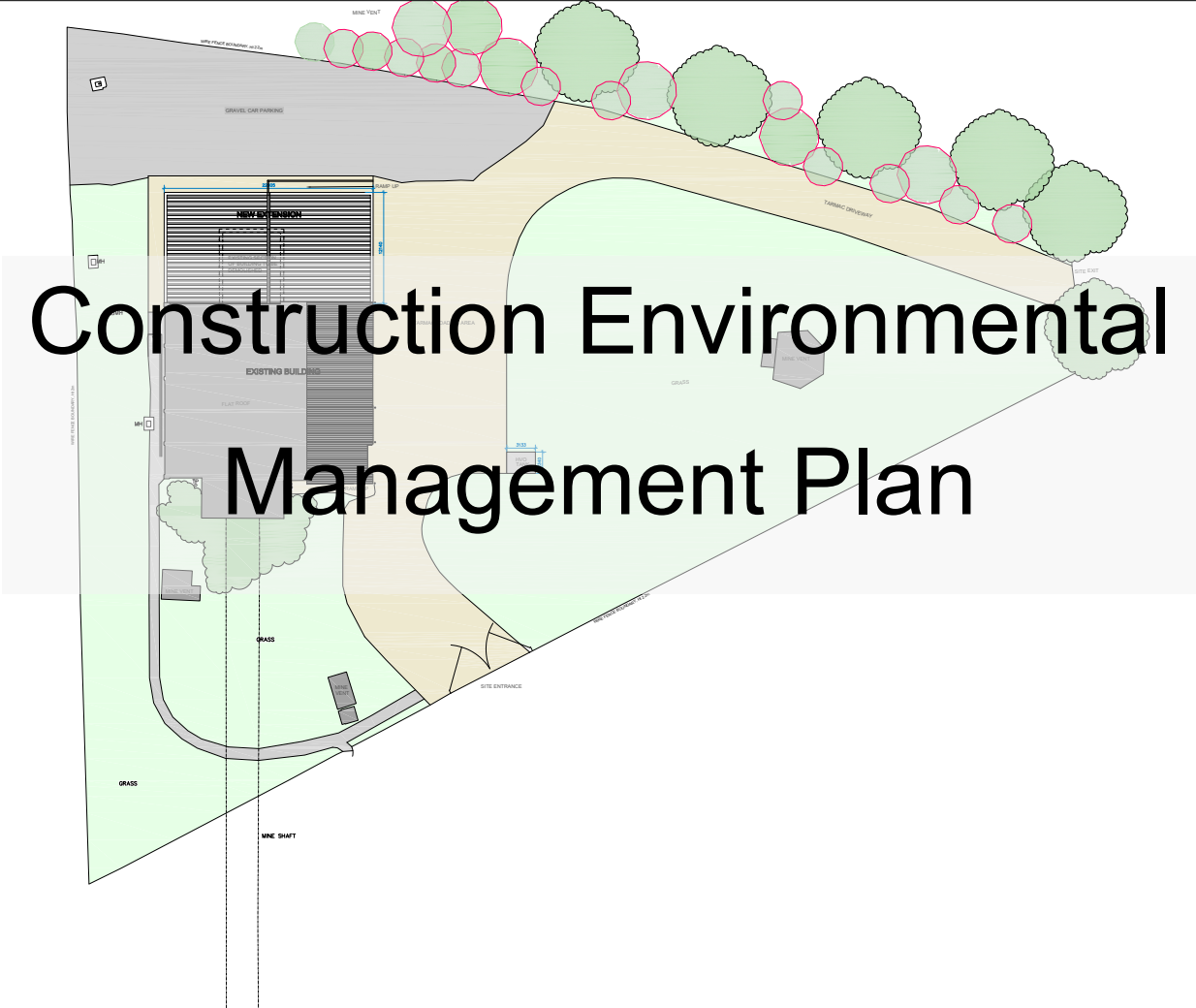




Construction Environmental Management Plan



Monkton Mine, Bradford on Avon

On behalf of Rise4 Ltd

November 2025

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Project Code	Title	Date of Issue
EBD05080	Monkton Mine, Bradford on Avon – Construction Environmental Management Plan	6 th November 2025

	Name	Date
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1 Introduction

1.1 Background

- 1.1.1 Ecology by Design was commissioned by Rise4 Ltd to produce a Construction Environmental Management Plan (CEMP) to discharge pre-commencement planning conditions for the proposed works at The Mine, Monkton Farleigh, Bradford on Avon, BA15 2QP (central grid reference ST 79912 66066).
- 1.1.2 Planning permission has been granted by Wiltshire Council under application reference PL/2025/05893 for the demolition of the existing single storey extension to facilitate the construction of a single storey side extension to existing commercial building which is more fit for purpose. The extension is required to provide an adequate level of welfare facilities and improved office space that meets modern standards to support the mining staff who spend the majority of their working day below ground. Site access will remain unchanged.

1.2 Site Description

- 1.2.1 The 0.6ha site comprises a triangle of grassland covering approximately half of the site, a mine vent in the middle of the lawn area and another vent located just north of the site boundary, a tarmac driveway and loading area, and a gravel car park to the west. The northwest boundary comprises a line of trees.
- 1.2.2 The site is approximately 200m from the village of Farleigh Rise, Somerset; equidistant between Bathford (800m northwest) and Monkton Farleigh to the southeast, with the city of Bath Spa approximately 5km southwest. In the wider landscape, there is a chain of woods north and west of the site, coming as close as 50m north of The Mine (Ashley Wood, Mountain Wood, Rowbarrow Wood, Bay's Wood, Dead Man Wood). Farmland is to the east and south of the site.

1.3 Aims of Report

- 1.3.1 The objective of this document is to outline measures that will protect and safeguard wildlife and retained habitats during construction, outlined within the planning condition below.
- 1.3.2 Condition 3 of the approved planning application (PL/2025/05893) states:
“Prior to the commencement of works, including demolition, ground works/excavation, site clearance, vegetation clearance and boundary treatment works, a Construction Environmental Management Plan (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, particularly bats and badgers. The building to be demolished must be inspected for the presence of bats immediately prior to the start of works and a process must be in place to be initiated in the unlikely event that bats are found. Precautionary measures must be in place to protect badgers which may be present within the site, especially at night. The services of a suitably qualified ecologist may be required to assist with production of the CEMP.

c. Development shall be carried out in strict accordance with the approved CEMP.

REASON: 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.”

1.3.3 Condition 5 of the granted permission is also in relation to ecology and states:

Prior to works commencing above ground floor slab level details of the number, design and locations of bird nest and bat boxes, shall be submitted to the Local Planning Authority for approval. These details should be clearly shown on an enforceable plan (e.g., site plan/technical elevations drawing). The approved details shall be implemented before occupation of the final works. These features will continue to be available for the target species for the lifetime of the development.

REASON: To provide enhancement for biodiversity.

1.3.4 Given how the two conditions are interlinked, further details and the plan required to discharge Condition 5 have also been included within this report.

1.4 Personnel

1.4.1 This project is managed by Senior Ecologist Olivia Walton BSc (Hons) MSc MCIEEM, who has six years of experience in ecological consultancy.

1.4.2 This CEMP document was written by Assistant Ecologist Anna Mackellar BA (Hons) who is in her first year of ecology consultancy, with support from Olivia. The report was reviewed by Principal Ecologist Jessica Stuart-Smith, BSc (Hons), MCIEEM, who has been an ecological consultant for over 11 years.

2 Desktop Study

2.1 Methodology

2.1.1 A desk study was carried out to identify:

- Internationally protected sites within the potential zone of influence of the site (minimum of 7km);
- Nationally protected sites within 5km of the site; and
- Records of protected or priority species within 2km of the site (central OS national grid reference ST 79912 66066).

2.1.2 A 2km search radius for species-is justified due to the small size of the site and small-scale development works being undertaken. It is thought highly unlikely that species outside this search zone would be affected by the project. The search radii applied for internationally and nationally designated sites is justified as these sites are protected to a high level and can often be sensitive to disturbance. These search distances are also based on industry standard guidance.

2.1.3 Sources consulted include:

- MAGIC (magic.defra.gov.uk) (accessed 28th October 2025); and
- Local Planning Policy documents and the local planning portal.

2.2 Limitations/Constraints

2.2.1 The wildlife and wider ecological interest of a site can change. The report presented here is a statement of the findings of desk studies carried out in October 2025. For the purpose of this report the results of site visits are discussed in the present tense. Any appreciable delay in making reference to this report or changes to the proposed development boundary may necessitate a re-survey.

2.3 Designated Sites

2.3.1 The desk study identified one internationally designated site for nature conservation within 7km of the site (Table 4.1), and six nationally designated sites for nature conservation within 5km (Table 4.2)-

Table 4.1: Internationally classified / designated sites within 7km of the site

Name & international reference	Distance direction & from site	Size and interest
Bath and Bradford-on-Avon Bats (SAC) – UK0012584	~300m NW	106.45 ha; greater horseshoe bat (<i>Rhinolophus ferrumequinum</i>) and Bechstein's bat (<i>Myotis bechsteinii</i>) are Annex II species present as a primary reason for designation. Small numbers of Bechstein's bats have been recorded hibernating in abandoned mines in this area, though maternity sites remain unknown. Lesser horseshoe bat (<i>Rhinolophus hipposideros</i>) are also present as a qualifying feature (but not primary reason for site selection).

Table 4.2: Nationally designated sites within 5km of the site

Name & reference	Distance & direction	Size and interest
Box Mine SSSI (1000727)	~4km NE	58.74 ha; Hibernating populations of bats – barbastelle (<i>Barbastella barbastellus</i>), Bechstein's bat, greater horseshoe bat, lesser horseshoe bat, and mixed assemblages
Brown's Folly SSSI (1001343)	~300m NW	12.03 ha; overlaps with Bath and Bradford-on-Avon Bats (SAC) – see above
Combe Down and Bathampton Down Mines SSSI (1001044)	~2.25km SW	3.59 ha; Hibernating populations of bats - barbastelle, Bechstein's bat, greater horseshoe bat, lesser horseshoe bat and mixed assemblages. This mine has been infilled to stabilise residential area above (bats were excluded during stabilisation works, and the entrance retained with a bat chamber; late 2009 / 2010)
Inwood Warleigh SSSI (1000861)	~2.1km S	56.3 ha; lowland mixed deciduous woodland and neutral grassland
Midford Valley Woods SSSI (1000889)	~4.7km SSW	6.78 ha; lowland mixed deciduous woodland
Kensington Meadows LNR (1082972)	~3.7km W	2.12 ha; a mosaic of habitats that support a diverse population of plants and animals including old willow (<i>Salix</i> sp.) pollards and kingfishers (<i>Alcedo atthis</i>)

Where;

SAC= Special Area of Conservation

SSSI = Site of Special Scientific Interest

LNR = Local Nature Reserve

Conclusion

- 2.3.2 In accordance with the Wiltshire Council 'Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire' Supplementary Planning Document (Wiltshire Council, 2015), the site falls within the greater horseshoe bat 4000m buffer and lesser horseshoe 2000m buffer which

are defined as 'Core Areas' around 'Core Roosts' for these species within the SAC. The proposed development therefore will be required to be sensitive and ensure that any bat roosts are retained *in-situ*, dark corridors are maintained with no net increase in light levels, locate disturbance away from bat roosts and bat habitats, and maintain the extent of the foraging and commuting habitat surrounding the site.

2.3.3 Wiltshire Council - as the Competent Authority under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) – undertook a test of likely significance as part of the planning application process (as part of the 'Officer's Report' document on the planning portal). This concluded that given the scale and nature of the development, any temporary construction impacts and operational impacts would be *de-minimus*. Since there are no proposals for vegetation clearance or additional external lighting, there would be no overall mechanism for adverse effect. Their Habitats Regulations Assessment (HRA) concluded that the application is not likely to have significant impacts on the SAC and subsequently the application screened out of Appropriate Assessment.

2.3.4 No direct impact pathways were identified between the site and the SSSIs (except Brown's Folly SSSI. However, this component of the SAC is covered off in 2.3.3 above). Inwood and Midford Valley Woods SSSIs are at a great enough distance from the site that the small-scale proposals are considered unlikely to be of impact during the works, nor of impact in terms of the final additional building; no great additional traffic or other visitor pressures would be added to the Woods. Similarly, the nearby mines as habitat for bat species would not be impacted by the development work or final additional building.

2.4 Species

Bats

2.4.1 Consultation with the MAGIC database revealed the presence of three European Protected Species Mitigation Licences (EPSM) returned for bats within 2km of the site. The closest of these was for damage and destruction of a common pipistrelle resting place, recorded approximately one kilometre southeast of the site in 2020. The other two licences were granted in relation to common pipistrelle and lesser horseshoe bats.

Great Crested Newt

2.4.2 Consultation with the MAGIC database revealed the presence of one recently granted EPSM in relation to great crested newt (*Triturus cristatus*) within 2km. This is for the damage and destruction of a resting place, recorded ~1.1km northeast of the site in 2020. There are no ponds within the site and none within 500m of the site.

Conclusion

- 2.4.3 Hibernating populations of bats including barbastelle, Bechstein's bat, greater horseshoe bat, lesser horseshoe bat and mixed assemblages are recorded in mines within 5km of the site, and Bechstein's bats have been recorded hibernating in abandoned mines in the Bath and Bradford-on-Avon Bats (SAC) area, approximately 300m from site (maternity sites remain unknown). The proximity of these mine-based roosts should be considered carefully in relation to the site which has a mine vent in the centre of the site and one outside of the site boundary. Whilst the neighbouring sites would not be affected by the proposals, bats roosting in those mines are of strong relevance in terms of the mine shafts on and next to site which may also be roosting places, and the trees and surrounding wooded habitat adjacent to the site could be used for foraging or commuting by bat species roosting in the named designated sites.
- 2.4.4 Given the absence of ponds on site or within 500m, the site does not support breeding great crested newt. The areas of existing building and hardstanding which constitute the proposal areas are unsuitable for great crested newt in their terrestrial stages.

3 Construction Ecological Management Plan

3.1 Risk Assessment of Potentially Damaging Activities

3.1.1 A risk resolution table is given below showing all potentially damaging development activities within the site. The table also outlines mitigation measures and any residual risk associated with each activity. See Appendix 1 for the risk matrix used for the calculations.

Table 4.2: Risk Resolution

Activity	Risk (L*S=R)			Mitigation	Residual (L*S=RR)		
Site clearance							
Safeguarding retained habitats – risk of damage to trees during site clearance.	2	4	8	All trees and other habitats that are proposed for retention must be protected from the works via the creation and enforcement of root protection zones (RPZs) as determined by a qualified arborist. The RPZs will be demarcated appropriately to avoid encroachment, damage, and root compaction during works.	1	2	2
Safeguarding retained habitats – risk of damage to mine vents (and disturbance of possible bat roosts).	2	4	8	The mine vent within the site, and vent north of the site, should particularly be safeguarded with demarcation in place appropriately to avoid encroachment and disturbance.	1	2	2
Risk of killing, injury, disturbance of individuals and damage, destruction of bat roosts during building demolition	3	5	15	The building to be demolished must be inspected for the presence of bats immediately prior to the start of works. As a precautionary approach if required, a suitably qualified bat licenced ecologist will then be present for the supervision of manual removal of tiles, fascia and other features suitable for roosting. If, during the supervised works, a bat is discovered, then all works must stop and advice from Natural England sought. This will likely entail the application for an EPSM or	1	3	3

Activity	Risk (L*S=R)			Mitigation	Residual (L*S=RR)		
				Earned Recognition bat licence; works must not re-commence until a licence is granted.			
Breeding Birds – risk of damage, destruction to active bird nests during vegetation clearance and building demolition.	4	5	20	Building demolition, and any vegetation clearance (if required), should be undertaken between October and February (inclusive) to avoid the nesting bird season. If this is not possible, any clearance will be immediately preceded by a check for active nests by a suitably qualified ecologist. Any active nests will be left with an appropriate buffer by the supervising ecologist until chicks have fledged.	1	2	2
Site set-up							
Site lighting – causing disturbance to nocturnal animals including bats.	4	4	16	No lighting of newly created bat roosting features or adjacent retained habitat. Maintain a dark corridor along retained tree line boundary features and around mine vents to maintain foraging/ commuting pathways for bats. Ensure light levels are less than 1 lux, use lights with a warm white spectrum <2700Kelvin (avoiding blue/ UV elements), low-level downward directional luminaires only are used and mounted horizontally with no upward tilt (BCT & ILP, 2023). If security lighting is required, ensure it is motion-activated with 1-minute timed intervals.	1	3	3
Temporary storage/ stockpiles may be utilised by small animals or reptiles as refugia.	5	2	10	Materials should be covered and stored on pallets/in skips to avoid direct contact with the ground or otherwise stored on areas of hardstanding.	1	2	2
Site works							

Activity	Risk (L*S=R)			Mitigation	Residual (L*S=RR)		
Debris, materials and soils entering site.	3	3	9	Ensure pollution prevention measures are in place to ensure these materials do not enter the site indirectly and are not spread into the wider environment through appropriate control measures.	1	3	3
Pollution from hazardous chemicals.	2	5	10	All hazardous substances are to be kept in labelled containers and a spill kit to be kept to hand in the event of any spills. A refuelling station must be created over hardstanding areas, where all hazardous substances and chemicals should be stored.	1	5	5
Dust.	5	2	10	Dust control measures will be implemented by the contractors to prevent airborne dust. Dust protection will be carefully managed by keeping rubble piles damp and avoiding any activities that are likely to create high levels of dust on windy days. Where possible, equipment that prevents dust getting into the air will be utilised.	1	2	2
Waste.	5	2	10	Waste will be contained to prevent pollution and must be separated into hazardous and non-hazardous waste and removed by a registered waste carrier. Recyclable materials will be disposed of responsibly.	1	2	2
Safeguarding groundworks for badgers and other mammals.	5	2	10	The working areas must be secured with temporary fencing such as Heras panels. Cover groundworks such as trenches and other excavations overnight; where this is not possible, precautionary measures are required to ensure the safeguarding of animals by placing mammal ladders for any holes, ditches or trenches, or creating	1	2	2

Activity	Risk (L*S=R)			Mitigation	Residual (L*S=RR)		
				a ramp of 45°. Maintaining linear habitats will provide traversing habitat for badgers and other mammals.			
Post Construction							
Artificial lighting.	2	4	8	Artificial lighting will be kept to a minimum on the finished building and grounds with no uplighting used. External lighting will be in accordance with the lighting scheme to be completed to discharge Condition 4.	1	2	2

L = Likelihood

S = Severity

RR = Residual risk

3.2 Identification of Biodiversity Protection Zones

- 3.2.1 There are existing habitats, namely trees adjacent to the site, that will be retained and protected as part of the proposals. Root Protection Zones (RPZ) will be created and installed around such trees, mapped and demarked by a suitably qualified arboriculturist. Any works that cannot completely avoid these zones must be limited to hand tools and small machinery (<5 tons), with machinery limited to existing areas of hardstanding only (avoiding undeveloped soil/ground) to avoid compacting or damaging tree roots.
- 3.2.2 Adjacent habitats could additionally be impacted by the works including the infiltration of airborne dust, pollution by hazardous substances, incorrectly disposed waste, compaction of soil, damage to roots and light pollution. The practical measures recommended to contain these elements are discussed below.

4 Practical Measures to Avoid or Reduce Impacts

- 4.1.1 The below measures must be followed to avoid impacts to retained habitats and protected species during the works.

4.2 Habitats

- 4.2.1 The current proposals of the extension of an existing building onto a current area of tarmac hardstanding will not result in the loss of on-site habitats important for wildlife and therefore should not impact on species diversity and biodiversity, within the site.
- 4.2.2 During construction there is the potential for retained habitats, including the line of trees along the north driveway and car parking area, to be damaged through accidental incursions from plant machinery.
- 4.2.3 Retained and surrounding habitats (including treelines and the identified mine vents) will be suitably protected during the construction phase in line with BS 5837:2012 *Trees in Relation to Design, Demolition and Construction* (BSI, 2023) which includes recommendations such as the implementation of tree protection fencing, appropriate signage, construction exclusion zones, and temporary ground protection.

4.3 Bats

- 4.3.1 All bat species are protected from killing, injury and disturbance, and their roosts from damage and destruction. In accordance with the wording set out within Condition 3, the building to be demolished must be inspected for the presence of bats immediately prior to the commencement of demolition works. As a precautionary approach if required, a bat licenced ecologist will be present for the supervision of manual removal of features. In the event that a bat is discovered, all works must cease and advice must be sought from Natural England. This will likely entail obtaining a mitigation licence and therefore no works can recommence again until this licence has been granted.
- 4.3.2 All trees within the boundaries of the site are to be retained as part of the proposals, with any potential commuting / foraging corridors within the site not to be impacted by the proposals. It will be important that RPZs are created and installed to protect retained boundary features such as the tree line to the north of the site, and surrounding woodland to the east of the site. As such, potential bat foraging and commuting corridors along all perimeters will be retained.
- 4.3.3 During construction, work is to be limited to daylight hours only to prevent the site being lit at night.

4.3.4 Artificial light will be avoided where possible. However, any new lighting will be designed sensitively to ensure that impacts on bats are minimised, particularly brown long-eared bats and *Myotis* bat species which are both inclined to avoid well-lit areas. To allow Condition 4 of the granted permission to be discharged, a lighting plan will be prepared in accordance with the industry standard guidance from the Bat Conservation Trust and Institute of Lighting Professionals (BCT & ILP, 2023). The following measures will be adhered to:

- Narrow spectrum lighting used to avoid the blue-white wavelengths;
- Lighting directed away from vegetated areas;
- The brightness of lights will be as low as legally possible;
- Lighting timed to provide some dark periods;
- Connections to areas important for foraging will contain dark corridors; and
- Lighting shielded to avoid spillage onto vegetated areas.

4.3.5 To provide enhancement opportunities for roosting bats, and in order to discharge Condition 5 of the approved planning application, two Vivara Pro WoodStone Bat Boxes (or similar design) will be installed on the building within the site (see **Appendix 3**). The boxes will avoid being located above windows or doors to prevent accidental disturbance to roosting bats. Features should be installed at least three metres high.

4.4 Birds

4.4.1 Birds' nests are protected whilst in use. It is anticipated that the existing building has the potential to support individuals of building-nesting bird species. The proposals, therefore, have the potential to injure and / or kill nesting birds and destroy their nests; all of which are offences.

4.4.2 Trees on the boundary of the site also have potential for nesting individuals. No direct impacts from the proposed works are anticipated, but disturbances may arise from nearby construction activities (such as noise, dust or lighting pollution).

4.4.3 The addition of any new artificial lighting as part of the proposals has the potential to disturb breeding birds, and nocturnal species such as barn owl (*Tyto alba*) that may use the site to forage.

4.4.4 Demolition of the building, and removal of vegetation (if required) will, where possible, be timed to avoid the bird nesting season (between 1st October and 1st March). If any active birds' nests are found within vegetation to be affected, then these must be left undisturbed until they cease to be in use. Any active nests identified during works (regardless of time of year)

need to be protected and left with a suitable buffer (as defined by the ecologist) until the young have fledged and the nest is no longer active.

4.4.5 The sensitive lighting strategy, as outlined in Paragraph 4.3.4 will ensure that suitable habitat buffers are maintained for sensitive bird species that may use the site.

4.4.6 To provide enhancement opportunities for nesting birds, and in order to discharge Condition 5 of the approved planning application, a single WoodStone House Sparrow Terrace (or similar design) and a single Ibstock Swift Nest Box will be installed on the building within the site (see **Appendix 3**). Boxes must be positioned at a minimum height of three metres in a sheltered area with a clear flight path to the entrance. Southern facing elevations must be avoided to ensure chicks do not overheat in the nest.

4.5 Badger

4.5.1 A badger (*Meles meles*) check must take place prior to the start of the work to ensure that there is no evidence of resident badger within 30m of the working area. However, if such evidence is found, then a mitigation licence from Natural England would be required to close the sett which can only be undertaken between July and November (inclusive).

4.6 Mammals

4.6.1 In order to safeguard badgers which may commute across the site, and other mammals such as hedgehog (*Erinaceus europaeus*) who may enter the site during the construction phase, the following precautionary measures should be implemented:

- any newly discovered mammal entrances within the site should be safeguarded and left *in-situ* until reported to a suitably qualified ecologist, who will advise on appropriate steps if needed for works to resume;
- pipes should be capped off overnight to prevent animals entering and becoming trapped;
- trenches or pits left overnight will be provided with a means of escape for wildlife should any enter such as a collapsed edge or a flat roughened stable plank (no steeper than 45°) acting as a ramp to the surface;
- all trenches and pits will be inspected each morning to ensure no wildlife has become trapped overnight. Should a badger become trapped in a trench it will likely dig itself into the side of the trench. Should a trapped badger be encountered, a suitably qualified ecologist will be contacted immediately for further advice;

- the prolonged storage of uncontained and uncovered topsoil in piles on site will be carefully considered and fenced-off if needed as these are readily adopted by burrowing animals such as foxes (*Vulpes vulpes*) for dens;
- chemicals and pollutants will be stored in accordance to COSHH regulations to ensure wild animals cannot access or knock them over;
- fires should be avoided altogether within the site; and
- loose litter and food will not be left in accessible areas of the site overnight.

4.6.2 These precautionary measures will also safeguard any other protected species such as amphibians that may commute across the site.

4.7 European Protected Species

4.7.1 In the unlikely event that any European Protected Species, such as a bats or great crested newt, are found during any stage of the works, all activities in the vicinity must stop immediately and the project ecologist contacted for advice on how to proceed (see below for contact details).

4.8 Pollutants

4.8.1 Any materials which have the capacity to pollute the ground if spilled, such as oil, bitumen or cement, should be kept in appropriate, labelled containers on impermeable ground. Consideration should be taken on the appropriate storage of these materials to avoid accidental damage of the adjacent woodland, including implementing physical barriers and other measures to prevent run-off. Such measures will also prevent accidental damage and vandalism of these materials.

4.8.2 As part of the proposals, an 'Envirocube Cab' fuel storage tank is to be cited on an area of hardstanding opposite the loading bay entrance. The fuel tank will be an ENV10 model and will ensure that fuel storage is isolated and will not result in pollution events.

4.8.3 Site vehicles are to be well maintained and any vehicles leaking fluids must be repaired or removed from site immediately, and spill kits used to clean the leaks. Spill kits must always be on hand.

4.9 Drainage

4.9.1 No additional foul drainage connection is required as part of the proposals due to the remodelling of the existing WCs meaning the existing foul drainage can be utilised.

4.9.2 In addition, no new surface water drainage connections are required as the surface water from the roof of the new extension will discharge into the existing surface water drainage installation.

4.10 Dust

- 4.10.1 There is a possibility that dust will be produced during works, and this could become airborne and impact existing habitats. Therefore, any works likely to create particularly high levels of dust should not be undertaken on windy days.
- 4.10.2 Equipment that can prevent dust from becoming airborne should be used.
- 4.10.3 To further protect offsite and adjacent habitats, the use of heavy plant machinery will be kept to a minimum during works to minimise potential dust.

4.11 Waste

- 4.11.1 Waste produced because of the development must be disposed of using a registered waste carrier and must be fully contained before removal, to prevent any materials such as plastics from being blown away.
- 4.11.2 Waste products should be sorted into hazardous and non-hazardous waste, with recyclable materials responsibly recycled.

4.12 Storage and Ground Works

- 4.12.1 Stored materials will be covered and prevented from direct contact with the ground using pallets, or on cleared areas of hardstanding.
- 4.12.2 Ground works must be covered when unattended and if this is not possible, a means of escape must be installed for wild animals should they become entrapped, such as a collapsed edge or a flat roughened stable plank (no steeper than 45°) acting as a ramp to the surface.
- 4.12.3 Pipes will be capped off overnight to prevent animals entering and becoming trapped.
- 4.12.4 All trenches and pits will be inspected each morning to ensure no wild animals have become trapped overnight. Should a badger become trapped in a trench, it will likely dig itself into the side of the trench. Should a trapped badger be encountered, the project ecologist must be contacted immediately for further advice.

4.13 Light Pollution

- 4.13.1 Artificial lighting can have an adverse effect on nocturnal animals including bats, invertebrates and birds.
- 4.13.2 No artificial lighting of adjacent retained habitat will be permitted, nor any artificial lighting permitted of newly created enhancement bat roosting features. Dark corridors will be maintained along retained hedgerows/tree line boundary features to maintain foraging/commuting paths. Any security lighting required will be motion sensor-activated with short

durations (< 1 minute of illumination) and set to a sensitivity that will not be triggered by small mammals.

4.13.3 Lighting for the development will need to be designed sensitively in accordance with industry standard guidance (BCT & ILP, 2023) and the following principles will need to be adopted:

- Uplighting will not be permitted, and retained habitats such as trees should remain in darkness (less than 3 lux, but ideally less than 1 lux in accordance with the SPD (Wiltshire Council, 2015));
- LED luminaires with a warm white spectrum ideally <2700 Kelvin (to avoid blue / UV elements);
- low-level downward directional luminaires are used and mounted on the horizontal (with no upward tilt); and
- Any external lighting required for health and safety will be set on PIRs (with sensitivity is not triggered by small mammals) and therefore only on for very short periods of time.

4.14 Responsible Persons & Lines of Communication

4.14.1 The landowner, client and principal contractor for the site should be aware and acknowledge the contents of this report. Pre-start briefings will be given to the relevant staff by the attending ecologist.

4.14.2 Any ecological enquiries should be addressed to Ecology by Design at:

- Telephone - 01865 893345
- Email - Olivia Walton: liv@ecologybydesign.co.uk
- Address - Ecology by Design, Office 1 Carrant House, Teddington, Tewkesbury, GL20 8NE

4.15 ECoW Role and Responsibilities

4.15.1 Pre-start briefings and toolbox talks will be given by the Ecological Clerk of Works (ECoW) to ensure all personnel on site are aware of the legislation, licensing requirements (where applicable), working methods set out in this and other relevant documents, responsibilities and lines of communication.

4.15.2 Compliance checks are to be conducted by the ECoW who will confirm that works are proceeding in line with the measures laid out in this document on each visit to the site during the works.

4.15.3 During the nesting bird check, the ECoW will assess all suitable vegetation that is to be cleared (if necessary), and the sections of the building that is to be demolished, for bird nests, and will

monitor any found to determine whether the nest is active. If deemed active, the ECoW will determine the species that the nest belongs to, the stage of the nest (e.g. under construction, adults incubating, or chicks present) to estimate the date of fledging. The nest must be left *in situ* until the chicks have fledged and the nest is no longer active, which must also be confirmed by the ECoW.

4.16 Use of Protective Fences, Exclusion Barriers and Warning Signs

- 4.16.1 A Construction Exclusion Zone is to be installed around the works area. This will comprise secure Heras fencing, which will be fitted with signs facing outwards reading “Construction Exclusion Zone – No Access” at regular intervals. The fences must be kept in good condition and inspected weekly for damage by wind or vandalism. The fences will stay in place until works are complete.
- 4.16.2 The implemented Root Protection Zones around retained trees and other boundary habitats will comprise secure Heras fencing and will be fitted with signs reading relevant instructions such as ‘Ecological Exclusion Zone – No Tracked Machinery’ at regular intervals. The fences must be kept in good condition and inspected weekly for damage by wind or vandalism.

5 References

BCT & ILP (2023). *Guidance Note GN08/23 Bats and artificial lighting at night*. Bats and the Built Environment series.

British Standard (2013). *BS 42020:2013 – Biodiversity. Code of Practice for Planning and Development*.

British Standard (2012). *BS 5837:2012 - Trees in Relation to Design, Demolition and Construction*

Wiltshire Council (2015). *Bat Special Areas of Conservation (SAC) – Planning Guidance for Wiltshire*. Wiltshire Council. Wiltshire.

Appendix 1 - Risk Matrix

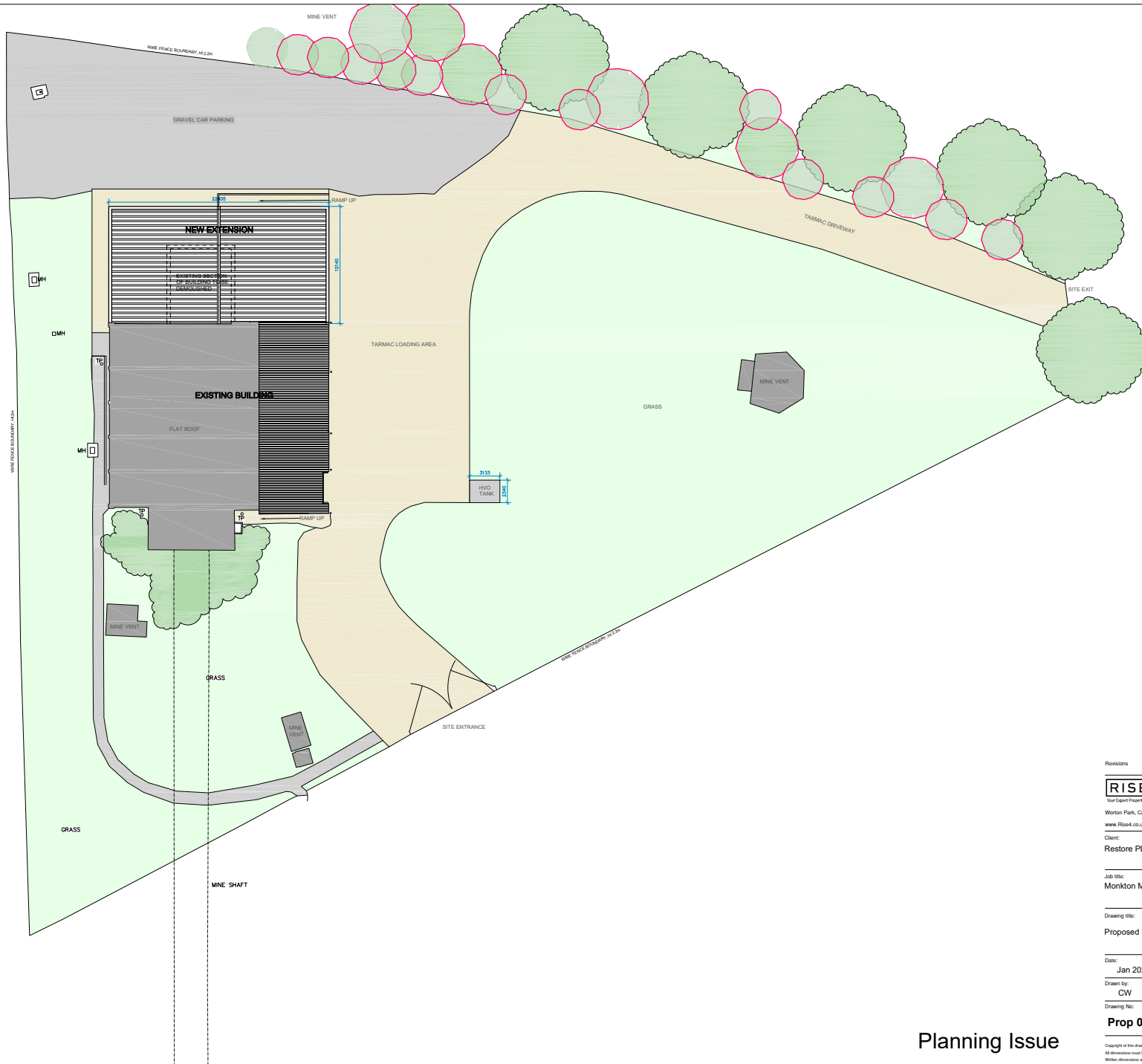
Risk Levels

			Severity				
			1	2	3	4	5
			Negligible	Minor	Moderate	Significant	Severe
Likelihood	5	Very likely	Low/mid	Mid	Mid/high	High	High
	4	Likely	Low	Low/mid	Mid	Mid/high	High
	3	Possible	Low	Low/mid	Mid	Mid/high	Mid/high
	2	Unlikely	Low	Low/mid	Low/mid	Mid	Mid/high
	1	Very unlikely	Low	Low	Low/mid	Mid	Mid

Numbers associated with risk calculations

			Severity				
			1	2	3	4	5
			Negligible	Minor	Moderate	Significant	Severe
Likelihood	5	Very likely	5	10	15	20	25
	4	Likely	4	8	12	16	20
	3	Possible	3	6	9	12	15
	2	Unlikely	2	4	6	8	10
	1	Very unlikely	1	2	3	4	5

Appendix 2 - Site Proposals



Revisions



Worton Park, Cassington, Oxford, OX29 4SX

www.riose4.co.uk

Client:

Restore PLC

Job title:

Monkton Mine

Drawing title:

Proposed Site Plan

Date:

Jan 2025

Scale(s):

1:200 @ A1

Drawn by:
CW

Checked by:
-

Drawing No:

Prop 05

Rev:

-

Planning Issue

Copyright of this drawing is retained by RISE4.
All dimensions must be checked on site by the Contractor.
Written dimensions are to take precedence over scaled dimensions.

Appendix 3 - Ecological Enhancements Plan

LEGEND

Ecological enhancements

-  Vivara Pro WoodStone Bat Box (x2)
-  WoodStone House Sparrow Terrace (x1)
-  Ibstock Swift Nest Box (x1)



Location (1:10,000):



Project:

Monkton Mine, Bradford-on-Avon

Client:

Rise4 Ltd

Drawing Title:

Ecological Enhancements

Drawing No.:

EBD_5080_DR001

Scale (@A3):

1:400

Central Eastings, Northings:

379913, 166062

Date Drawn:

05/11/2025

Drawn by:

AS

Approved by:

BG

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