



CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

Land at Flint House, Kelshall

Client: Mr. C. Bullen

JUNE 9, 2026
NATRIX ECOLOGICAL LIMITED

Contents

Introduction	2
Objectives	3
Legal & Policy Context	3
Site Description & Baseline Ecology	Error! Bookmark not defined.
Mitigation Strategy	4
Timing of Works	4
Ecological Supervision	5
Sensitive Working Methods	5
Temporary Mitigation	Error! Bookmark not defined.
Permanent Mitigation	Error! Bookmark not defined.
Pollution Prevention & Site Safeguards	6
Monitoring & Post-Construction	6
Roles & Responsibilities	6
Emergency Procedures.....	6
Summary	7
References	7

Version control

Version	Date	Author
0.1	09/06/2026	DW



Introduction

This Construction Environmental Management Plan (CEMP) outlines measures to ensure that proposed works are undertaken in a manner that avoids harm to wildlife and complies with relevant legislation, including local policy. It should be considered in combination with the Ecological Enhancement Plan (EEP) also prepared by Natrix Ecological Limited.

It has been compiled in response to the consultee comment issued in relation to planning application ref: 26/00474/FP. As such, provides the method statement requested to address the following:

No development shall take place (including any demolition, ground works, site clearance) until a method statement for activities relating to construction has been submitted to and approved in writing by the local planning authority.

The content of the method statement shall be informed by the February 2026 Preliminary Ecological Appraisal and where more than 6 months has elapsed an updated ecological assessment include the:

- a) purpose and objectives for the proposed works;*
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);*
- c) extent and location of proposed works shown on appropriate scale maps and plans;*
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;*
- e) persons responsible for implementing the works;*
- [Sic. f absent from comments]*
- g) disposal of any wastes arising from works.*

In considering the CEMP restrictions, particular attention has been paid to the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Environmental DNA sampling conducted by Natrix Ecological Limited have found no evidence for the presence of great crested newt *Triturus cristatus* from ponds within 250m of the Site.



Badger

The consultee comments have made specific reference to the presence of badger *Meles meles* on site following the highlighting of this in the original PEA (2026). Namely;

“Due to the potential for badgers to be on site the PEA advises further surveys are undertaken prior to commencement of works on site, if these do not occur before July 2026...”

The site has been visited by Natrix Ecological on n.6 occasions since April 2026 for purposes of reptile surveys. There is no indication that bats or badger are utilising the Site. No trackways, snuffle holes, spraint or hair have been encountered on Site. There are no badger setts on site.

Therefore, whilst badger may opportunistically enter the site for the purposes of foraging, this has not occurred at sufficient levels to leave traces. It is my ecological opinion that the safeguards outlined herein would be enough to limit harm to badger during the process of works.

At the time of writing, reptile surveys are underway, with no reptiles found on the site.

Objectives

- To safeguard wildlife on site during construction.
- To comply with all relevant wildlife legislation and licensing requirements.
- To deliver effective mitigation and compensation measures.
- To provide site staff with clear procedures for ecological protection.

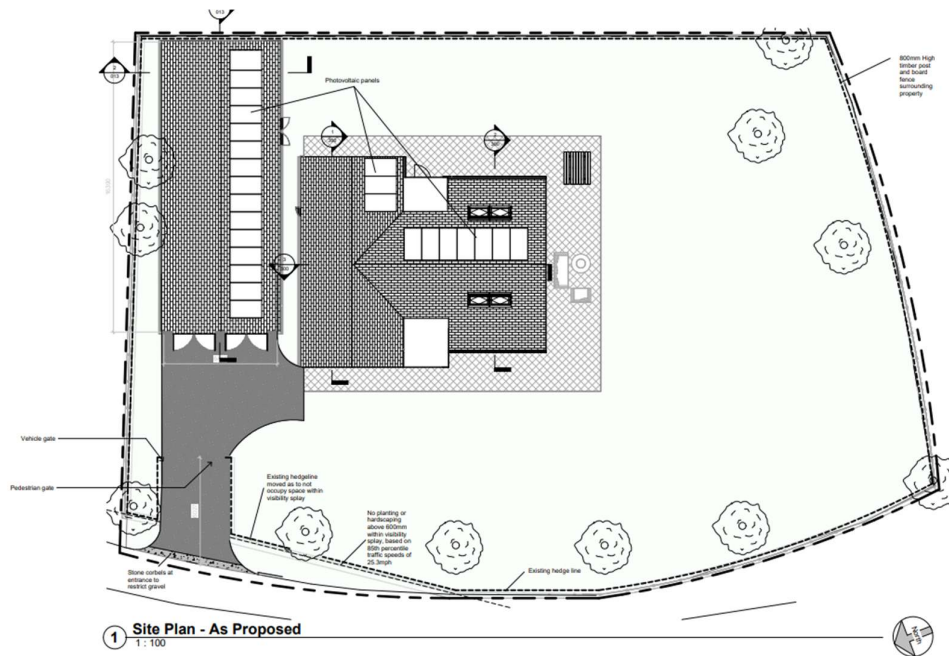
Legal & Policy Context

- Wildlife and Countryside Act 1981 (as amended)
- Conservation of Habitats and Species Regulations 2017
- Natural England Bat Mitigation Guidelines (2004)
- BS 42020:2013 Biodiversity – Code of Practice for Planning and Development
- NHDC



Description of works

Planning permission is sought for the construction of a residential (domestic) property within the existing boundary of the field. Specifically, to construct a 3-bedroom detached property with a detached double garage with an attached 1-bedroom Annex.



Mitigation Strategy

Timing of Works

The timetable below provided by the client, clearly identifies the programme of external works. These are the works likely to have the greatest ecological impact. However, it is proposed that these can be managed through mitigation outlined herein, including ECoW supervision.

Site set-up and excavation will involve no loss of breeding bird habitat, and commence outside of GCN breeding season. It is suggested that beyond August (see image 2) ecological supervision would be minimal.



New Build House	July	August	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Site Set Up												
Excavations												
Foundations												
Drainage												
Brickwork to DPC												
Floor Construction												
Timber Structure												
Roof Covering												
Brickwork & External Cladding												
Landscaping												
Internal Works												

Image 2: Schedule of site works. Note limited work beyond extent of constructed footprint beyond August.

Ecological Supervision

- A licensed ecologist acting as Ecological Clerk of Works (ECoW) will supervise works and provide toolbox talk for contractors where relevant and practicable.
- Provision should be made for the potential handling and removal of any protected species found during the course of the works.
- Toolbox talks and site inductions will be provided for contractors.

Sensitive Working Methods

- All holes dug during the construction process to be fenced or boarded in order to prevent
- Works will progress in a controlled manner to allow wildlife to escape where practicable.
- Any bats found will be captured and relocated by the licensed ecologist to a pre-installed bat box or suitable receptor site.
- Consideration to be given to the installation of GCN fencing, where appropriate

Ecological enhancements

- Install integrated swift boxes on appropriate elevations following direction of ecologist
- Create wildflower meadows and related habitat
- Minimise disturbance to existing wildlife through sensitive lighting strategies

- At completion, new integrated bat roost features (e.g., bat bricks, bat access tiles, or soffit bat boxes) will be incorporated into the building, at height.
- Roost entrances will replicate existing flight paths and roosting opportunities.

Pollution Prevention & Site Safeguards

- Night-time lighting minimised; directional, low-lux, warm-spectrum lights used if necessary (see lighting guidance appended to Emergence Survey report).
- Noise and vibration kept to a minimum during works.
- Materials stored away from roost entrances to maintain clear flight paths.
- Any hazardous substances stored and managed per COSHH regulations to prevent contamination.
- Soil will be disposed by grab lorry to a land fill site. All other materials will be disposed of in a skip and take to a recycling centre by the skip company.

Monitoring & Post-Construction

- Post-construction monitoring of mitigation features for at least 2 years (as per licence conditions).
- Monitoring surveys to be undertaken during bat activity season (May–September).
- Reports submitted to the licensing authority.

Roles & Responsibilities

- **Principal Contractor:** Ensure compliance with CEMP and communicate with ecological team. Amwell Construction Limited
- **Licensed Bat Ecologist / ECoW:** Provide supervision, capture/relocate bats, oversee mitigation. Natrix Ecological Limited.
- **Site Staff:** Follow ecological method statements and report any bat encounters immediately.

Emergency Procedures

In the unlikely event that a protected species is found during the process of these works, activity should stop until appropriate ecological advice has been sought.



Summary

This CEMP ensures that works can proceed lawfully while safeguarding wildlife which could be found on site during the course of works. Implementation of supervision, temporary roosts, and permanent mitigation will ensure the continued ecological function of the site.

Works should be undertaken in accordance with industry standards as set out in the CIEEM bat mitigation guidelines.

References

Natrix Ecological (2026) Great Crested Newt statement

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield.

