

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

28th September 2026

The Bell House Hotel, Sutton Benger,
Wiltshire, SN15 4RH

Client: Cocklebury Farmhouse Homes

Agent: LP Planning

DOCUMENT CONTROL:

Version:	1
Issue:	Final
Authored by:	Zoe Barrett MSc
Report reviewed by:	Amy Parsons BSc (Hons) ACIEEM
Client:	Cocklebury Farmhouse Homes
Planning agent:	LP Planning
Local Planning Authority (LPA):	Wiltshire Council
Note to LPA:	n/a

VERSION HISTORY:

Version:	Date:	Author:	Description of change:
-			

DISCLAIMER:

The copyright of this document remains with ABR Ecology Ltd ("ABR"). The contents of this document therefore must not be copied or reproduced in whole or in part for any purpose without the written consent of ABR.

ABR shall not be liable for the use of this report for purposes other than those for which the report was prepared and provided; and accept no responsibility for any documents or information supplied to ABR by others.

This document has been prepared in accordance with CIEEM's Guidelines for Ecological Report Writing (CIEEM, 2017).

This report may contain sensitive data pertaining to particularly vulnerable species. It is the responsibility of the Local Planning Authority to determine whether data and information contained within his report is made publicly available.

At the time of writing, standard methodologies have been used which are accepted by Natural England and other statutory bodies. No responsibility will be accepted where standard methodologies change and where Government, national bodies and industry subsequently modify standards.

This report has been produced using all reasonable skill and care, and a Quality Assurance (QA) review process has been conducted prior to issue of this report.

SURVEY DATA LIFESPAN AND VALIDITY OF THIS REPORT:

Unless otherwise explicitly stated, survey data contained within this report is valid for 12 months from the survey date in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Advice note (CIEEM, 2019) due to the presence of and/or potential for mobile species to be present within the site. However, should the condition on-site change substantially during this 12-month period, and/or if the nature/extent of the development changes, then this report may not be valid, and a reassessment of the site may be required.

This report has been prepared to identify the presence of protected species and habitats within the site, where this falls within the scope of the agreed works.

Survey data has a limited lifespan for mitigation licence applications with Natural England. Update surveys may be required e.g. in the event a bat licence is required; survey data must be sought from the then current survey season (May to August).

The results of the surveys and this assessment are representative at the time of the surveys taking place.

	ABR Ecology Ltd	T: 01202 821 325
	First Floor Office, 35 Black Moor Road	E: becci.abrecology@gmail.com
	Verwood, Dorset BH31 6AT	W: www.abrecology@gmail.com

CONTENTS

EXECUTIVE SUMMARY	3
1. INTRODUCTION	4
2. RESPONSIBLE PERSONNEL & LINES OF COMMUNICATION	7
3. BIODIVERSITY PROTECTION ZONES (BPZs)	8
4. ECOLOGICAL RISK ASSESSMENT	9
5. REFERENCES.....	14
Appendix A - Site location plan and existing plans	15
Appendix B – Proposed plans.....	19
Appendix C – Protective works measures	22

EXECUTIVE SUMMARY

- ◆ ABR Ecology Ltd were commissioned by LP Planning on behalf of their client Cocklebury Farmhouse Homes to produce a Construction Environment Management Plan (CEMP) for The Bell House Hotel, Sutton Benger, Wiltshire, SN15 4RH.
- ◆ This CEMP was written to accompany a planning application for “*proposed internal and external alterations to hotel to include demolition of single storey toilets and associated works.*” This CEMP has been produced to minimise the impact of construction works on swifts and bats.
- ◆ This Construction Environmental Management Plan (CEMP) has been commissioned to mitigate potential impacts on the surrounding environment, with particular attention to swifts and bats. Impacts upon these species may occur through noise and light pollution.
- ◆ A CEMP has been detailed herein which includes details such as a list of defined potential impacts on the swifts and bats; details of the storage and disposal of waste on site; details of biosecurity; details of how noise and vibration will be minimised.

1. INTRODUCTION

1.1 ABR Ecology Ltd were commissioned by LP Planning on behalf of their client Cocklebury Farmhouse Homes to produce a Construction Environment Management Plan (CEMP) for The Bell House Hotel, Sutton Benger, Wiltshire, SN15 4RH (central grid reference: ST 94716 78670).

1.2 This CEMP was written to accompany a planning application for “*proposed internal and external alterations to hotel to include demolition of single storey toilets and associated works.*” This CEMP was requested to minimise the impact of construction works on swifts and bats.

1.3 A site location plan is provided in Appendix A and proposals in Appendix B of this report.

Aims and objectives of this CEMP

1.4 The main aim of the Construction Environmental Management Plan (CEMP) is to set out the responsibilities regarding legal compliance and to implement any mitigation measures relating to protection of habitats, species and the general surrounding environment. This CEMP details management measures to minimise environmental impacts from the demolition and construction phases of the development to minimise the chances of an offence being committed under relevant legislation.

1.5 The CEMP provides a framework within which the specified mitigation measures will be implemented throughout the development. This framework provides management measures and is a dynamic document, which should be reviewed if activities and/or conditions on-site change that may influence management measures. This document has been developed to avoid, minimise and mitigate against any construction effects on swifts, bats and general environment.

1.6 This CEMP has been informed by a Preliminary Ecological Appraisal (PEA) and a Preliminary Roost Appraisal (PRA) and bat activity (dusk and dawn) surveys (ABR Ecology Ltd, 2026).

1.7 This CEMP is based upon the guidelines as set out within the Biodiversity – Code of Practice for Planning and Development, BS 42020:2013.

1.8 Measures for protection of the surrounding environment and control of potential construction impacts are detailed in Section 4 of this report.

Site context

- 1.9 The application site is located in the village of Sutton Benger, Wiltshire and consists of a public house/hotel and garden with scattered trees throughout the site and in the adjacent properties. The site is immediately surrounded by residential housing in a semi-rural location. Amenity grassland is present approximately 60m from the site with arable land, grazing pasture and hedgerow networks in the wider landscape. Woodland is present approximately 390m northwest and The River Avon is located approximately 780m northeast of the site. The immediate surrounding landscape is considered to provide good opportunities for urban wildlife, and the wider landscape is considered to provide excellent habitats for a variety of wildlife.

Baseline survey information

- 1.10 The ecological receptors and biodiversity features that have been identified on-site and/or likely to be impacted by the development are provided in Table 1 below:

Table 1: Ecological receptors and biodiversity features identified on-site / likely to be present on-site

Biodiversity feature / ecological receptor	Description
<i>Protected species</i>	
Barn owls	Barn owls are considered unlikely to utilize the site based on a lack of evidence and a lack of suitable foraging habitat including rough grassland with a thatch layer. No action is advised in relation to barn owls.
Bats – roosting	A Preliminary Roost Assessment (PRA) was originally undertaken on the 22nd April 2022. The hotel is known to support a confirmed roost for brown long-eared <i>Plecotus auritus</i> (confirmed by DNA analysis). The PRA was updated on 12th July 2023 and 7th January 2025 and no changes were noted. The ‘dusk and dawn’ activity survey results identified one day roost for common pipistrelle <i>Pipistrellus pipistrellus</i> behind the fascia board at the eaves on the southern elevation of the front extension. No brown long-eared bats were recorded emerging from the property during the activity surveys and therefore a day roost has been assumed in loft voids 1, 2 and 3 (see accompanying Ecological Assessment report (ABR Ecology 2026) for full details). As the works are isolated to internal works and demolition of the single-storey flat roof extensions in the central courtyard and on the rear elevation the identified bat roosts will not be impacted by the proposed works. No further surveys or licensing requirements are recommended, however, further information regarding the validity of this report and what to do in the unlikely event a bat is unexpectedly found is provided in Section 4 of the Ecological Assessment report (ABR Ecology, 2026). <u>If the proposed plans change and works are to impact the loft voids or to the roof or eaves, then a bat European Protected</u>

Biodiversity feature / ecological receptor	Description
	<u>Species (EPS) licence from Natural England will be required following planning approval and prior to any works commencing to ensure works are lawful.</u> The trees on-site were assessed for their potential to support roosting bats; all trees on-site were not considered to hold potential for roosting bats due to the lack of Potential Roost Features (PRFs) and/or small size. No further action is recommended in relation to roosting bats and trees.
Bats - foraging	There is potential for artificial lighting to negatively impact on foraging bats using the general site; light spill and glare onto surrounding habitats reduces foraging times for bats and may completely deter bats from crossing the site, particularly highly light-sensitive species such as <i>Myotis</i> spp. and long-eared <i>Plecotus</i> sp. bats which have both been recorded within 1km of the site (WSBRC, 2025). The exact specifications for lighting detailed in the report and section 3 of this document based upon the 'Bats and Artificial Lighting at Night' Guidance Note BN08/23 (BCT & ILP, 2023):
Hedgehogs	There are 13 hedgehog records identified in the local area (WSBRC, 2025) with the closest located approximately 50m west of the site. There is therefore potential for hedgehogs to be present onsite during the nocturnal hours and potential for an overall loss in foraging habitat and severance of commuting through installation of garden fencing. Mitigation for this species is provided in Section 4 of the accompanying Ecological Assessment report (ABR Ecology, 2026).
Nesting birds	During the walkover surveys no evidence of nesting birds was identified. However, during a dusk survey an unidentified bird was recorded nesting in the northwestern elevation of the hotel building, at the eaves. There are no planned works to the northwestern elevation of the building, and the eaves will be left completely intact. Therefore, the identified bird's nest will remain unimpacted throughout the proposed development. There is potential for nesting birds to be present within any of the eaves. Mitigation and enhancements for nesting birds are provided in Section 4 of the accompanying report (ABR Ecology, 2026). This includes the inclusion of two swift bricks as enhancements.

2. RESPONSIBLE PERSONNEL & LINES OF COMMUNICATION

Client

- 2.1 The applicant (Cocklebury Farmhouse Homes) is to be responsible for the implementation of this CEMP and shall liaise with the project ecologist should any protected species be unexpectedly encountered during the course of works.
- 2.2 Should the management on the site change throughout the course of the works, new personnel working on-site will be made aware of and action this CEMP.

Site manager

- 2.3 At the time of writing, details of construction personnel are unknown. Therefore, the site manager will be confirmed.

3. BIODIVERSITY PROTECTION ZONES (BPZs)

- 3.1 The following ecological receptors (as identified through former ecological surveys) will be protected by employing works method statements (as detailed in Section 4 below).

Protected and vulnerable species:

- ◆ **Roosting bats** - *The hotel is a confirmed roost for common pipistrelle and brown long-eared bats.*
- ◆ **Foraging and commuting bats** – *suitable habitats exist across the general site with the optimal habitats being areas of trees and shrubs which are all likely to support very good invertebrate populations, which therefore would provide suitable bat foraging habitats. A number of bats have been recorded on-site including long-eared and Myotis bats. A lighting plan will be implemented to mitigate against impacts on bats foraging and commuting.*
- ◆ **Nesting birds** – *A nesting bird was identified at the eaves of the northwestern elevation on a dusk survey. The eaves of the building provide suitable nest sites. No works will occur to the eaves of the roof of the building and obstruction of the eaves will not take place at any point of the construction.*
- ◆ **Hedgehogs** – *suitable habitats exist for hedgehog across the site, and there is potential for hedgehogs to become entrapped within trenches/excavated areas of the site.*

4. ECOLOGICAL RISK ASSESSMENT

4.1 The site manager will be responsible for implementation of the following mitigation measures throughout all phases of the project however, a copy of this CEMP must be always kept on-site, and all personnel working on-site will be required to read this CEMP and to fully comply with the measures set out below. The site contractors will be responsible for producing task specific risk assessments and method statements (RAMS) in place, identifying any environmental issues which may occur. The following activities have been assessed, and mitigation measures are outlined below to minimise impacts on the nearby statutory site, on-site habitats and nocturnal wildlife during the pre-construction / construction and post-construction phases.

Phase of the works	Ecological receptor	Description and/or comments	Potential negative impacts (risk assessment)	Risk Avoidance Methods	Person responsible to implement Risk Avoidance Methods
<i>Demolition and construction phases</i>	Protected species				
	Roosting bats	Confirmed day roost for a single common pipistrelle at the eaves of the southern extension and assumed day roost for brown long-eared bats in loft voids 1, 2 and 3.	No impacts to the identified bat roost are anticipated, however, potential for obstruction of the common pipistrelle roost at the eaves.	- Any scaffolding that may be required on-site for any of the proposed works will be in the form of a temporary scaffolding tower that will be lowered at the end of each day. The scaffolding will not obstruct any of the eaves and must remain a minimum of 1m below the eaves around the building. In the unlikely event bat(s) are encountered at any stage, work must cease immediately and Natural England or a suitably qualified bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligation to report this information. - In the event a bat is unexpectedly discovered, the nature of the advice will concern allowing the bat(s) to leave of their own accord or waiting for a licensed person to remove the bat(s). A bat licence may then be deemed necessary following the necessary	Main contractor and applicant

Phase of the works	Ecological receptor	Description and/or comments	Potential negative impacts (risk assessment)	Risk Avoidance Methods	Person responsible to implement Risk Avoidance Methods
				survey work. All persons including contractors are explicitly forbidden from handling bats or interfering with bats in any way. To ensure the application is compliant with the National Planning Policy Framework (NPPF) and local planning policy, one 'Vivara Pro Build-in WoodStone Bat Box' or similar approved (https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box) or similar approved will be installed just below eaves level in the northwestern elevation of the hotel building. No extensions or brickwork are anticipated to occur to the building so this work will need to be factored in.	
	Foraging and commuting bats	Suitable foraging habitats for bats are present across the site.	Potential to deter bats from using the general site for foraging and commuting purposes due to artificial lighting causing disturbance during the nocturnal hours; creating a 'vacuum' effect for invertebrates by encouraging invertebrates towards light sources and away from surrounding habitats, potentially reducing prey availability and therefore impacting the fitness of individual bats.	Use of artificial lighting during the works: - No temporary site lighting will be used unless agreed with the project ecologist. - Should any temporary artificial lighting need to be used during works, lightning will only be used during normal working hours where required and not overnight (7pm-7am), unless agreed with the project ecologist. - For details on the installation of permanent light fixtures, refer to 'post-construction' section below.	Main contractor and applicant

Phase of the works	Ecological receptor	Description and/or comments	Potential negative impacts (risk assessment)	Risk Avoidance Methods	Person responsible to implement Risk Avoidance Methods
	Nesting birds	Potential for nesting birds in eaves of the hotel building. Identified nesting bird at the northwestern elevation during dusk survey.	Potential for damage, destruction or obstruction of nesting sites. No impacts to the eaves of the building or the location of the identified nest are anticipated to occur.	- Any scaffolding that may be required on-site for any of the proposed works will be in the form of a temporary scaffolding tower that will be lowered at the end of each day. The scaffolding will not obstruct any of the eaves and must remain a minimum of 1m below the eaves around the building. - Ideally destructive building works and any vegetation pruning works should take place between the start of September and the end of February when birds are least likely to be nesting. However, it must be noted that some species, such as wood pigeons <i>Columba palumbus</i>, nest all year round and so works should proceed with caution during this time. - Where this is not possible and works take place between the start of February and end of August, the Ecological Clerk of Works (ECoW) for bats (see below) will also undertake checks for nesting birds. If an active nest is encountered, all works must cease immediately, and the nest must be left undisturbed. The ecologist will establish a minimum 5m works exclusion zone around the nest, and this will be marked out with hazard tape and signage put up; a second site visit by the ecologist to check nest occupation will be required before works can continue in this area. Works may only continue when the nest is deemed to be unoccupied/no longer active by the ecologist. A camera to monitor nesting activity, may be necessary.	Main contractor and applicant

Phase of the works	Ecological receptor	Description and/or comments	Potential negative impacts (risk assessment)	Risk Avoidance Methods	Person responsible to implement Risk Avoidance Methods
				- If a bird's nest is encountered at any other unsupervised time, all works in the area must cease immediately the project ecologist must be contacted immediately to provide further advice. - To ensure the application is compliant with the National Planning Policy Framework (NPPF) and local planning policy, two 'PRO UK Rendered Build-In Swift Box' or similar approved (https://www.nhbs.com/vivara-pro-rendered-build-in-swift-box-uk-brick-size) will be installed just below eaves level at the northwestern elevation of the hotel building. No extensions or brickwork are anticipated to occur to the building so this work will need to be factored in.	
<i>Demolition and construction phases</i>	Hedgehogs	Potential for badgers and hedgehogs on-site	Potential for entrapment of hedgehogs and other small mammals during works within excavated areas of earth, trenches and taking refuge in stockpiled materials.	Works measures for hedgehogs: - During works, any trenches/pits will be boarded over at the end of each working day or alternatively a 150mm wide rough-sawn timber ramp/board will be installed in each trench/pit to allow hedgehogs to escape. The ramps/boards must be installed at less than 45° to ensure badgers/hedgehogs can exit the trench. - Materials must be stored on pallets raised off the ground and away from surrounding vegetation to discourage animals from taking refuge within them. - The Heras fencing as detailed above will ensure protection of surrounding retained habitats where hedgehogs may be sheltering and foraging.	Main contractor and applicant

Phase of the works	Ecological receptor	Description and/or comments	Potential negative impacts (risk assessment)	Risk Avoidance Methods	Person responsible to implement Risk Avoidance Methods
				Should a hedgehog be encountered during works then the project ecologist must be contacted immediately to provide further advice.	
<i>Post-development phase</i>	Protected species				
	Foraging bats	Suitable foraging habitats for bats are present across the site.	Potential to deter bats from using the general site for foraging and commuting purposes due to artificial lighting causing disturbance during the nocturnal hours; creating a 'vacuum' effect for invertebrates by encouraging invertebrates towards light sources and away from surrounding habitats, potentially reducing prey availability and therefore impacting the fitness of individual bats.	Artificial Lighting at Night (ALAN): - Preferably, no net increase in external light fixtures will be installed. If external lighting is required, this will be limited and only installed where required for safety purposes. Light fixtures will only be installed at doorways/at the site entrance etc to allow for visibility. - All luminaires installed will lack UV elements when manufactured. Metal halide, compact fluorescent sources will not be used. - LED luminaires only will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. - A warm white light source (2700Kelvin or lower) will be adopted to reduce blue light component. - Light sources will feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012). - No lighting will be permitted within 5m of the bat/bird boxes / new bat roosts within the new building.	Main contractor (if installing lighting) and the client

5. REFERENCES

Bat Conservation Trust (BCT) and Institute for Lighting Professionals (ILP) (2023). *Bats and Artificial Lighting at Night' Guidance Note BN08/23*. BCT, London. Accessed from: [https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/Collins, J \(ed\) \(2016\). *Bat Surveys for Professionals Ecologists: Good Practice Guidelines \(3rd Edition\)*. The Bat Conservation Trust, London.](https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/Collins,%20J%20(ed)%20(2016).%20Bat%20Surveys%20for%20Professionals%20Ecologists:%20Good%20Practice%20Guidelines%20(3rd%20Edition).)

Department for Communities and Local Government (2005). *Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*.

Department for Levelling Up, Housing and Communities (2026). *The National Planning Policy Framework (NPPF)*.

Wiltshire & Swindon Biological Records Centre (WSBRC) (2025). *The Bell House Hotel, Sutton Benger – non-statutory sites and species data search 1km radius*.

Stone, E.L., Jones, G., Harris, S. (2012). *Conserving energy at a cost to biodiversity? Impacts of LED lighting on bats*. Glob. Change Biol. 18, 2458–2465.

Appendix A - Site location plan and existing plans





786 The Bell House

Planning

CLIENT
OneTwoEight Co.
ADDRESS
The Bell House
47 High St
Sutton Benger
Chippenham
SN15 4RH



EX site plan

PROJECT	STAGE	DRAWING	REV	DRAWN
786	3	01		

SCALE: 1:500
SIZE: A3 L
CREATION: Oct. 2025

ARTEL ³¹
architects that build
artel31.co.uk · 01249 445556 · 5 Union Road SN15 9JW

THIS DRAWING IS COPYRIGHT © OF ARTEL LIMITED
REPRODUCTION IS ONLY TO TAKE PLACE WITH PRIOR WRITTEN AUTHORITY
ALL DIMENSIONS TO BE CONFIRMED WITH ARCHITECT'S OFFICE
ANY DISCREPANCIES FOUND IN DIMENSIONS OR OTHER DOCUMENTATION MUST
BE BRIDGED TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING

786 The Bell House
 Planning
 OneTwoEight Co.
 The Bell House
 47 High St
 Sutton Benger
 Chippenham
 SN15 4BN



Scale: 1:100
 0 1 2 3 4 5 6 7 8 9 10
 m

EX ground floor plan

Sheet	Rev	Issue	Date
786	3	02	A

1:100
 • A1 L
 Oct. 2025

ARTEL 
 architects that build
 100 High Street, Chippenham, Wiltshire SN15 4BN
 01245 810000
 www.artel31.co.uk

Planning
OneTwoEight Co.
The Bell House
47 High St
Sutton Benger
Chippenham
SN15 4BH

ARTEL 
architects that build
and flourish in every setting • 5 Drake Road, Chicago
Tel: 773.226.0000 • www.artelarchitects.com

Appendix B – Proposed plans



786 The Bell House

Planning

CLIENT
OneTwoEight Co.

ADDRESS
The Bell House
47 High St
Sutton Benger
Chippenham
SN15 4RH

A. RCJ / JDS/CDR

proposed path through roof and extension
relocated to outside terrace through boundary wall

REV

BY

DATE

NOTES

1

RCJ

10/10/2024

Initial design

PR site plan

PROJECT

786 - 3

STATUS

11

DRAWING

REV

A

DRAWN

SCALE

1:500

SIZE

A3 L

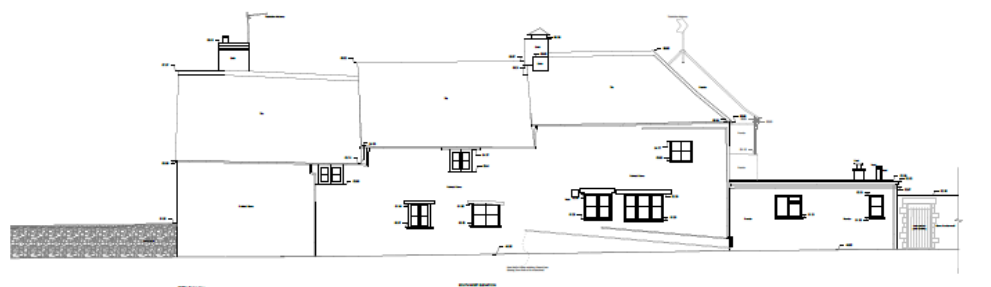
DATE

Oct. 2025



786 The Bell House

Planning
 OneTwoEight Co.
 The Bell House
 47 High St
 Sutton Benger
 Chigwellham
 DN15 4BH

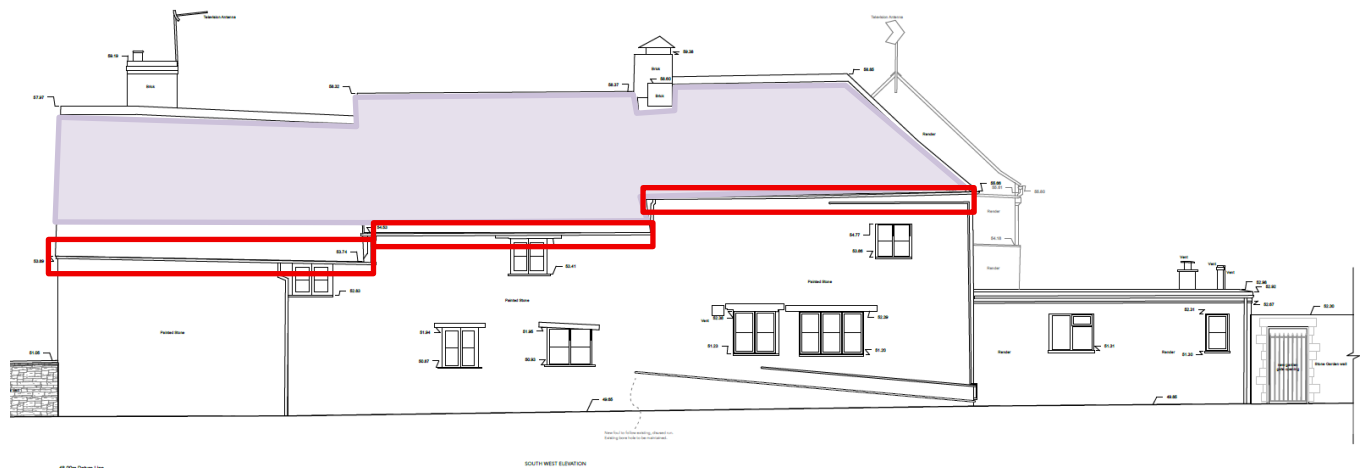


PR elevations
 786 - 3 - 14 8 11
 1:100 • A1 L Oct 2025
ARTEL architects that build
 100% digital architecture • 100% digital build

Appendix C – Protective works measures



Key:	Description:
	Scaffolding will avoid obstruction of eaves of the hotel building. Any scaffolding to be using during construction will consist of a scaffolding tower that will be lowered each day and will be no higher than 1m below eaves level.
	Brown long-eared bat roost in voids 1, 2 and 3.
	Common pipistrelle roost at the eaves.
	Identified location of nesting bird.
	Proposed location of X 2 'PRO UK Rendered Build-In Swift Box.'
	Proposed location of X 1 'Vivara Pro Build-in WoodStone Bat Box.'



Key:	Description:
	Scaffolding will avoid obstruction of eaves of the hotel building. Any scaffolding to be using during construction will consist of a scaffolding tower that will be lowered at the conclusion of every working day.
	Area of destructive demolition works to take place.
	Brown long-eared bat roost in voids 1, 2 and 3.



Key:	Description:
	Area of destructive demolition works to take place.