

CONSTRUCTION METHOD STATEMENT

Ecological Protection Measures

Vineview Cottage
Winterslow, Salisbury, SP5 1PZ

Planning Application PL/2026/01523
Prepared to address Draft Condition 16

Prepared by: Mr Brian Gamet
September 2026

Development	Conversion of Building A to a one-bedroom dwelling with small residential extension, PTP/drainage field, services and associated works; construction of a small agricultural shed.
Site	Vineview Cottage, Winterslow, Salisbury, SP5 1PZ
Application	PL/2026/01523
Applicant	Mr Brian Gamet
Document	Construction Method Statement - Ecological Protection Measures
Status	For approval in relation to Draft Condition 16

1. Purpose and scope

This Construction Method Statement (CMS) has been prepared to address Draft Condition 16 of planning application PL/2026/01523. It sets out the precautionary measures that will be implemented throughout construction for the protection of sensitive habitats and species known to be present within or adjacent to the site, with particular reference to bats, the known bat roost in Building B and nesting birds.

The CMS draws upon the ecological survey work already undertaken for the site and is informed by the structural and drainage investigations. It does not replace those technical reports; it translates the relevant findings into practical site controls for this modest self-build project.

2. Technical evidence informing the CMS

- Daniel Ahern Ecology Ltd, Preliminary Roost Assessment, Document Ref. 5580.2, dated 30 June 2025.
- Pro Vision Ecology, Bat Report, Ecology 8948, Issue 01, September 2025.
- Andrew Waring Associates, Structural Report on the existing buildings, Project 14447, Document Ref. 14447.1, dated 8 July 2025.
- Percolation Test Report for the proposed foul drainage arrangements.
- CMS / Site Plan, Rev B, submitted with this statement.

The structural inspection records that the relevant existing timber structure is in good condition and that the concrete floor slab is substantial and suitable for conversion. The CMS therefore reflects a conversion based substantially on retention of the existing building rather than wholesale demolition. The drainage investigation also supports a contained PTP and drainage-field installation with excavation restricted to the required drainage works.

3. Ecological baseline and constraints

3.1 Building A - development building

Building A is the building subject to the residential conversion. It was initially assessed as having moderate potential to support roosting bats. Two dusk emergence surveys were subsequently undertaken on 5 and 27 August 2025. No bats were recorded emerging from Building A. The Pro Vision Ecology Bat Report concludes that Building A is not considered to support a bat roost and that no further action is required in relation to a roost in Building A.

A precautionary approach will nevertheless be followed during removal of the existing roof covering and any work to potential crevice features, recognising that bats are mobile wild animals.

3.2 Building B - known bat roost

Building B is the separate building immediately adjacent to Building A and is outside the development works. The bat surveys identified a common pipistrelle day roost in Building B. Building B will therefore be treated as an ecological protection area for the duration of the development.

- No construction works, alteration, demolition or repair to Building B form part of this development.
- Building B will not be accessed for construction purposes.
- No construction materials, plant, waste, skips or equipment will be stored in or against Building B.
- No bat access point or roost feature will be obstructed.
- No temporary or permanent external lighting associated with the development will be directed towards Building B.

3.3 Nesting birds and retained habitat

No trees, hedgerows, shrubs or other vegetation are proposed to be removed. Existing field boundaries and vegetation will be retained. The earlier ecological assessment recorded swallow nests within the buildings; precautionary measures for active nesting birds are therefore included in Section 9.

4. Nature and scale of the works

The development is a small self-build project. Approximately 95% of the construction work is expected to be undertaken by the owner, with specialist or other contractors used only where necessary. Materials will generally be brought to site by the owner using a truck and trailer, limiting large construction vehicle movements.

4.1 Building A conversion and residential extension

- The small residential extension will be constructed predominantly on existing hardstanding.
- The relevant hardstanding will be locally removed and a 600 mm strip footing formed.
- The extension will comprise approximately six courses of brickwork with a timber frame above, designed to match the existing building.
- The original walls and principal structural frame of Building A will be retained, with approximately 200 mm of external cladding/build-up added.
- The existing roof beams will be retained.
- The existing cement-fibre/asbestos-containing roof sheets will be removed by an appropriately competent contractor and disposed of through the appropriate controlled waste route.
- The replacement roof covering will be selected and installed with regard to the retained lightweight timber roof structure and any structural design requirements.

4.2 Drainage and services

- Groundworks will include excavation for the package treatment plant (PTP), drainage field and associated drainage trenches.
- Service trenches will be formed for the main electricity and water supplies.
- A mechanical excavator will be required for the PTP, drainage field and associated trenching.
- Excavation will be restricted to the footprint and alignments necessary for the approved drainage and service works.
- No groundworks are required for construction parking because existing hardstanding is available.

4.3 Agricultural shed

A small agricultural shed of approximately 20 m² is also proposed within the application site. It will be constructed predominantly on existing hardstanding. Only approximately 6 m² of additional hardstanding is required, formed as a 100 mm concrete slab. No vegetation, hedge or boundary removal is required for the shed. The same ecological protection measures in this CMS, including daylight-only working, apply to its construction.

5. Construction sequence

1. Minimal site establishment using the existing improved agricultural track and existing hardstanding.
2. Pre-commencement ecological check and briefing in accordance with Section 11.
3. Careful removal of the existing roof covering from Building A by the appointed competent contractor, followed by making the retained structure safe and weather-secure.
4. Local removal of hardstanding and formation of the 600 mm strip footing for the residential extension.
5. Excavation and installation of the PTP, drainage field and associated drainage and service trenches.
6. Construction of the extension brickwork and timber frame, external build-up/cladding to the retained Building A walls and installation of the new roof covering.
7. Construction of the proposed agricultural shed, predominantly on existing hardstanding, including the approximately 6 m² / 100 mm concrete slab extension.
8. Completion of internal works and reinstatement of disturbed ground associated with drainage and services.

6. Access, parking, deliveries and storage

Access will be via the existing agricultural track from Tytherley Road. The track has already been substantially improved with hardcore and no widening, new access construction or vegetation clearance is required.

Construction parking, deliveries, skips and building materials will be accommodated on existing hardstanding associated with Building A. Materials and waste will not be stored within retained vegetation, against field boundaries or in/against Building B.

Because this is predominantly a self-build, large vehicle movements will be limited. Materials will generally be brought to site by the owner using a truck and trailer. No generator, scaffolding or temporary welfare compound is anticipated.

7. Precautionary measures for bats

7.1 Building A roof and fabric

- Before relevant work begins, persons involved in roof removal or work to the external fabric will be briefed on the ecological constraints and unexpected discovery procedure.
- Roof sheets, cladding and other potential crevice features will be removed carefully and progressively rather than by uncontrolled pulling or collapse.
- Where practicable, sheets and similar elements will be lifted away so that the underside and adjoining gaps can be observed as work proceeds.
- No deliberate sealing of accessible crevices will take place in advance of roof-removal works.
- If a bat is found, or evidence is encountered giving reasonable cause to suspect an occupied bat roost, work in the affected area will stop immediately. The bat will not be handled unless necessary for its immediate safety. Advice will be sought from a suitably qualified ecologist before affected works recommence.

7.2 Building B protection

- Building B will remain outside the construction working area.
- No construction access, storage or works will take place in or against Building B.
- The fabric, roof, doors, walls and known/potential bat access features of Building B will not be altered or obstructed.
- If an unforeseen need to undertake work affecting Building B arises, that work will not proceed under this CMS. Appropriate ecological advice will first be obtained and any additional survey or licensing requirement addressed.

8. Lighting and working period

Construction works will be undertaken during daylight hours only. No temporary floodlighting or overnight construction lighting will be used.

Permanent lighting will follow the recommendations of the Pro Vision Ecology Bat Report:

- LED luminaires will use a warm white spectrum below 2700 Kelvin.
- Internal luminaires will, where practicable, be recessed or otherwise arranged to minimise light spill outside the dwelling.
- External luminaires will have negligible or zero upward light output and will be mounted horizontally without upward tilt.
- Where external security lighting is required, motion sensors and short activation periods will be used where appropriate.
- No external lighting will be directed towards Building B.

9. Nesting bird precautions

No vegetation clearance is proposed. Nevertheless, because birds may nest within buildings and swallow nests have previously been recorded, the following precautions will apply:

- Before roof or building-fabric work capable of affecting a nest is undertaken, the relevant work area will be visually checked for evidence of an active nest.
- If an active nest is found, work capable of damaging the nest or disturbing nesting birds will stop in the affected area and an appropriate undisturbed buffer will be maintained.
- Affected work will not recommence until the nest is no longer active and the young have fledged. If there is uncertainty, advice will be sought from a suitably qualified ecologist.
- No active nest, egg or dependent young will be intentionally damaged, destroyed or removed.

10. Retained habitat, pollution and waste controls

- No trees, hedgerows, shrubs or other vegetation will be removed.
- Existing boundaries and retained vegetation will not be used for storage of materials, spoil or waste.
- The footprint of excavation will be limited to that necessary for the extension, PTP, drainage field, drainage and service connections, and the small agricultural-shed slab extension.

- Excavated spoil will be kept clear of Building B and retained vegetation and will be reused or removed appropriately.
- Disturbed ground associated with drainage and service works will be reinstated following completion.
- No waste will be burned on site.
- General construction waste will be contained on the existing hardstanding and removed by appropriately licensed waste contractors, or lawfully taken by the owner to an authorised recycling/waste facility where permitted.
- Asbestos-containing roofing material will be handled and disposed of separately by the appointed competent contractor in accordance with applicable requirements.
- Fuel, oils, paints and other potentially polluting liquids will be stored securely away from retained vegetation and drainage routes. Any spill will be contained and cleaned up promptly.
- Concrete, mortar or wash-water will not be discharged onto surrounding grassland, into drainage features or close to retained habitats.

11. Pre-commencement ecological check, briefing and responsibility

The owner/self-builder will be responsible for implementation of this CMS. Before construction starts, the owner/site manager will visually check the working area to confirm that the protection measures can be implemented and that no new obvious ecological constraint has arisen.

Before undertaking relevant work, any contractor or tradesperson will be briefed on:

- the known common pipistrelle day roost in Building B and the requirement for Building B to remain outside the construction working and storage area;
- the stop-work procedure if a bat or evidence of an occupied roost is unexpectedly encountered;
- the precautions for active nesting birds;
- retention and protection of all existing vegetation and boundaries; and
- daylight-only construction and the prohibition on construction lighting towards Building B.

A copy of the approved CMS will be kept available during construction. The owner/site manager will keep a brief record of any ecological issue encountered, including any occasion on which work is stopped under the unexpected discovery procedure and any ecological advice subsequently obtained.

12. Unexpected ecological discovery procedure

Trigger	Required action
Bat found or suspected occupied roost encountered	Stop affected works immediately; do not obstruct the feature; seek advice from a suitably qualified ecologist before recommencing affected work.
Active bird nest found	Stop work capable of damaging/disturbing the nest; maintain an undisturbed buffer; resume only when the nest is no longer active/young have fledged, seeking ecological advice if uncertain.
Unforeseen need to work on Building B	Do not proceed under this CMS; obtain ecological advice first and address any survey or licensing requirement.
Accidental pollution or spill	Stop the source, contain and clean up promptly; prevent entry to surrounding habitat/drainage and arrange appropriate disposal.

14. Site photographs

The photographs below illustrate the existing site conditions and demonstrate the contained nature of the proposed construction operations.



Photo 1 - PTP and drainage field location. Open grassed area in which the package treatment plant, drainage field and associated trenching will be installed. Ground disturbance will be confined to the required drainage works.



Photo 2 - Proposed agricultural shed location. The shed is to be constructed predominantly on existing hardstanding, with only approximately 6 m² of additional hardstanding formed as a 100 mm concrete slab.



Photo 3 - Existing hardstanding at Building A. The proposed residential extension is predominantly located on existing hardstanding. The retained structure of Building A is visible behind.



Photo 4 - Existing site access and hardstanding. View from the existing agricultural access track through the site entrance, showing the established hardcore access and substantial existing hardstanding available for parking, deliveries and construction activity. No access widening or vegetation removal is required.



Photo 5 - Buildings B and A. Building B is on the left and contains the known common pipistrelle day roost. Building A is on the right and is the subject of the residential conversion. Building B will remain outside the construction works; the principal existing structure of Building A will be retained while the existing roof covering is removed and replaced.

15. References

Daniel Ahern Ecology Ltd (2025). Preliminary Roost Assessment, Vineview Cottage, Winterslow. Document Ref. 5580.2. 30 June 2025.

Pro Vision Ecology (2025). Bat Report, Vineview Cottage. Ecology 8948, Issue 01. September 2025.

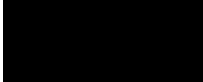
Andrew Waring Associates (2025). Structural Report on the existing buildings to accompany a Class Q Planning Application. Project 14447, Document Ref. 14447.1. 8 July 2025.

Percolation Test Report - Vineview Cottage, Winterslow.

CMS / Site Plan Rev B.

16. Commitment

The measures set out in this CMS will be implemented for the duration of construction. The development will be carried out in strict accordance with the approved CMS. No material departure from the ecological protection measures will be made without first considering whether further approval or ecological advice is required.

Signed: _____  _____

Mr Brian Gamet

Date: 09/09/2026