

Manor House, Steeple Ashton

Construction Environmental Management Plan (CEMP)



17th June 2026

Document control

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Declaration	I confirm that the information provided in this document is truthful and accurate at the time of completion.	
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Executive summary

Purpose of report

- Evaluation of the Site's conservation status based on a desktop review that summarises information collated on protected species and nature conservation designations in the area.
- Assessment of buildings and their bat potentials were sourced from a previous PRA.
- Assessment of the likelihood of protected, or otherwise notable, species occurring on site.

Summary of report

- The Site was comprised of a manor, garage, granary, two greenhouses, a potting shed, the garden curtilage, and a woodland on the north and west section of the site. The proposals are for:
 - The Minor additional alterations to the Manor House; replace utility roof; re-roof part of main roof; replacement window,
 - new window opening; alterations to garden wall;
 - alterations to the granary to adapt it for residential use; the introduction of discreetly located solar panels; alterations to modern garage; the replacement of one modern greenhouse and removal of another.
- This Construction Environmental Management Plan (CEMP) has been produced to discharge condition 5 of the granted planning under reference PL/2022/09195.
- This CEMP sets out the ecological protection areas and relevant method statements to protect biodiversity on Site.
- All construction works must adhere to the measures in this report.

1. Introduction

1.1. Background

1.1.1. In June 2026, Wessex Ecology Ltd was commissioned by Mrs M. Smith to produce a Construction Environmental Management Plan (CEMP) for the granted development at Manor House.

1.1.2. Condition 5 of the granting planning permission PL/2022/09195 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, such as bats in the Main House and Granary and nesting birds.*
- c) Mitigation strategies already agreed with the local planning authority prior to determination, such as for bats in the Granary; this should comprise the preconstruction/construction related elements of strategies only.*
- 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).*

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

1.1.3. A previous Preliminary Roost Assessment (PRA) was produced by Daniel Ahern Ecology (now Wessex Ecology) for the Manor House and the wider area of the red line boundary. This has been used to inform the CEMP.

1.1.4. The purpose of this CEMP is to outline the measures in order to protect the features of ecological value on or adjacent the Site.

1.2. Site Description

1.2.1. The Manor House, hereafter referred to as 'the Site' is situated on Church Street, which runs to the south of the Site (approximate OS grid reference ST 90704 57168) see Figure 1.

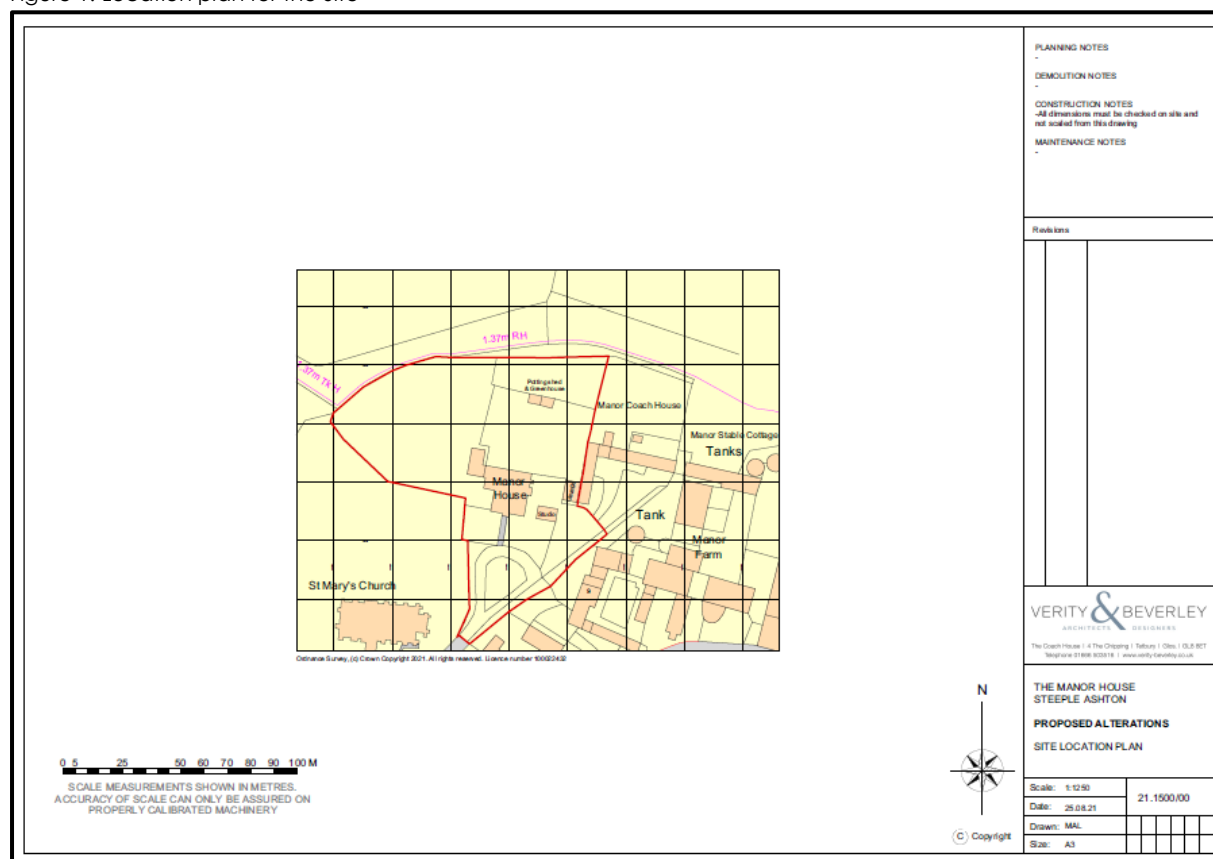
1.2.2. The Site within the redline boundary was comprised of a manor, garage, granary, two greenhouses, a potting shed, the garden curtilage, and a woodland on the north and west section of the site.

1.2.3. It is understood that the granted developments are as follows:

- Minor additional alterations to the Manor House; replace
- utility roof; re-roof part of main roof; replacement window,
- new window opening; alterations to garden wall;
- alterations to the granary to adapt it for residential use; the
- introduction of discreetly located solar panels; alterations
- to modern garage; the replacement of one modern
- greenhouse and removal of another.

1.2.4. In accordance with condition 5, the CEMP will only be pertaining to these developments.

Figure 1. Location plan for the Site



2. Summary of Baseline Ecological Conditions

2.1. Constraints

2.1.1. A Preliminary Roost Assessment (PRA) was produced for the Site, which outlined a number of constraints. However, it should be noted the PRA covered the full red line boundary and was used to inform the proposals of the Site and therefore this table also considers the relevance to this Site.

2.1.2. The summary of the baseline conditions and relevance to this development are outlined in Table 1.

Table 1. Summary of ecological constraints identified in the PRA and recommendations relative to this development

Feature	Baseline Conditions from PRA	Considerations for Development
Bats (roosting)	The Granary and the southern roof space of the main house is used as serotine and soprano pipistrelle bat roost, confirmed through bat surveys carried out by Daniel Ahern Ecology (now Wessex Ecology).	Suitable ecological personnel should be present on site to oversee before work commences.

3. CEMP Measures

3.1. Ecological Protection Areas

- 3.1.1. The Site has a woodland to the north and west of the Manor House garden curtilage which has good connectivity to hedgerows and the wider landscape. Whilst also several individual trees on-site which may require root protection buffers.
- 3.1.2. The approximate boundary of ecological protection area is shown in Figure 2.

Figure 2. Approximate boundary of ecological protection area protective fencing

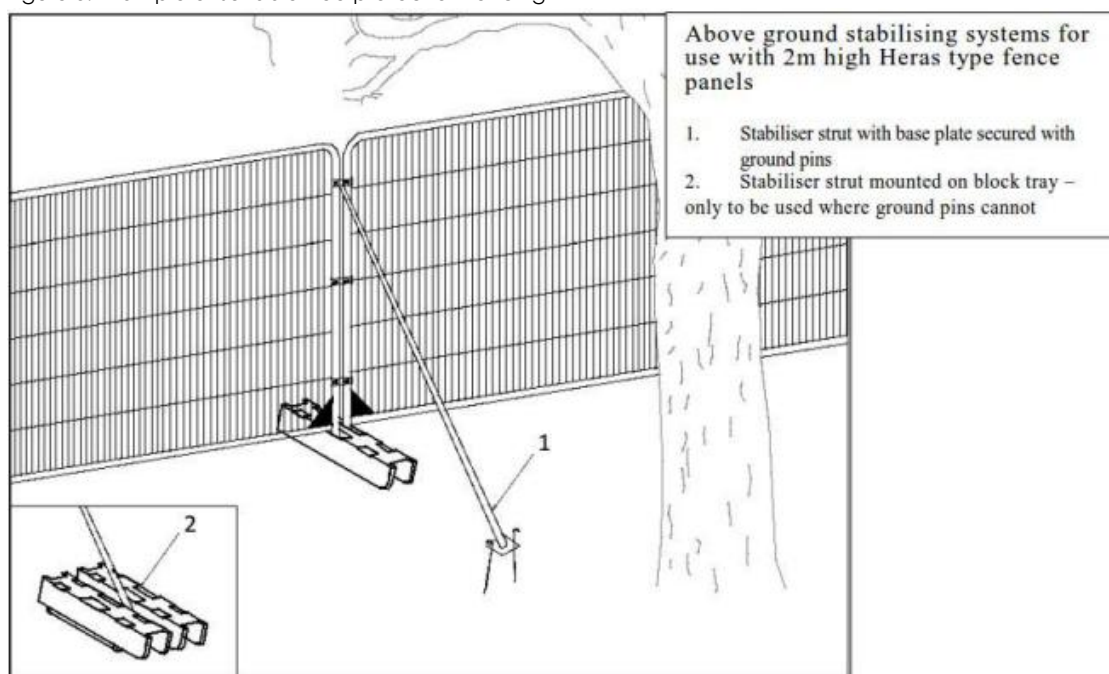


- 3.1.3. Temporary tree protection fencing (e.g. heras fencing) will be erected along the edge of the ecological protection area prior to any works commencing on the site; the fencing is to be to the specification shown in Figure 3. The fenced areas are to exclude all construction activities, including temporary materials storage, for the duration of the development works and shall be affixed with appropriate signage at regular intervals

to warn contractors that the enclosed areas are strictly off-limits, other than for essential maintenance works.

- 3.1.4. The protective fencing will remain in place until all construction works are completed. No site personnel or machinery will enter the ecological protection area.

Figure 3. Example of suitable tree protection fencing



3.2. Method Statements

- 3.2.1. The following method statements will be carried out to ensure the protection of protected species and the River Marden, as outlined in Table 2.

Table 2. Method Statements for the protection of ecological features

Feature	Method Statement
General	- A Toolbox Talk will be provided by a suitably qualified ecologist prior to the commencement of works to ensure the below measures are clear and to highlight the ecological constraints on Site. - Other preventative measures for construction including storage of chemicals and fuel, spill prevention and dust suppression are detailed in the Demolition Environmental Management Plan (DEMP). This includes measures to protect the ecological features on and adjacent Site.
Bats	- No external lighting will be used during the demolition. Works will be limited to daytime hours. - As part of the Toolbox Talk (above), all personnel will be briefed on signs of bat occupation and that in the unlikely case a bat is observed on Site during demolition works that all works will immediately stop and the ecologist consulted.

	• A European Protected Species License will be required before any work takes place. • A suitably experienced ecologist should be present during any works/ECoW. • The roost site will be inspected by a Natural England C2 licenced ecologist immediately prior to any disturbance or destruction of the roost area. The ecologist will use a flexible endoscope to assist with this survey. • Whilst under supervision of a Natural England C2 licenced ecologist, each tile will be removed carefully by hand. • The "demolition" phase of the proposed development will take place between late October and late February to minimise any potential for crevice dwelling bats to be present. • Before any works being, two bat boxes will be installed on trees adjacent to the house at a height of 4m above the ground, one for pipistrelle species and one for serotine. • Should any bats be encountered during the supervised strip of the building they will be collected by the Natural England C2 licenced ecologist and moved to the pre-installed bat box on the adjacent tree. • A Natural England C2 licenced ecologist will oversee the building strip, when the fabric in which bats were recorded roosting, is removed i.e. the roof and vegetation on the western elevation of the house. This will ensure best practice is adhered to by the building contractor.
Birds	• The demolition should take place in September to early February, which is outside the bird nesting season • If this is not possible, works must be preceded by a full nesting survey of the building by the Ecological Clerk of Works (ECoW) • If any active nests are recorded, they must be retained in situ with suitable buffers until all chicks have fledged and the nest is considered inactive by the ECoW. If necessary, this may involve delaying the timing of the demolition.

3.3. Timing of Works

- 3.3.1. The only timing constraint relevant to the demolition is the period of nesting birds. This is noted in the method statement in Table 2 with suitable precautions should the works not be possible to avoid nesting season.
- 3.3.2. Demolishment of any sort should take place between late October and late February to minimise any potential for crevice dwelling bats to be present.

3.4. Responsibility & Personnel

3.4.1. The CEMP will be distributed to all responsible parties to ensure the environmental requirements are communicated effectively. Table 3 outlines roles and responsibilities.

Table 3. Key roles and responsibilities

Role	Responsible Party & Contact	Outline of Responsibilities
Client	Ms May Smith The Manor House, Church Street, Steeple Ashton, Trowbridge, BA14 6EW	- Responsible for appointing suitable Contractors and ECoW - Overall responsibility of implementation
Site Manager	Gavin Ferris Emery Brothers Limited Bathford Works, 34 Box Rd, Bathford, Bath, BA1 7QH 01225 462153	- Have detailed understanding of ecological constraints - Provide Toolbox Talk for all additional contractors as part of site induction - Ensure works conform to method statements - Communicate with ECoW to ensure compliance
Contractors	Emery Brothers Limited Bathford Works, 34 Box Rd, Bathford, Bath, BA1 7QH 01225 462153	- Understand ecological constraints (through toolbox talk) - Report any concerns to Site Manager
Ecological Clerk of Works (ECoW)	Wessex Ecology Daniel Ahern, Director 01980 345465 Home Farm House Humber Lane, Tidworth Wiltshire, SP9 7BE	- Provide Toolbox Talk to Site Manager and all Contractors initially - Carry out nesting bird survey if required - Provide Guidance to Site Manager as required

4. Conclusion

4.1.1. This CEMP details the construction measures to be carried out to ensure the protection of ecological constraints and protected species on Site.

4.1.2. All works will be carried out in accordance with the CEMP.

4.1.3. It is considered this CEMP fulfils all the requirements of Condition 5 to discharge the condition.