	Harry Dyer BSc	Chris Merrick BSc ACIEEM	Chris Merrick BSc ACIEEM	

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Contents

1	Introduction	1
1.1	Background	1
1.2	Aims	1
2	Roles & Responsibilities	3
2.1	Contact Details	3
2.2	Ecological Clerk of Works	3
2.3	Incident Recording	3
2.4	Procedure to Follow if Protected Species are Discovered	3
3	Ecological Features and Protection Zones	4
4	Timetable for Ecological Mitigation	4
4.1	Programme for Ecological Work	4
5	Method Statements	5
5.1	Pre-construction Phase	5
6	Construction Monitoring	6

Figures

- 1: Biodiversity Protection Zones

Appendices

Appendix 1 – Construction Ecological Mitigation Records Sheets	8
Appendix 2 – Site Layout Plan	9
Appendix 3 – Tree Protection Plan	10

1 Introduction

This report has been produced by GE Consulting on behalf of Redcliffe Homes for a development at Melksham Road, Holt, Wiltshire.

The area within the application boundary is hereafter referred to as the 'Site'.

1.1 Background

The Site was granted outline planning permission in April 2025 planning ref: PL/2024/05435) for the development of up to 55 dwellings with associated infrastructure and green space.

The outline application was accompanied by an Ecological Impact Assessment report (EnGain, 2024) which detailed various surveys undertaken in 2023. An update walkover survey was undertaken in July 2025 by GE Consulting to accompany the reserved matters application which reassessed the development's impacts on ecology and nature conservation .

1.2 Aims

This report was commissioned in order to discharge Condition 14 of the outline planning consent, Condition 14 states:

"No development shall commence on site, (including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, or any works associated to the formation of the new access), until a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority for approval in writing.

The CEMP shall include a detailed marked-up plan showing detail 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/bat habitat and tree root protection areas and details of physical means of protection, e.g. exclusion fencing and including who will be responsible for its installation.*
- b) Locations of temporary work areas/construction compounds.*
- c) Working method statements for protected/priority species, such as nesting birds, and reptiles.*
- d) 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.*
- e) Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW).*
- f) Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.*

Thereafter, the development shall then be carried out in accordance with the approved CEMP.

REASON: *The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure adequate protection and mitigation 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."*



This document sets out ecological protection measures and has been prepared to provide sufficient information to satisfy Condition 14 of the above consent decision. It has been informed by the EclA (EnGain, 2024) used for the outline planning application.

This document should be read in conjunction with the Tree Protection Plan (Assured Trees, 2026) in **Appendix 3**. This document should also be read in conjunction with the Construction Management Plan which contains general information regarding the pollution prevention measures to be utilised during the development of the Site. Furthermore, this document should be read in conjunction with the Site Layout Plan (Thrive Architects, 2025) in **Appendix 2**.

The contractor will keep a copy of this document on Site at all times and ensure that the workforce is aware of its contents.

2 Roles & Responsibilities

2.1 Contact Details

Ecological queries should be made to GE Consulting, as detailed below.

Role	Organisation	Address	Phone/ email
Client	Redcliffe Homes	Holly House 4 High Street Chipping Sodbury Bristol BS37 6AH	info@redcliffehomes.co.uk 01454 316633
Ecological Clerk of Works (ECoW)	GE Consulting	79 Macrae Road Eden Office Park Bristol BS20 0DD	info@ge-consulting.co.uk 01647 253652

2.2 Ecological Clerk of Works

An ecological clerk of works (ECoW) will be present during certain tasks.

The roles and responsibilities of the ECoW are:

- 👉 Understanding of ecological features and constraints, including sensitive timings;
- 👉 Knowledge of construction risks and proposed biodiversity protection zones;
- 👉 Understanding of ecological mitigation, compensation and enhancements proposed and knowledge of methods to achieve them;
- 👉 On Site practical undertaking of clerk of works to avoid/ reduce ecological impacts and provision of ecological advice;
- 👉 Regular reporting to client, Site manager and principal contractor;
- 👉 Monitoring and reporting on unplanned incidents and compliance with legal, planning and contract requirements, including a record to demonstrate that the required mitigation and/or compensation measures identified in the CEMP have been completed. This shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development.

2.3 Incident Recording

Appendix 1 provides record sheets which the Principal Contractor will use to document actions taken to protect biodiversity and monitor their effectiveness during the construction process.

2.4 Procedure to Follow if Protected Species are Discovered

In the event that any protected species are found during construction works, all works will stop immediately, and advice sought from an ECoW immediately on how to proceed.

3 Ecological Features and Protection Zones

All Site personnel should be aware of the key ecological features:

- 🌿 Hedgerows, habitats of principal importance, and individual trees form the boundaries of the Site – essential habitat for protected species such as nesting birds, barn owl and commuting/foraging bats.
- 🌿 Vegetated hedgerow margins – provide suitable foraging/commuting habitat for a small population of slow worm.

A risk assessment of damaging activities has been undertaken, and the following ecological features will be safeguarded as part of the Biodiversity Protection Zones (BPZs) illustrated in **Figure 1**:

- 🌿 Hedgerows, except those requiring removal for access

No clearance, storage or construction activities will take place within these zones unless agreed by an ecologist.

4 Timetable for Ecological Mitigation

4.1 Programme for Ecological Work

Certain activities are seasonally constrained due to ecological, legal or licensing periods.

The below timetable shows when specific measures need to be undertaken to avoid or reduce impacts. Methodologies are provided in **Sections 6** and **7** below.

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vegetation clearance			Check required by ECoW prior to clearance						✓	✓		

5 Method Statements

5.1 Pre-construction Phase

The below section defines the practical avoidance measures to be undertaken prior to construction to protect ecological features, minimise adverse impacts and prevent any breaches of legislation; also illustrated in **Figure 1**, which shows **Biodiversity Protection Zones**.

5.1.1 Habitat Removal

5.1.1.1 Nesting Birds

Habitat removal works should avoid the nesting bird season (March-August inclusive) or be preceded by a pre-works check by the ECoW. Any active nests that are identified should be suitably buffered and left in-situ until chicks have fledged.

5.1.1.2 Slow Worm

Works should ideally take place in autumn (September/October), during suitable weather conditions (10-20 °C, calm-moderate breeze and dry) whilst reptiles are active. Where tall vegetation is present, this should be first cut down to 150mm initially and then again after 48hrs to ground level. The clearance should be undertaken from south to north to encourage the animals to move on their own accord. Any rubble/log piles shall be subject to a destructive search with any captured reptiles moved by hand to the boundary hedge. Once completed, the cut areas should be maintained at a short swart of less than 50mm or clear of vegetation until construction activities are complete in order to prevent re-colonisation of the construction footprint by reptiles.

5.1.2 Construction Phase

The below section defines the practical avoidance measures to be undertaken during construction to protect ecological features, minimise adverse impacts and prevent any breaches of legislation.

5.1.3 General Environmental Measures

- 🦋 Trenches or large excavations will be covered overnight to prevent wildlife falling in and failing to escape, or a strategically placed plank will provide a means of escape. Any large bore pipes will be capped at the end of the day to reduce the potential for wildlife to enter and become trapped.
- 🦋 Pollution prevention measures to be employed as per the Pollution Prevention for Businesses Guidance (<https://www.gov.uk/guidance/pollution-prevention-for-businesses%23construction-inspection-and-maintenance>).

5.1.4 Lighting

Construction will be restricted to daylight hours, finishing at least 30 minutes before sunset and commencing at least 30 minutes after sunrise throughout the year due to the all-year-round use of the Site by light-averse bats and barn owl. If this is not possible, no construction lighting will be allowed to spill onto this area or the adjacent hedgerows, ensuring light averse species, such as greater horseshoe bats and lesser horseshoe bats, can continue to utilise the Site during the construction period.

6 Construction Monitoring

Following completion of relevant on-site activities, a compliance report including photographs will be sent to the Local Planning Authority within three months. Furthermore, **Appendix 1** provides record sheets which the Principal Contractor will use to document actions taken to protect biodiversity and monitor their effectiveness during the construction process, with key elements checked by an ecologist/ arboriculturist as appropriate.



Key:

 Biodiversity Protection Zone (BPZ)

0 10 20 30 40 m

Imagery ©2025 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2025 Google

Figure 1:
Biodiversity Protection Zone (BPZ) Plan

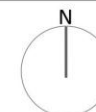
Project:
Melksham Road, Holt

Client:
Redcliffe Homes

Date:
24/10/2025

Ref:
3018-CEMP-F1

Drawn:
HD
Revision:
-



Appendix 1 – Construction Ecological Mitigation Records Sheets

The following form should be used to record actions taken to protect biodiversity and monitor their effectiveness during the construction process. Signatures should be provided where applicable.

DAILY RECORD OF ECOLOGY MATTERS

To be used as and when required by the Principal Contractor/ Site team to keep a record of ecology incidents and procedures undertaken to minimise adverse effects.

If any protected species is found, or in the event of any potentially damaging incidents, the appointed ecologist should be contacted for advice.

Date:		Reported By:	
Summary of Incident/ Activity:			
Ecologist Contacted:	Yes: ☐ No: ☐ N/A: ☐		
Action Taken:			
Outcome (if appropriate):			



Appendix 2 – Site Layout Plan



Romsey T:01794 367703
Portishead T:01275 407000
London T:01794 367703

www.thrivearchitects.co.uk

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Rev	Description
A	Planning Issue
B	Updated in line with revised layout SL01 B
C	Base updated with latest site layout REV C and landscaping

Date	Au	Ch
16.10.25	ZC	
20.02.26	RA	
25.02.26	ZC	

Rev	Description

Date	Au	Ch

Project Melksham Road, Holt
Drawing Affordable Housing Layout

Client	Redcliffe Homes Ltd	Date	21.08.25
Job no.	REDC250527	Rev.	C
Dwg no.	AHL01	Scale	1:500 at A1
Author	ZC	Checked	-
Status	PLANNING	Office	Romsey
Client ref.			





Appendix 3 – Tree Protection Plan



Key:	
	Site Boundary
	Major Contour (0.50m)
	Minor Contour (0.10m)
	Plot Finished Floor Level
	Garage Finished Floor Level
	Centreline
	Junction Visibility Splay (x and y distances denoted)
	Forward Visibility Splay (y distances denoted)
	Part 'M' Access
	Proposed Spot Level
	Underbuild (Depth below DPC as Indicated)
	Additional Double DPC or Tanking as Indicated
	Retaining Wall (Height annotated)
	Gravel Board - Max height 300mm
	Step(s) - Number of, or Threshold, as Indicated
	Slope and Gradient
	Embankment (Max 1:2)
	Tactile Crossing - Colour "Blue"
	Tactile Crossing - Colour "Red"
	Services Corridor (Utilities)
	Existing Wessex Water Foul Water Sewer
	Existing Wessex Water Surface Water Sewer
	Foul Water Sewer (S104 Adoptable)
	Surface Water Sewer (S104 Adoptable)
	Hydrobrake Flow Control Manhole (S104 Adoptable)
	Foul Water Sewer Diversion (S185)
	Concrete Protection (Pipe)
	Headwall
	Highway Gully and Connection
	Surface Water Attenuation Tank - Wavin Aquascul or Similar Approved Product
	Permeable Paving or other Suitable Porous Surfacing Medium
	Filter Drain with Perforated Pipe and Outfall
	Treated Effluent Headwall
	Foul Inspection Chamber <3.0m deep with Restricted Access for depths over 1.2m
	Foul Access Chamber <0.6m deep
	Surface Water Inspection Chamber <3.0m deep with Restricted Access for depths over 1.2m
	Rodding Eye
	ACO Channel Drain
	Yard Gully
	Rainwater Downpipe (RWP)
	Soil Vent Pipe (SVP)
	Easement
	Existing Sewer to be Capped, Abandoned and Left in Situ or Removed where Required
	Driveway Visibility - ****Xkmph X.Xm x X.Xm****
	Land Drain
	*****Lighting Column*****
	*****Lighting Column*****
	*****Lighting Column*****
	*****Lighting Column*****
	*****Lighting Column*****
	*****Lighting Column*****

KEY	
	EXISTING CARRIAGEWAY
	PROPOSED CARRIAGEWAY
	EXISTING FOOTWAY
	PROPOSED FOOTWAY

Symbol Guide	
	Crown Spread
	Tree Number
	Category
BSS837:2012 - Tree Category	
	Category A Trees High Quality
	Category C Trees Low Quality
	Category B Trees Moderate Quality
	Category U Trees Poor Quality/Remove
	Line of Protective Fencing
	Proposed Tree for Removal
	Temporary Ground Protection Boundary
	Cut back Hedge to Blue Line
NOTE: Tree/group numbers marked with an * have approximate locations.	

ASSURED TREES	
Project Name:	Melksham Road, Holt, Bath
Drawing Title:	Tree Protection Plan
Drawing Number:	260219-MR-TPP-Rev F-NB
Date:	February 2026
Scale:	1:500 @ A0

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