

Construction Environmental Management Plan



**Tyler
Grange**

**Cart Shed, Lower Court Farm, Lower
North Wraxall (Planning Ref:
PL/2023/09841)
23rd April 2026**

Project No:	Report No.	Date	Revision
10947	R03	23 rd April 2026	B
Admin QA	Author	Approved	
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Section 1: Introduction

- 1.1. This Construction Environmental Management Plan (CEMP) has been prepared by Tyler Grange Group Ltd on behalf of Jason Dunn in respect of the proposed development at Lower Court Farm, North Wraxall, SN14 7AB, referred to as the 'site'. It relates to the conversion of the cart shed only.
- 1.2. The site has recently received planning permission from Wiltshire Council for proposals including the conversion of the buildings currently located onsite into ancillary residential accommodation and a leisure facility (Ref: PL/2023/09841).
- 1.3. Planning condition 7 attached to the consent 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;

- Identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection, e.g. exclusion fencing;*
- Working method statements for protected/priority species, such as nesting birds and*
- Bats;*
- Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats: this should comprise the pre-construction/construction related elements of strategies only.*
- Work schedules for activities with specific timing requirements in order to avoid/reduce potential harm to ecological receptors; including details of when a licenced ecologist and/or ecological clerk of works (ECoW) shall be present on site.*
- Key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW)*
- Timeframe for provision of compliance report to the local planning authority; to be completed by the ecologist/ECoW and to include photographic evidence.*

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.'



- 1.4. To inform the planning application, a Bat Assessment Report¹, and Ecological Impact Assessment² were prepared by Tyler Grange in 2022 and 2023 respectively, both of which have been used to inform this CEMP.
- 1.5. The Bat Assessment Report provides details of all the bat surveys conducted on site whilst the EclA provides details of the ecological features within 2km of the site boundary for statutory and non-statutory designated sites and 10 km of the site boundary for Natura 2000 sites referred to as the zone of influence. The report also includes the results of a field survey, describes the actual or potentially significant ecological effects as a result of the proposed development and describes mitigation and enhancements proposals, together with planning controls to ensure conformity with legislation and planning policy.
- 1.6. Bat surveys were undertaken in 2021 of the two barns located on site. Building A consists of a stone built, single storey barn, with a pitched roof dressed in traditional tiles. The roof structure of this barn comprised of mortice and tenon joins which can provide opportunities for crevice dwelling bats and as such was assessed as being of high potential to support roosting bats. Building B comprised of a large complex, stone-built barn with a crossed pitched roof dressed in clay pan interlocking tiles with several potential roosting features. This building was confirmed to have a large maternity roost of lesser horseshoe bats *Rhinolophus hipposideros* as well as provides a night roost of a small number of greater horseshoe bats *R. ferrumequinum* and day roosts of common pipistrelles *Pipistrellus pipistrellus*. Further details on the findings and methodology of the surveys undertaken is detailed within the Bat Assessment Report.
- 1.7. The cart shed, which is the subject of this CEMP, does not support bat roosts. Furthermore, due to the distance between the cart shed and the two buildings, it is considered that the demolition of the cart shed will unlikely impact the present roosts located within Buildings A and B. Locations of each of the buildings can be seen in the **Building Location Plan (10947/P007)**.

Purpose

- 1.8. This CEMP has been prepared to discharge condition 7 as it relates to the cart shed. This CEMP will:
- Ensure adequate protection, mitigation, and compensation for protected and priority species and habitats;
 - Ensure mitigation and compensation works are carried out and completed as approved and in line with current best practice guidelines; and
 - Ensure adequate professional ecological expertise is available to assist those implementing the development to comply with statutory requirements and planning conditions.

¹ Tyler Grange (2022) Bat Assessment Report. Lower Court Farm, Lower North Wraxall. Report reference: 10947_R01c_HDBJ_CW_21072022

² Tyler Grange (2023) Ecological Impact Assessment Addendum. Aldi, Lower Court Farm, Lower North Wraxall. Report reference: 10947_R02_EclA_AM_20112023



- 1.9. The CEMP implementation period would commence prior to the demolition phase, as per the condition, and would continue through to completion of all construction works.
- 1.10. This CEMP sets out the strategy to ensure the protection of habitats and species on the site during construction. This CEMP is set out as follows:
- Section 2 describes the site context, habitats present, and the protected species recorded and likely to be affected by construction at the site; and
 - Section 3 sets out the protection measures for habitats and protected species within the site and details the strategies to be employed to avoid impacts both at the site and in the local area. These measures have been prepared in accordance with the British Standards for Biodiversity: BS 42020:2013.



Section 2: Cart Shed Description and Ecological Features

- 2.1. This section of the CEMP summarises the existing ecological features in relation to the cart shed located on site.

Context

- 2.2. The cart shed is located to the west of the site. The location of this building is indicated by the red line boundary below in **Figure 1**.



Figure 1: Cart shed location indicated by red line boundary (© Google Aerial Imagery, 2026)

- 2.3. The cart shed is a single storey, stone built open fronted structure. There is a timber framed roof though no roof covering. There is an adjoining small lean-to structure that is also open fronted (**Photographs 1 – 3**).
- 2.4. Surrounding the cart shed are mown lawns, ornamental trees and to the south, a small stream.



Photograph 2: South-facing view



Photograph 3: East facing view





Photograph 4: West facing view

Designated Sites

- 2.5. The cart shed is not covered by any statutory or non-statutory sites designated for nature conservation importance. The EclA identified one Natura 2000 site within 10 km of the site boundary, namely Bradford and Avon Special Area of Conservation (SAC) which lies 5.6 km southeast of the site which is designated for two Annex II bat species including greater horseshoe bat and Bechstein's bat *Myotis bechsteinii*. Although the roosts located within Building A and B are considered to be functionally linked to the SAC, no Potential Roosting Features (PRFs) were identified on the cart shed. As such it is considered not to be functionally linked to the SAC and as such no impacts upon the overall roost network and bat assemblage would occur.

Protected and Notable Species

- 2.6. While the site, and specifically barns A and B, is important for bats, the cart shed's suitability for supporting roosting bats is negligible. The structure does not provide the sheltered conditions suitable for roosting. Bats are likely to forage around the building, however.

No evidence or potential for other protected species exists. The grassland surrounding the cart shed is maintained short, with negligible potential for reptiles and amphibians.

Relevant Legislation

- 2.7. Whilst no PRFs were identified on the building and does not provide suitable habitat for foraging and commuting of bats, all bats and their roosts are afforded protection under the Wildlife and Countryside Act (WCA) 1981 (as amended) and the Conservation of Habitats and Species Regulations 2018 (as amended) (the 'Habitats Regulations').
- 2.8. Whilst no nests were found on the building, and no suitable habitat for birds to nest, there are trees close to the building that might and could be disturbed. All British birds are legally protected under the WCA 1981 (as amended) from disturbance while actively nesting (generally acknowledged to occur between March and August inclusive). As such any removal of scrub and trees will be timed to avoid the bird nesting season or preceded by checks for nesting birds by a suitably trained ecologist immediately prior to any removal.



Should any nesting birds be recorded within the site during works, no work will take place in that location until the young have left the nest.



Section 3: Protection Measures for Species and Habitats

Risk Assessment of Potentially Damaging Construction Activities

- 3.1. To inform the preparation of this CEMP, a risk assessment has been completed on all proposed construction-type activities likely to impact important biodiversity receptors within the local area in close proximity to the cart shed, as detailed below. The proposals consist of the demolition of the timber structure including the timber roof joists and frame, the demolition plan can be seen in **Appendix 1**. With the three external walls and foundations repaired to function as a home office and garden storage. The proposed plans are shown in **Appendix 2**.

Site Clearance

- 3.2. During the demolition of the cart shed's timber structure, there is potential for impacts to occur as a result of the following:
- Run-off from the site works resulting in damage to adjacent habitats including the woodland to the north, south and west and watercourse to the south of the site;
 - Dust deposition resulting in damage to adjacent offsite habitats;
 - Noise resulting in disturbance of species adjacent to the site; and
 - Temporary lighting disturbing nocturnal species, namely bats.

Site Set-up

- 3.3. Site offices, huts and temporary toilets, including their drainage, will be created onsite, as will storage areas for stockpiles of materials. Site set-up could result in impacts occurring as a result of the following:
- Damage to immediately adjacent habitats because of pollution from plant maintenance and storage of oils, fuels and chemicals, including toilets;
 - Site lighting, in particular overnight lighting, has the potential to cause disturbance to foraging and/or commuting bats; and
 - Construction activities including compaction of ground and accidental damage to immediately adjacent offsite habitats.
- 3.4. In addition to these pathways negative impacts could also occur as a result of dust, noise and artificial lighting as detailed above.



Material Storage

- 3.5. The improper storage of the timber following the demolition of the timber structure, could cause impacts to adjacent habitats including the woodland and watercourse, which could result in direct impacts through damage or long-term impacts.
- 3.6. Inappropriate storage of timber could also result in the value of this resource being negatively impacted.

Reparation

- 3.7. During reparation of the three external walls and foundations, there is potential for impacts to occur as a result of killing or injury of wildlife, damage to immediately adjacent offsite habitats, dust, noise and run-off.

Environmental Incidents

- 3.8. Whilst not part of any specific construction stage, environmental incidents have the potential to occur at any time during the works, such as from:
- Vandalism resulting in impacts to offsite habitats through direct damage or pollution events, should fuel or chemical containers become damaged;
 - Fires and burning waste could result in impacts to adjacent habitats and protected/priority species should this occur close to retained offsite habitats; and
 - Emergency incidents such as spillages or extreme weather resulting in impacts to adjacent habitats.

Practical Measures to Avoid or Reduce Impacts During Construction

- 3.9. Practical measures will be enacted to ensure that the retained biodiversity features are protected during construction.

Site Clearance

- 3.10. Specific supervision measures will also be implemented in respect of the following species.

Bats (Roosting, Foraging and Commuting)

The cart shed has been assessed to have negligible suitability in supporting roosting bats as no PRFs were identified. The surrounding area of the cart shed is not subject to lighting at night and as such an increase in light spill may impact any bat species utilising the site around the cart shed. No late evening or night works are proposed, with contractor hours occurring between 8am and 4:40pm. As such, no impacts on bats associated with lighting are anticipated.



- 3.11. **Badgers** – No active signs of badgers have been identified onsite however as badgers can readily dig new setts, it is recommended that a pre-works check is carried out to ensure no setts have been made. If a newly formed sett has potential to be impacted by construction works then Tyler Grange or an appropriate consultant would be contacted, and a badger licence from Natural England may be required.
- 3.12. **Protecting Retained Habitats** – The adjacent habitats to the site will be retained as part of the proposals. Retained trees in the adjacent woodland and their roots will require safeguarding where appropriate or where works are within root protection areas in accordance with the British Standard for trees and construction, BS 5837:2012³.
- 3.13. **Pollution Prevention Measures** – To prevent impacts occurring to sensitive receptors, namely offsite habitats from pollution as a result of run off, dust or noise, best practice prevention measures will be adopted during the construction period. With the adoption of the measures set-out in this document no adverse impacts would occur.

Site Set-up

- 3.14. **Pollution** – Construction activities will be predominantly located away from the most sensitive habitats, namely offsite habitats. To ensure that no accidental impacts occur, these features will also be fenced (with Heras or similar type fencing) and protected during works as part of the site being secured from the public.
- 3.15. To avoid impacts to offsite habitats, site offices (including welfare facilities), material storage areas (including oils, fuels, chemical toilets) and wheel wash facilities will be located within the central area of the site and away from the retained habitats. In addition, the areas used for the storage of materials will be regularly inspected for leaks by the site manager.
- 3.16. Dust control will employ sheeting over vehicles transporting materials capable of generating dust, wheel and body wash facilities and the sheeting and dampening of excavated materials.
- 3.17. Double skinned/lined fuel bowzers with bunds will be fitted to prevent spills from oil or fuel with spill kits present on site for trained personnel to use in the event of accidents.
- 3.18. Silt traps, gully guards and containment barriers will be employed to prevent various construction run off from spreading outside of the site, with wheel wash areas and sumps to collect and capture sediment for removal outside of the site.
- 3.19. Impermeable washout areas or lined skips will be placed at least 10 m from the watercourse to the south.
- 3.20. **Wildlife exclusion barriers** – No wildlife exclusion barriers will be required during construction.
- 3.21. **Disruption of mammal runs or paths** – Whilst any fencing has the potential to result in the disruption of mammal runs or paths, the entire margins of the site will still be accessible and

³ The British Standards Institution (2012) BS 5837:2012 Trees in relation to design, demolition and construction



connectivity to offsite habitats will therefore be maintained. Gaps underneath the fences, will also enable movement of smaller mammals including hedgehog.

Material Storage and Removal from Site

- 3.22. **Material storage** - Site works will follow best practice with building materials as well as oils, fuels and chemical toilets not stored adjacent to the retained offsite habitats. Run-off protection measures (as detailed above) will also be implemented to ensure that no run-off of materials will occur.

Construction

- 3.23. The protective measures detailed above for other phases of the works would also be implemented through the construction phase and as such no additional protection measures would be necessary.

Environmental Incidents

- 3.24. Should any retained offsite habitat or features be damaged, suitable mitigation measures will be implemented. If damage is not considered to be significant the habitats will be allowed to regenerate naturally, although if required, replacement planting will be provisioned, with the scale of replacement to be determined by the ECoW.
- 3.25. **Vandalism protection** - Measures will be implemented within the site to prevent potential impacts from vandalism, with such measures to include:
- The site will be securely fenced in its entirety with steel mesh (Heras) fencing to prevent access;
 - All offices and welfare facilities will be steel anti-vandal units;
 - All construction plant will have anti-vandal shutters and keys will be kept in a locked strong box within the site office;
 - Security alarm systems will be used which are linked back to a remote monitoring station as the building becomes enclosed;
 - Temporary doors will be kept locked out of hours to prevent illicit access; and
 - No tools will be left on site unless kept in secure steel containers.
- 3.26. These security measures will ensure that materials within the site are protected, preventing potential for pollution to occur as a result of vandalism.

Responsible Persons and Lines of Communication

- 3.27. Responsibility for implementing this CEMP will be shared between Jason Dunn and the site manager.
- 3.28. The site manager will:



- Act as the primary point of contact during construction; and
- Ensure contractors are aware of ecological features and the required protected measures

Compliance Checking

- 3.29. Procedures will be put in place to allow third party compliance checks to be undertaken of the site throughout the construction period. Any request for a compliance check would be made to the site manager who would arrange for the required site visit to be completed as soon as reasonably practicable.

Identifying and Rectifying Remedial Measures

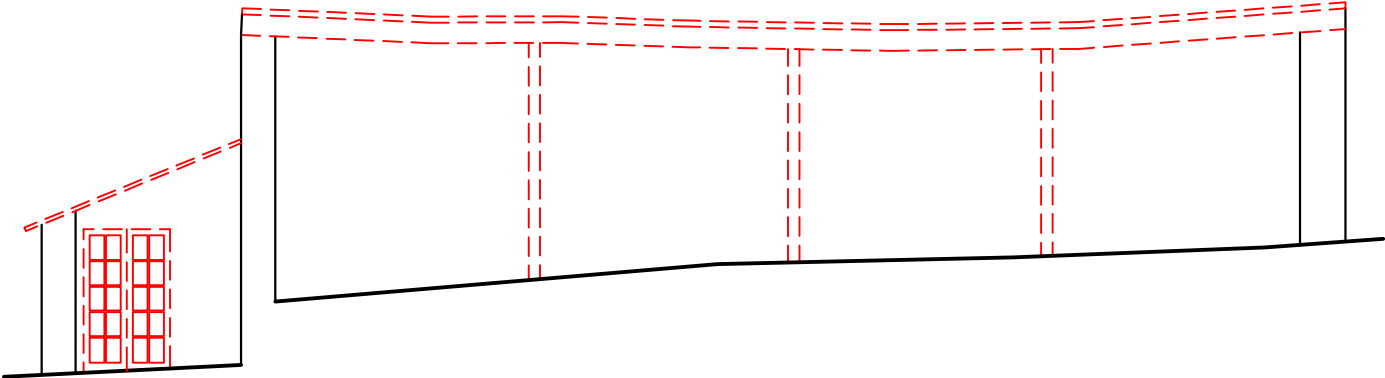
- 3.30. Should any potential issues of non-compliance with the CEMP be identified, these will be immediately reported to the site manager and appropriate actions agreed.
- 3.31. In the event a significant issue occurs, such remedial measures shall be reported to the local authority, as required, with appropriate remedial measures to be discussed and agreed with all relevant parties. Further checks will then be completed within an appropriate time frame to confirm that remedial measures have been correctly implemented to the satisfaction of the local authority



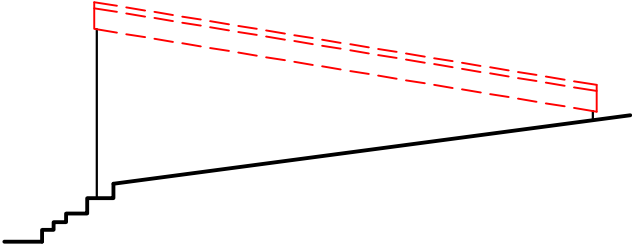
Appendix 1: Cart Shed Demolition Plan (Watson Bertram & Fell Architects & Surveyors, 1933-D-03)



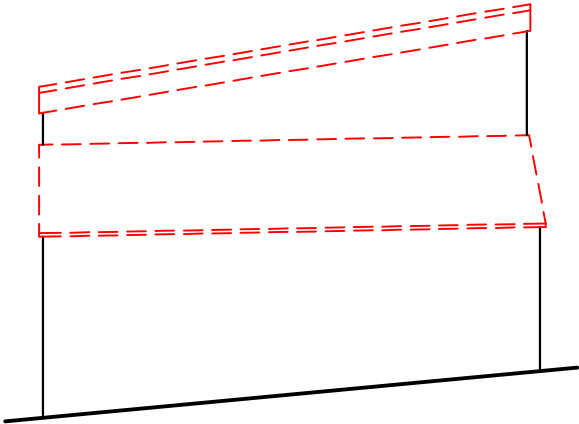
North-East
Elevation 1-100



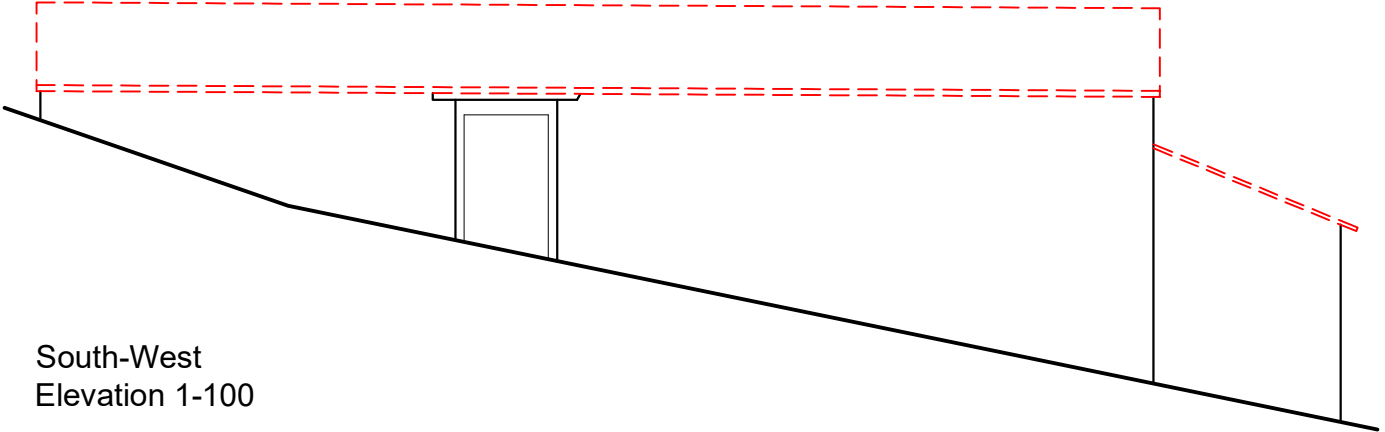
North-West
Elevation 1-100



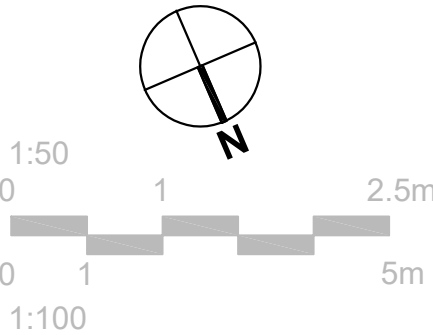
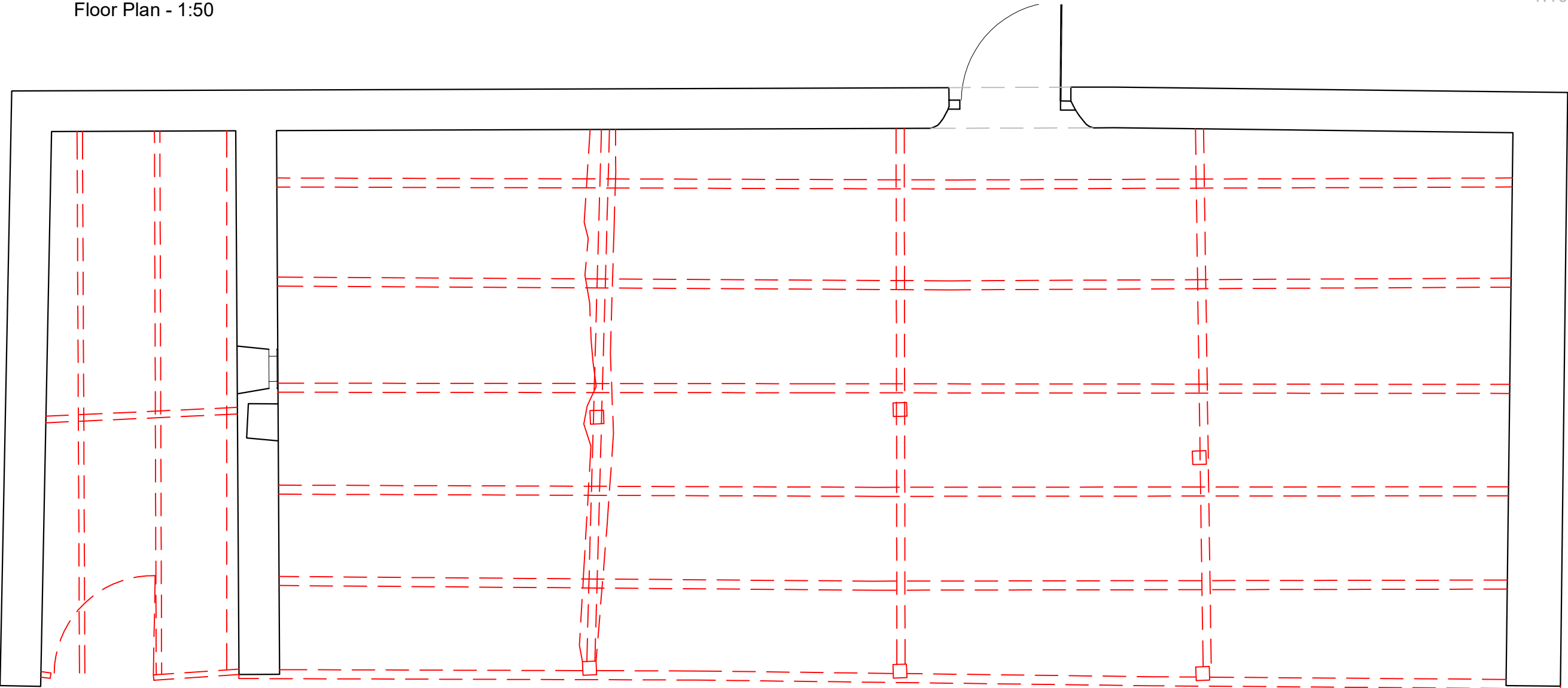
South-East
Elevation 1-100



South-West
Elevation 1-100



Floor Plan - 1:50



TITLE
Lower Court Farm
Cart Shed
Proposed Conversion

DETAIL
Cart Shed
Demolition Plan

SCALE
1:50 & 1:100 @A3

DATE
05/09/2023

DRAWN BY
JM

CHECKED BY
MW

REVISIONS

Contractors must check all dimensions on site.
Only figured dimensions are to be worked from.
Discrepancies must be reported immediately to
the architect before proceeding.
The drawing is copyrighted.

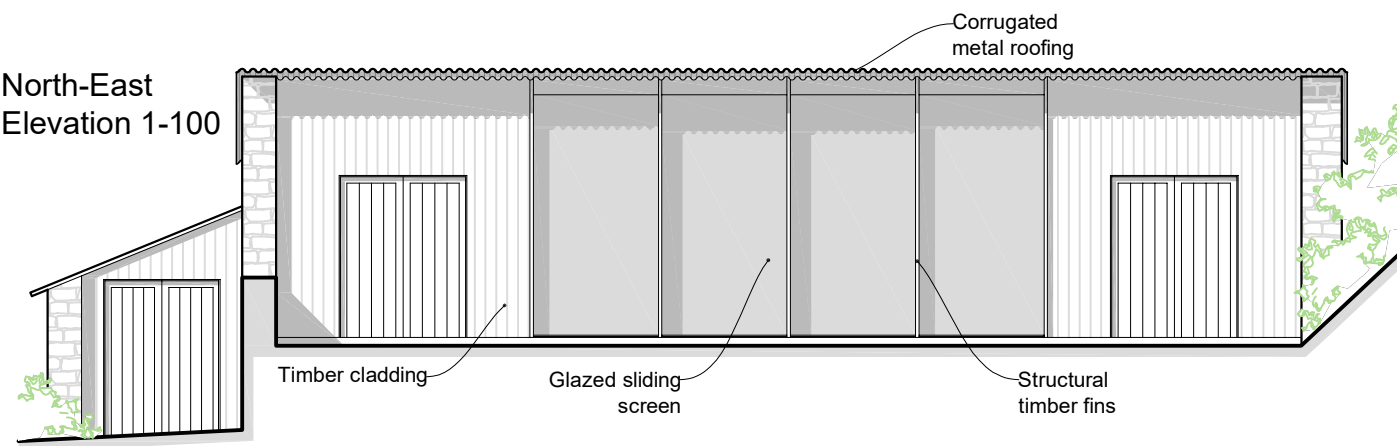
Drawing
1933-D-03
FILENAME

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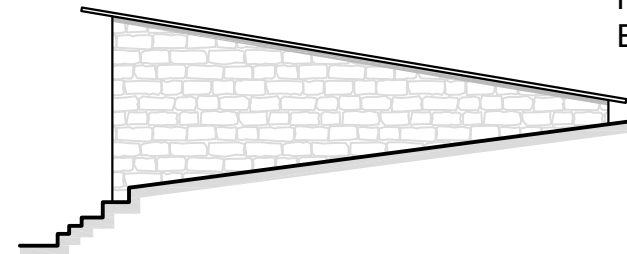
Appendix 2: Cart Shed Proposed Plans and Elevations (Watson Bertram & Fell Architects & Surveyors, 1933-P-05)



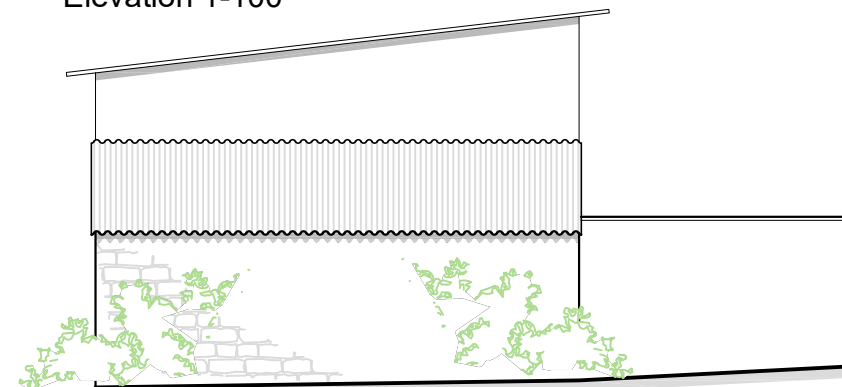
North-East
Elevation 1-100



North-West
Elevation 1-100

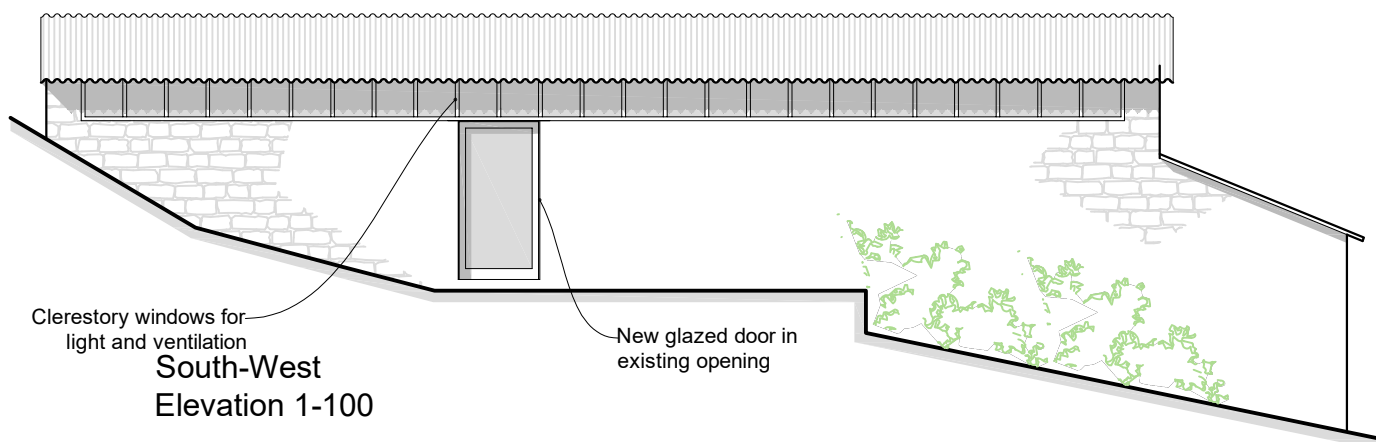


South-East
Elevation 1-100



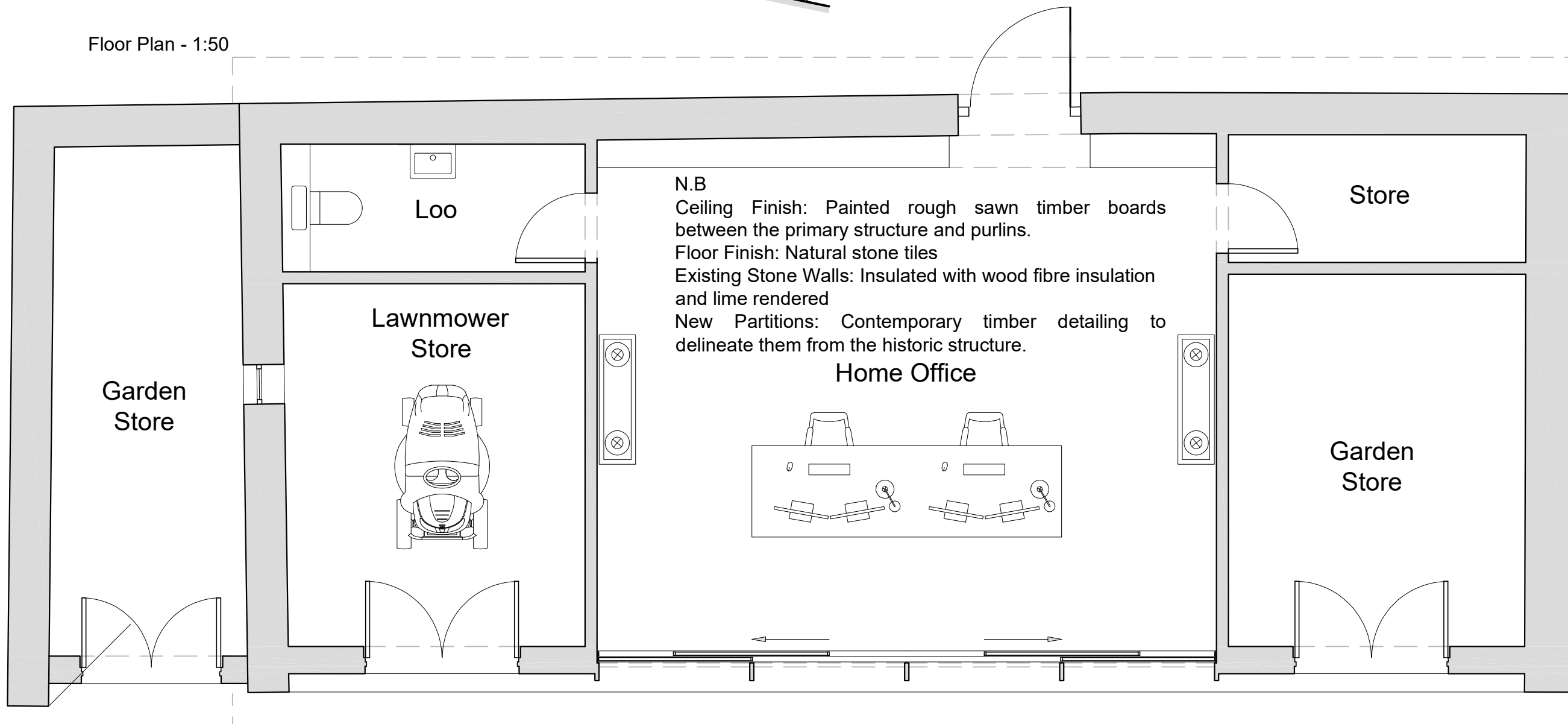
Clerestory windows for
light and ventilation

South-West
Elevation 1-100

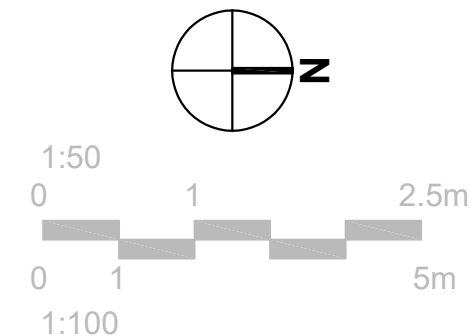


New glazed door in
existing opening

Floor Plan - 1:50



N.B
Ceiling Finish: Painted rough sawn timber boards
between the primary structure and purlins.
Floor Finish: Natural stone tiles
Existing Stone Walls: Insulated with wood fibre insulation
and lime rendered
New Partitions: Contemporary timber detailing to
delineate them from the historic structure.



TITLE
Lower Court Farm
Cart Shed
Proposed Conversion

DETAIL
Cart Shed
Proposed Plans &
Elevations

SCALE
1:50 & 1:100 @A3

DATE
18/09/2023

DRAWN BY
JM

CHECKED BY
MW

REVISIONS

Contractors must check all dimensions on site.
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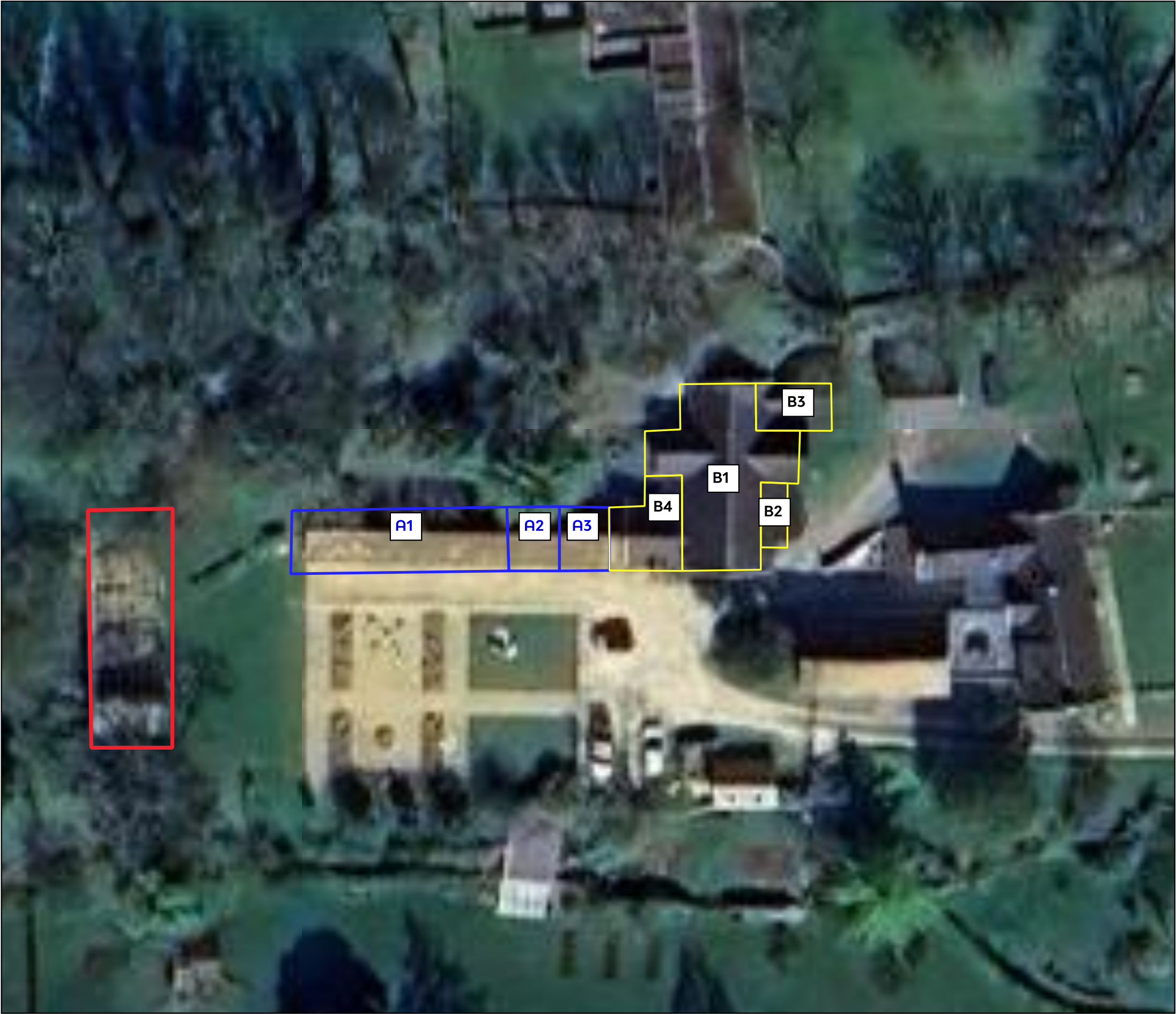
Drawing
1933-P-05
FILENAME

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Plans:

Plan 1: Building Location Plan (10947/P007)





Legend

- Cart Shed
- Barn A
- Barn B

Project	North Wraxall
Drawing Title	Building Location Plan
Scale	Not to Scale
Drawing No.	10947_P007
Date	April 2026
Checked	GW/JA



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