

Construction Environmental Management Plan - Biodiversity

Maunditts Park Farm Barn, Little Somerford, Wiltshire

September 2026

Ecology | Green Space | Community | GIS

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Report Produced for BA Marsh Farming

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Issue: V1

Date: September 2026

Project: ETH25-036



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1 SUMMARY

- 1.1 This Construction Environmental Management Plan - Biodiversity (CEMP) sets out the measures that will be implemented to protect biodiversity during the conversion of the barn at Maunditts Park Farm to a single dwelling. It has been prepared to accompany the application so that the measures can be approved at determination and secured by a compliance condition, rather than a pre-commencement condition (see Section 2.2). Table 1 summarises the construction mitigation measures, the receptors they protect, who is responsible and when they apply.

Table 1 CEMP summary

Sensitive Receptor	Mitigation Measure	Responsibility	Timing
Commuting bats – mature hedgerow and oak trees south-west of the barn (Local importance)	Biodiversity Protection Zone (BPZ 1) with protective fencing. No external construction lighting; no night working; controlled internal task lighting only.	Site Manager; ECoW compliance checks	Throughout construction (December 2026 – May 2028)
Nesting birds – barn (woodpigeon) and ivy on east corner	Ivy removal during site set-up after ECoW nest check. ECoW nest check within 48 hours before works to the barn fabric; exclusion zone around any active nest. Replacement nest box installed before completion.	ECoW; Site Manager	Site set-up (Dec 2026 – Feb 2027); strip-out (Apr 2027); roof works (Aug – Sep 2027)
Retained hedgerows and oak trees (BPZ 1 and BPZ 2)	Protective fencing and warning signs installed before plant or materials arrive. No storage, parking, excavation or fires within BPZs or oak root protection areas.	Site Manager	Installed at site set-up; retained throughout
Overhanging oak tree next to the barn (safety works, if needed)	Deadwood removal and pruning of overhanging branches kept to the minimum, to BS 3998:2010. ECoW bat and nest inspection before works; deadwood retained as a habitat pile.	Arboriculturist; ECoW; Site Manager	September – February, preferably site set-up (Dec 2026 – Feb 2027)
Hedgehog and badger (precautionary)	Escape ramps or covers on excavations; pipes >150 mm capped overnight; morning checks. Tidy storage off the ground.	Site Manager	Throughout, particularly groundworks
Swallows – adjacent stable (outside red line, retained)	Stable not used for storage; openings kept clear during the nesting season.	Site Manager	April – September
Retained habitats – pollution	Compound on existing hardstanding; banded generator and fuel at least 10 m from hedgerows; spill kits; dust control; covered, segregated waste.	Site Manager	Throughout
Invasive non-native species (precautionary)	Clean plant and materials; stop-work protocol if any are found.	Site Manager; ECoW	Throughout

2 INTRODUCTION

2.1 Purpose of this CEMP

- 2.1.1 This CEMP has been prepared by Ethos Environmental Planning (Ethos) on behalf of Maunditts Park Farm. It relates to the proposed conversion of the existing agricultural barn at Maunditts Park Farm, Little Somerford, Wiltshire (Central Grid Reference ST 94986 85767), hereafter referred to as ‘the site’, to a single dwelling under Class Q.
- 2.1.2 The CEMP should be read alongside the Ecological Impact Assessment (EclA) for the site (Ethos, February 2025), which sets out the baseline survey information, the assessment of impacts and the mitigation that this CEMP puts into practice. The construction information in this CEMP is based on the programme and site arrangements provided by the applicant’s builder (September 2026).

2.2 Approach and Justification for Approval at Application Stage

- 2.2.1 The EclA (Table 4) anticipated that details of construction lighting would be secured by a pre-commencement condition. The applicant intends to start work in December 2026 and wishes to avoid pre-commencement conditions, which would require a separate discharge application before any work could begin. This CEMP therefore provides the full detail at application stage so that the Local Planning Authority (LPA) can approve it as part of the decision and secure it through a compliance condition.
- 2.2.2 This approach is consistent with national policy and with BS 42020:2013 *Biodiversity – Code of practice for planning and development*, as follows:
- **National policy.** Policy DM6 of the National Planning Policy Framework (MHCLG, August 2026) states that conditions should only be imposed where they are necessary, relevant, precise and reasonable, and that “conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification”. With the detail in this CEMP before the LPA at determination, there is no outstanding information to justify a pre-commencement condition.
 - **Certainty at determination (BS 42020 clauses 6.6 and 8.1).** BS 42020 expects applications to provide sufficient certainty on how impacts will be avoided and mitigated, so that decisions are based on adequate information. Setting out the construction measures now provides that certainty.
 - **Use of conditions (BS 42020 clause 9.2).** Conditions should secure the delivery of biodiversity measures. Where those measures are already set out in an approved document, the condition need only require compliance with it.
 - **CEMP content (BS 42020 clauses 10.2 to 10.9 and Annex D).** BS 42020 identifies the CEMP as the means of controlling construction-stage effects on biodiversity. Its model CEMP: Biodiversity condition (Annex D, D.4.2) lists the matters a CEMP should cover. Table 2 shows where each is addressed in this document, so that the CEMP is complete against the standard the LPA would otherwise require by condition.

- **Proportionality (BS 42020 clause 5.5).** The standard requires the information and measures to be proportionate to the risk to biodiversity. The site is small (approximately 0.05 ha), there are no statutory designated sites within 2 km, the barn has negligible bat roost potential and the key features are nesting birds in the barn and the bat commuting value of the adjacent hedgerow. The CEMP is therefore concise, but it covers every matter in the model condition.
- **Competence (BS 42020 clauses 4.3 and 4.4).** The CEMP has been prepared by a Full Member of CIEEM (MCIEEM) who holds a Natural England Class 2 bat survey licence and undertook the EclA site assessment.

Table 2 Compliance with the BS 42020 model CEMP: Biodiversity condition (Annex D, D.4.2)

BS 42020 requirement	Where addressed
a) Risk assessment of potentially damaging construction activities	Section 3.3, Table 5
b) Identification of 'biodiversity protection zones'	Section 4.1, Figure 3
c) Practical measures (physical measures and sensitive working practices) to avoid or reduce impacts during construction	Sections 4.1 to 4.10
d) The location and timing of sensitive works to avoid harm to biodiversity features	Section 3.1 (Table 4), Sections 4.2 and 4.3
e) The times during construction when specialist ecologists need to be present on site to oversee works	Section 5.2, Table 7
f) Responsible persons and lines of communication	Section 5.1, Table 6
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person	Section 5.2
h) Use of protective fences, exclusion barriers and warning signs	Section 4.1
Additional matters commonly requested: pollution prevention, waste, invasive species, monitoring and review	Sections 4.6, 4.7, 4.9, 5.5 and 5.6

2.2.3 On this basis, it is requested that the CEMP is approved with the application and secured by a compliance condition. Suggested wording is:

"The development hereby approved shall be carried out in strict accordance with the Construction Environmental Management Plan – Biodiversity (Ethos Environmental Planning, ref. ETH25-036, September 2026). The measures set out in the CEMP shall be implemented and maintained for the duration of the construction period. Reason: to protect biodiversity during construction and to ensure compliance with protected species legislation, in accordance with Core Policy 50 of the Wiltshire Core Strategy (2015)."

2.3 Aims and Objectives

2.3.1 The aim of the CEMP is to ensure that the ecological features on and adjacent to the site are protected during construction. The objectives are to:

- identify the construction activities that could affect biodiversity and assess the risk;
- define Biodiversity Protection Zones (BPZs) and how they will be protected;

- set out practical measures, and the timing of sensitive works, to avoid or reduce impacts;
- set out when the ECoW will be present on site; and
- identify responsible persons, lines of communication and how compliance will be monitored and reported.

2.4 Site Location

- 2.4.1 The site lies in a rural setting between Malmesbury and Little Somerford, with the B4042 immediately to the north-east. The surrounding landscape comprises pasture and arable fields bounded by hedgerows, with the River Avon approximately 300 m to the south-west. The site location is shown in Figure 1.



Figure 1 Site location (red line boundary)

2.5 Development Proposals

- 2.5.1 The proposals comprise the conversion of the existing barn to a single dwelling within the existing building footprint, which lies on developed land (sealed surface) and bare ground. The adjacent hedgerows and mature oak trees will be retained, subject to limited safety works to one overhanging oak tree (Section 4.10). No external lighting is proposed for the completed dwelling, and the glazed south-west elevation is set back behind a solid balustrade and walkway to avoid light spill onto the adjacent hedgerow (EcIA Section 6). The existing block plan is shown in Figure 2.

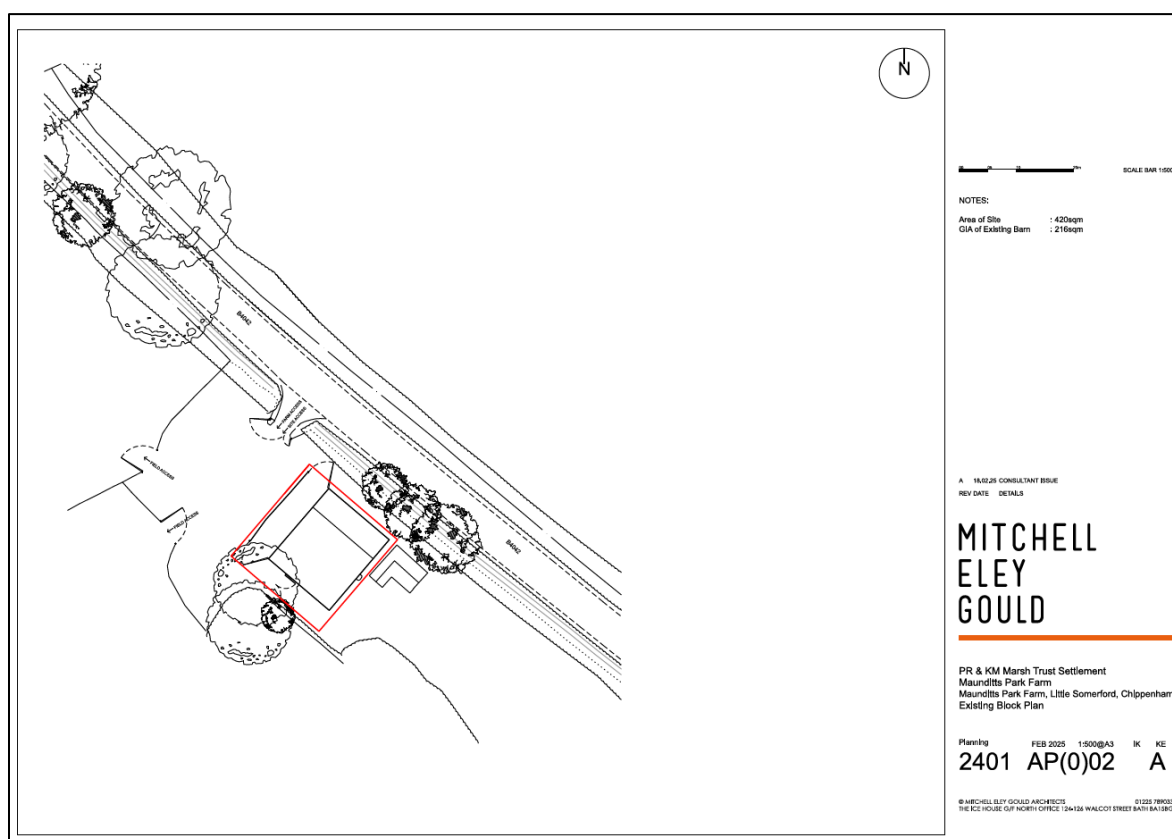


Figure 2 Existing block plan (Mitchell Eley Gould, drawing 2401 AP(0)02)

2.6 Ecological Constraints

2.6.1 A desk study, UK Habitat Classification survey and preliminary roost assessment of the barn were undertaken by Ethos on 5 February 2025. The important ecological features, and the precautionary features addressed by this CEMP, are summarised in Table 3.

Table 3 Ecological features addressed by the CEMP

Ecological Feature	Importance (EcIA)	Summary of Baseline	Construction Risk
Nesting birds – barn	N/A – legal protection	Woodpigeon (Amber listed) nesting in the barn; ivy on the east corner is suitable for nesting birds.	Damage to active nests or disturbance during ivy removal and works to the barn fabric.
Bats – commuting	Local	Mature hedgerow and oak trees immediately south-west of the barn form a likely commuting route. The barn and adjacent oaks have negligible roost potential.	Light spill onto the hedgerow; physical damage to the hedgerow and oaks.
Hedgerows and mature oak trees (adjacent, retained)	Supporting habitat	Mature hedgerow and oaks to the south-west; defunct roadside hedgerow to the north-east.	Damage from plant, storage, scaffolding and excavation within root protection areas; limited safety works to one overhanging oak (Section 4.10).
Hedgehog and badger	N/A – precautionary	No evidence recorded; may pass through the site.	Entrapment in excavations or pipes; injury.

Ecological Feature	Importance (EcIA)	Summary of Baseline	Construction Risk
Swallow – adjacent stable	N/A – legal protection	Old swallow nests in the stable south-east of the barn (outside the red line, retained).	Disturbance or obstruction of access during the nesting season.

2.6.2 No statutory designated sites lie within 2 km of the site. No invasive non-native species were recorded. Reptiles, amphibians, dormouse, riparian mammals and invertebrates were assessed as likely absent or not affected (EcIA Section 4) and are not considered further, other than through the general measures in Section 4 and the protocol for unexpected finds in Section 5.4.

2.6.3 The EcIA surveys were undertaken in February 2025. Because the survey data will be more than 18 months old when works begin, the ECoW will carry out a pre-start walkover before site set-up to confirm that conditions have not changed, in line with CIEEM (2019) advice on the lifespan of ecological surveys (see Section 5.2).

3 CONSTRUCTION PLAN AND RISK ASSESSMENT

3.1 Construction Programme

- 3.1.1 Works are due to start on 1 December 2026 and finish by 1 May 2028 (approximately 17 months). Table 4 sets out the indicative programme provided by the builder, with the ecological sensitivities and controls that apply at each stage. If the programme changes, the ECoW will review the timing of sensitive works and advise the Site Manager of any changes needed (Section 5.6).

Table 4 Construction programme and ecological sensitivities

Period	Main Activity	Ecological Sensitivity and Controls
December 2026	Site set-up, including compound and welfare	ECoW pre-start walkover and toolbox talk. Install BPZ fencing and signs before plant or materials arrive. ECoW nest check, then ivy removal (outside the main nesting season). Any safety works to the overhanging oak tree, after an ECoW bat and nest inspection (Section 4.10).
January 2027	External site levelling; phase one groundworks begin	Excavation measures for mammals (Section 4.5). No excavation or level change within BPZs or oak root protection areas.
February – March 2027	Phase one groundworks and drainage	As above. The nesting season starts in March; any vegetation works need an ECoW check first.
April 2027	Scaffolding and strip-out of existing elements	Nesting season. ECoW nest check of the barn within 48 hours before strip-out (Section 4.3). Scaffold on the south-west elevation must not damage the hedgerow (Section 4.1).
May – July 2027	Superstructure works	Nesting season and bat active season. No external lighting; works finish well before sunset.
August – September 2027	Roof, glazing and external finishes	ECoW nest check within 48 hours before roof works if carried out before the end of September. ECoW interim compliance visit.
October – November 2027	First fix trades, external works, phase two groundworks	Excavation measures for mammals. Hedgehogs begin hibernating; check stored materials before moving.
December 2027 – January 2028	Plasterboard and skim; external works; phase two groundworks	Short days: sunset is about 16:00. No external lighting; internal task lighting only (Section 4.2).
February – April 2028	Second fix trades and external works	Install the bird box and bat box shown in the EclA (Figures 9 and 10).
May 2028	Finishes and completion	Remove BPZ fencing with ECoW agreement. ECoW completion inspection and compliance report to the LPA.

3.2 Site Set-Up and Compound

- 3.2.1 The site arrangements are summarised below and shown in Figure 3:

- **Compound.** Located on the existing hardstanding north-west of the barn, away from the mature hedgerow and oak trees (BPZ 1). No new hardstanding or vegetation clearance is required.
- **Site office and welfare.** Located next to the compound on the existing concrete base, providing a canteen, welfare space and a separate toilet.
- **Materials storage and waste.** Within the compound, with a separate designated section for waste (Section 4.7).
- **Access and parking.** Construction traffic will use the existing access from the B4042. The entrance is set back so that lorries can pull off the carriageway. Contractors will park in a designated area on existing hardstanding, not on grassland or within any BPZ.
- **Temporary power.** A 20 kVA generator until site power is available, located within the compound (Section 4.6).
- **Working hours.** Monday to Friday 08:00 to 16:30; Saturday 08:00 to 14:00 if required. No night working.
- **Lighting.** No external temporary construction lighting is proposed (Section 4.2).



Figure 3 Construction compound and Biodiversity Protection Zones (indicative)

3.3 Risk Assessment

3.3.1 Table 5 sets out the risk assessment of potentially damaging construction activities, in line with BS 42020 clause 10.3. The risk rating is before mitigation; with the measures in Section 4 in place, no significant residual effects are predicted.

Table 5 Risk assessment of potentially damaging construction activities

Activity	Potential Impact	Receptor	Risk	Mitigation
Site set-up, deliveries and plant movement	Physical damage to hedgerows; soil compaction within oak root protection areas	Hedgerows, oak trees, commuting bats	Medium	BPZ fencing; compound on existing hardstanding (4.1)

Activity	Potential Impact	Receptor	Risk	Mitigation
Ivy removal and works to the barn fabric (strip-out, roof)	Destruction of or disturbance to active nests	Nesting birds	High (Mar – Aug)	Timing; ECoW nest checks; exclusion zones (4.3)
Scaffolding on the south-west elevation	Damage to or unplanned cutting of the hedgerow	Hedgerow, commuting bats, nesting birds	Medium	BPZ 1 controls; ECoW agreement for any pruning (4.1, 4.3)
Deadwood removal and pruning of the overhanging oak	Disturbance, injury or killing of bats if roost features are present; destruction of active nests; loss of deadwood habitat	Bats, nesting birds, invertebrates	Medium	Minimum works to BS 3998; ECoW inspection; timing; deadwood retained (4.10)
Excavation, levelling and drainage	Entrapment of mammals; root damage	Hedgehog, badger, oak trees	Medium	Ramps or covers; pipe capping; RPA protection (4.1, 4.5)
Construction lighting and winter working	Light spill onto commuting route	Commuting bats	Low	No external lighting; controlled task lighting (4.2)
Generator, fuel, concrete and chemicals	Pollution of soils and adjacent habitats	Hedgerows, oak trees	Low	Bunded storage; spill kits; washout controls (4.6)
Dust-generating activities	Dust deposition on vegetation	Hedgerows, oak trees	Low	Damping down; screening (4.6)
Materials and waste storage	Creation of refuges; entrapment; windblown litter	Hedgehog, nesting birds	Low	Storage off the ground; covered waste (4.7, 4.8)
Activity near the retained stable	Disturbance of nesting swallows	Swallow	Low	Stable not used; openings kept clear (4.3)
Import of plant, soils and materials	Introduction of invasive species	All retained habitats	Low	Biosecurity; stop-work protocol (4.9)

4 MITIGATION MEASURES

4.1 Biodiversity Protection Zones

4.1.1 Two Biodiversity Protection Zones (BPZs) are identified, as shown in Figure 3 (BS 42020 clause 10.4):

- **BPZ 1 – mature hedgerow and oak trees to the south-west of the barn.** This is the bat commuting route identified in the EclA and includes the two mature oak trees off the south-west boundary.
- **BPZ 2 – roadside hedgerow along the B4042.** This defunct hedgerow is of lower value but will be retained and protected from damage.

4.1.2 The following controls apply within both BPZs:

- no storage of materials, spoil, fuel or waste, and no parking or tracking of plant;
- no excavation, level changes, fires, concrete washout or discharge of water;
- no cutting, pruning or removal of vegetation unless agreed in advance with the ECoW (Sections 4.3 and 4.10); and
- no temporary lighting directed towards or illuminating the BPZs (Section 4.2).

4.1.3 Temporary protective fencing (for example, Heras-type panels on stabilised bases) will be installed along the working edge of BPZ 1 before any plant or materials are brought onto site. Along the south-west elevation of the barn, where the building abuts the hedgerow, the outer face of the scaffold will form the limit of working. Scaffold will be erected so that it does not damage the hedgerow, and debris netting will be fitted on the face towards the hedgerow. The edge of the compound facing BPZ 2 will be marked with fencing or barrier tape, set back at least 2 m from the hedgerow canopy.

4.1.4 No excavation, service trenches, level changes or storage will take place within the root protection areas (RPAs) of the retained oak trees, calculated in accordance with BS 5837:2012. If any works within an RPA become unavoidable, they will not proceed until a qualified arboriculturist has advised on the method in accordance with BS 5837:2012.

4.1.5 Weatherproof warning signs will be fixed to the BPZ fencing, stating “Biodiversity Protection Zone – No Entry”, with a short explanation of why the area is protected. Signs will be written in plain language, be large enough to be read from the cab of any plant working nearby, and be replaced as soon as possible if damaged or lost.

4.1.6 The Site Manager will inspect the fencing and signs weekly and after any damage is reported, and will arrange repairs the same day. The fencing will stay in place until construction is complete and will only be removed with the agreement of the ECoW.

4.2 Construction Lighting and Working Hours

- 4.2.1 No external temporary construction lighting, floodlighting or security lighting will be used. Works will take place during normal working hours only (Section 3.2), with no night working.
- 4.2.2 Between April and October, when bats are most active, the 16:30 finish is well before sunset, so there will be no conflict with bats commuting along BPZ 1. During the shortest days (November to February), sunset is at around 16:00, although bat activity is low at this time of year. During this period, any lighting needed for internal trades will:
- be portable, low-level task lighting used inside the barn only;
 - be directed downwards and away from the south-west and south-east elevations and openings facing BPZ 1;
 - be switched off at the end of each working day, and not left on overnight; and
 - not be powered to light any external area.
- 4.2.3 If external lighting becomes necessary for health and safety reasons, the ECoW will be consulted before it is installed. It will be designed in line with Guidance Note GN08/23 (BCT and ILP, 2023) and will not illuminate BPZ 1.

4.3 Nesting Birds

- 4.3.1 All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Woodpigeon was recorded nesting in the barn and can breed in any month, so nest checks are required whatever the time of year. The following measures will be implemented:
1. **Ivy removal.** The ivy on the east corner of the barn will be removed during site set-up (December 2026 to February 2027), immediately after the ECoW has confirmed that no active nests are present.
 2. **Pre-works nest checks.** The ECoW will inspect the barn within 48 hours before any works to the building fabric begin, including strip-out (April 2027) and roof works (August to September 2027). If a gap of more than 48 hours occurs before works start, the check will be repeated.
 3. **Active nests.** If an active nest is found, the ECoW will mark an exclusion zone around it using barrier tape and signs. No works likely to damage or disturb the nest will take place within the zone until the ECoW has confirmed that the young have fledged and the nest is no longer in use.
 4. **Preventing re-nesting.** Once the ECoW has confirmed that the barn is clear of active nests, the open north-west and south-east elevations may be temporarily sheeted to discourage nesting before the April strip-out. Sheeting will be fixed taut and checked daily by the Site Manager. Any bird found trapped will be released immediately and the ECoW informed.
 5. **Vegetation.** No hedgerow removal is proposed. Limited safety works to the overhanging oak tree may be needed (Section 4.10). Any tree works or pruning (for

example, to erect scaffold) will be kept to the minimum, agreed with the ECoW, and carried out between September and February, or following an ECoW nest check within the previous 48 hours.

6. **Adjacent stable.** The stable south-east of the barn, which contains old swallow nests, will not be used for storage or welfare, and its openings will be kept clear between April and September.
7. **Replacement nest site.** A nest box suitable for woodpigeon will be installed on the converted building, as shown in the EclA (Figures 9 and 10), before completion. The ECoW will confirm its installation.

4.4 Bats

- 4.4.1 The barn and adjacent oak trees have negligible bat roost potential and no licence is required. Commuting bats are protected by BPZ 1 (Section 4.1) and the lighting controls in Section 4.2. A bat box will be installed near the mature hedgerow as an enhancement, as shown in the EclA (Figures 9 and 10), before completion. As a precaution, if a bat is found at any stage, works in that area will stop and the procedure in Section 5.4 will be followed. Any safety works to the overhanging oak tree will follow the precautionary bat inspection set out in Section 4.10.

4.5 Hedgehog and Badger

- 4.5.1 The following precautionary measures will be followed during groundworks and throughout construction:
 - excavations and trenches will be covered at the end of each working day, or fitted with an escape ramp (for example, a roughened plank set at no steeper than 45°);
 - open pipework with an outside diameter greater than 150 mm will be capped or blanked off at the end of each working day;
 - excavations will be checked each morning before work starts, and any trapped animal reported to the ECoW;
 - stored materials, brash and spoil will be checked before they are moved, particularly between November and March when hedgehogs may be hibernating; and
 - site speeds will be kept low.

4.6 Pollution Prevention

- 4.6.1 The following measures will be implemented to prevent pollution of soils and the adjacent habitats:
 - the generator will be integrally bunded or placed on a drip tray within the compound, at least 10 m from any hedgerow, and switched off outside working hours;
 - fuel and oils will be stored within the compound in containers with secondary containment of at least 110% capacity, in line with the Control of Pollution (Oil

Storage) (England) Regulations 2001, and refuelling will take place within the compound over a drip tray;

- chemicals and hazardous materials will be stored securely, so that animals cannot get to them;
- spill kits will be kept in the compound and at the working area, and any spillage will be contained and cleaned up immediately and reported to the Site Manager;
- concrete and mortar washout will take place only in a designated, lined area or skip within the compound, well away from the BPZs;
- dust will be controlled by damping down and, where necessary, screening, to avoid deposition on the hedgerows and oak trees; and
- no water, silt or washout will be discharged to ground next to the hedgerows.

4.7 Waste Management

4.7.1 Waste will be managed in accordance with the waste hierarchy and the duty of care under Section 34 of the Environmental Protection Act 1990:

- waste will be segregated and stored in the designated waste area within the compound, in covered skips or lidded containers to prevent windblown litter and access by wildlife;
- waste will be removed by a registered waste carrier to an appropriately permitted facility, and waste transfer records will be kept on site;
- any hazardous materials found during strip-out, including any suspected asbestos-containing materials, will be handled and removed by a suitably licensed contractor under the relevant regulations; and
- no waste will be burned on site.

4.8 Materials Storage and Sympathetic Working

- The site will be kept tidy, and materials will be stored off the ground on pallets or racks within the compound to avoid creating refuges.
- Any temporary stockpiles of soil will be kept within the working area, away from the BPZs, with smoothed sides so that animals cannot shelter in them.
- Operatives will stay alert when moving materials. If a non-protected animal (for example, a toad) is found, it will be moved carefully by hand or in a clean bucket to suitable habitat well away from the working area. Protected species will not be handled (Section 5.4).

4.9 Invasive Non-Native Species

4.9.1 No invasive non-native species were recorded during the surveys. As a precaution, plant and vehicles will arrive on site clean and free of soil and plant material, and any imported soil will come from a certified source. If an invasive non-native species (for example, Japanese knotweed) is found, works in the affected area will stop and the Site Manager and ECoW will be informed. No soil or material will be moved from the area

until a suitably qualified specialist has confirmed the identification and put controls in place.

4.10 Safety Works to the Overhanging Oak Tree

4.10.1 One of the mature oak trees immediately south-west of the barn overhangs the building and contains a number of dead branches. Given how close the tree is to the building, the builder has raised a concern that some of this deadwood could present a safety risk to operatives during construction and to future occupiers. Some deadwood removal and sensible management of the overhanging branches may therefore be required. The tree will be retained and remains part of BPZ 1.

4.10.2 Any works will be kept to the minimum needed for safety and clearance, and will be carried out as follows:

- **Scope and standard.** Works will be specified by a qualified arboriculturist and carried out by a competent tree surgeon in accordance with BS 3998:2010. They will be limited to the removal of dead, dying or hazardous branches and selective pruning of branches overhanging the building. There will be no wider crown reduction and no works to the roots.
- **Consents.** Before works start, the Developer will confirm whether the tree is protected by a Tree Preservation Order or lies within a Conservation Area and, if so, will obtain any necessary consent from the LPA.
- **Bats.** No potential roost features were found in this tree during the EclA ground-level assessment (February 2025). However, deadwood can develop splits, cavities and lifted bark over time. No more than 48 hours before works, the ECoW (a licensed bat ecologist) will inspect the branches to be removed from the ground. Any potential roost features found will be checked at close range, for example by endoscope from a mobile elevating work platform or with a climbing arborist. Branches with potential roost features will be cut in sections and lowered to the ground under ECoW supervision. If a bat or evidence of a roost is found, works to that part of the tree will stop and the procedure in Section 5.4 will be followed. A Natural England licence may then be required before works continue.
- **Nesting birds.** Works will be carried out between September and February. Where possible, they will be done during site set-up (December 2026 to February 2027), alongside ivy removal and before scaffolding goes up. If works are unavoidable during the nesting season, the ECoW will carry out a nest check within 48 hours before works start (Section 4.3).
- **Deadwood habitat.** Deadwood in mature oak is valuable habitat for invertebrates, fungi and birds. Deadwood that does not present a risk to the building or people will be left in the crown. Larger sections that are removed will be placed as a habitat pile at the base of the hedgerow within BPZ 1, away from the building, and will not be burned or taken off site. Brash will be chipped and removed.
- **Working within BPZ 1.** Access for the tree works will be agreed with the ECoW. No plant will be tracked or materials stored within the tree's root protection area. If a

mobile elevating work platform has to stand within the root protection area, temporary ground protection will be used in accordance with BS 5837:2012.

- 4.10.3 The ECoW will record the works and the results of the pre-works inspections in a site note, and they will be included in the completion compliance report (Section 5.5). Longer-term management of the tree after the dwelling is occupied is outside the scope of this CEMP. It should be informed by a separate arboricultural assessment.

5 RESPONSIBLE PERSONS, MONITORING AND REVIEW

5.1 Roles and Responsibilities

5.1.1 Table 6 sets out the responsible persons and lines of communication (BS 42020 clause 10.7). Contact details will be confirmed before works start and displayed in the site office.

Table 6 Responsible persons

Role	Organisation / Name	Responsibilities
Developer	BA Marsh Farming	Overall responsibility for compliance with the CEMP and planning conditions. Appoints the Lead Contractor and ECoW. Notifies the LPA of any material change to the CEMP.
Lead Contractor / Site Manager	[Builder – name and contact to be confirmed]	Day-to-day implementation of the CEMP. Ensures all operatives and sub-contractors are inducted. Installs and maintains BPZ fencing and signs. Weekly checks and site diary (Appendix 2). Contacts the ECoW when required.
Ecological Clerk of Works (ECoW)	Ethos Environmental Planning – Jim Phillips MCIEEM or Ellie Shearn ACIEEM	Pre-start walkover, toolbox talk and nest checks. Advises on ecological matters and any changes to the CEMP. Records site visits and prepares the compliance report.
Local Planning Authority	Wiltshire Council – planning case officer and ecologist	Receives the completion compliance report and any notified changes to the CEMP.

5.1.2 Site operatives will report any ecological issue to the Site Manager, who will contact the ECoW. The ECoW will advise the Site Manager and the Developer and, where needed, the Developer will inform the LPA.

5.2 Ecological Clerk of Works

5.2.1 The ECoW will be a suitably experienced ecologist from Ethos (BS 42020 clause 10.8). The ECoW will attend site at the times set out in Table 7, and at any other time if the Site Manager requests advice. The ECoW has the authority to stop works that risk breaching wildlife legislation or this CEMP.

Table 7 ECoW attendance

Stage / Timing	ECoW Task
Before site set-up (December 2026)	Pre-start walkover to confirm the EcIA baseline remains valid. Confirm the BPZ fencing and signs are correctly positioned. Deliver the toolbox talk. Nest check, then supervise ivy removal.

Stage / Timing	ECoW Task
Before any safety works to the overhanging oak tree	Bat inspection of the branches to be removed (within 48 hours) and a nest check. Supervise removal of any branches with potential roost features.
Within 48 hours before strip-out (April 2027)	Nest check of the barn; set up exclusion zones if needed.
Interim visit during superstructure or roof works (June to September 2027)	Compliance check of BPZs, lighting, storage and pollution controls. Nest check within 48 hours before roof works (if before October).
Before any vegetation works (March to August)	Nest check within 48 hours before the works.
Installation of enhancements (February to April 2028)	Confirm the bird box and bat box are installed as shown in the EclA.
Completion (May 2028)	Final inspection; agree removal of BPZ fencing; prepare the compliance report.
As required	Attend if protected species are found or if an incident affects a BPZ.

5.3 Toolbox Talk and Site Induction

5.3.1 Before works start, the ECoW will give a toolbox talk to the Site Manager and operatives on site. It will cover:

- the legal protection given to nesting birds, bats, badgers and other protected species;
- the location and purpose of the BPZs, fencing and warning signs, and the consequences of damaging them;
- the lighting, timing and working-practice controls in this CEMP; and
- what to do if a protected species is found.

5.3.2 The Site Manager will include this information in the site induction for all new operatives and sub-contractors, and keep an attendance record. A copy of the CEMP will be kept in the site office.

5.4 Unexpected Discovery of Protected Species

5.4.1 If a protected species (for example, a bat, badger, or an active bird's nest) is found, or suspected, at any stage:

1. stop work immediately in that area and keep people and plant away;
2. do not touch or handle the animal, and do not block its escape;
3. inform the Site Manager, who will contact the ECoW for advice;
4. do not restart work in that area until the ECoW has confirmed it is safe and lawful to do so; and
5. record the event in the site diary.

5.5 Monitoring and Compliance Reporting

5.5.1 Compliance with the CEMP will be monitored as follows (BS 42020 clause 11.2):

- **Site Manager** – weekly checks of the BPZ fencing, signs, excavations, fuel storage, waste and lighting, using the checklist in Appendix 2, recorded in the site diary.
- **ECoW** – a site note after each visit, recording findings and any actions needed, copied to the Developer and Site Manager.
- **Completion** – the ECoW will provide a short compliance report to the LPA within one month of completion. It will confirm that the CEMP measures were implemented, record any safety works to the oak tree, and confirm that the nest box and bat box have been installed, in line with Section 8 of the EclA.

5.6 Review of the CEMP

5.6.1 The CEMP will be reviewed by the Site Manager and ECoW if the programme, compound location or working methods change, if new ecological information comes to light (for example, following the pre-start walkover), or after any incident. Minor updates (such as contact details) will be recorded in the site copy. Any change that would reduce the level of protection will be agreed in writing with the LPA before it is put into practice.

REFERENCES

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BSI (2010) *BS 3998:2010 Tree work – Recommendations*. British Standards Institution, London.

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CIEEM (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine*, version 1.3. Chartered Institute of Ecology and Environmental Management, Winchester.

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Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 4th edition. The Bat Conservation Trust, London.

Ethos Environmental Planning (2025) *Maunditts Park Farm Barn – Ecological Impact Assessment*. Final, February 2025, ref. ETH25-036.

MHCLG (2026) *National Planning Policy Framework*. Ministry of Housing, Communities and Local Government, August 2026.

Wiltshire Council (2015) *Wiltshire Core Strategy*. Adopted January 2015.

Control of Pollution (Oil Storage) (England) Regulations 2001. Environmental Protection Act 1990. Natural Environment and Rural Communities Act 2006. Protection of Badgers Act 1992. The Conservation of Habitats and Species Regulations 2017 (as amended). Wildlife and Countryside Act 1981 (as amended).

APPENDIX 1 PROTECTED SPECIES LEGISLATION

Birds

- A1.1 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird, or to take, damage or destroy the nest of any wild bird while it is in use or being built, or to take or destroy its eggs. Birds listed on Schedule 1 of the Act receive additional protection from disturbance while nesting.

Bats

- A1.2 All British bats are European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) and are also protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to deliberately capture, injure or kill a bat, to deliberately disturb bats, or to damage or destroy a breeding site or resting place (roost), whether or not bats are present at the time.

Badger

- A1.3 Badgers are protected under the Protection of Badgers Act 1992. It is an offence to wilfully kill, injure or take a badger, or to intentionally or recklessly interfere with a sett, including damaging or obstructing a sett or disturbing a badger while it is occupying a sett.

Hedgehog

- A1.4 Hedgehog is a Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006. Section 40 of the Act places a duty on public authorities, including local planning authorities, to conserve and enhance biodiversity. Hedgehog is also protected from certain methods of killing or taking under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended).

APPENDIX 2 WEEKLY SITE ENVIRONMENTAL CHECKLIST

To be completed weekly by the Site Manager and kept with the site diary. Any “No” answer must be put right the same day and, where it affects a BPZ or protected species, reported to the ECoW.

Table 8 Weekly site environmental checklist

Check	Yes / No	Action Taken
BPZ fencing intact and in the correct position (BPZ 1 and BPZ 2)		
Warning signs in place and legible		
No storage, parking or works within BPZs or oak root protection areas		
No external lighting in use; internal task lighting switched off at end of day		
Excavations covered or fitted with ramps; pipes >150 mm capped overnight		
Generator and fuel bunded or on drip trays; spill kits available		
Waste segregated and covered; no windblown litter		
Materials stored off the ground within the compound		
Stable not used; openings clear (April to September)		
Any tree works limited to those agreed with the ECoW; deadwood habitat pile in place		
Any wildlife sightings or incidents recorded and reported		

Week commencing: _____

Checked by: _____

Signature: _____