

Construction Ecological Management Plan

Land at Spitfire Road, Calne

22 December 2025

Ecology
Arboriculture
Land Management





Site Details

Site Name and Location	Land at Spitfire Road, Calne
Central OS Grid Reference	SU 00897 71534
Client	Allison Homes

Report Details

Report Title	Construction Ecological Management Plan
Report Reference	3130-CEMP-LO

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V3	22 December 2025	Luke Owen BSc	Chris Merrick BSc ACIEEM	Chris Merrick BSc ACIEEM	Minor figure amendments.
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1 Introduction

This report has been produced by GE Consulting on behalf of Allison Homes for a development at Land at Spitfire Road, Calne.

The area within the application boundary is hereafter referred to as the 'Site'.

1.1 Background

The Site was granted outline planning permission at appeal in February 2025 (planning ref: PL/2022/07893) for residential development for up to 90 dwellings, associated works including infrastructure, ancillary facilities, play area and open space and landscaping. Construction of a new vehicular access off Spitfire Road and demolition of existing structures.

The outline application was accompanied by an ecological assessment (Ecology Solutions, 2022) which detailed various surveys undertaken in 2021 and 2022. An update walkover survey was undertaken in October 2025 to accompany the reserved matters application which reassessed the development's impacts on ecology and nature conservation (GE Consulting, 2025).

1.2 Aims

This report was commissioned in order to discharge Condition 14 of the outline consent and to accompany a Reserved Matters Application. Condition 14 states:

“Construction Environmental Management Plan: 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 and approved in writing by the Local Planning Authority. 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 nesting birds and reptiles;*
- c) mitigation strategies already agreed with the Local Planning Authority prior to determination, such as for reptiles, birds and bats; this should comprise the preconstruction/construction related elements of strategies only;*
- d) sensitive lighting strategy to ensure dark corridors identified on the Ecological Parameters Plan (Rev C, December 2023) are maintained throughout construction;*
- e) 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;*
- f) key personnel, responsibilities and contact details (including Site Manager and ecologist/ECoW); and*
- g) timeframe for provision of compliance report to the Local Planning Authority; to be completed by the ecologist/ECoW and to include photographic evidence.*

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

This document sets out ecological protection measures and has been prepared to provide sufficient information to satisfy Condition 14 of the above appeal decision, it was informed by the above reports.

The document shall also be compliant with Condition 13:

“Ecology: The development shall be carried out in accordance with the following documents:

- a) Ecological Assessment. Ref: 10185.EcoAss.vf2. Ecology Solutions; and*
- b) Ecological Parameters Plan. Rev C. December 2023.”*

This document should be read in conjunction with the Construction Management Statement (submitted prior to commencement to discharge Condition 5) and the Construction Management Plan (submitted prior to commencement to discharge Condition 12).

The contractor will keep a copy of this document on Site at all times and ensure that the workforce is aware of its contents.

2 Roles & Responsibilities

2.1 Contact Details

Ecological queries should be made to GE Consulting, as detailed below.

Role	Organisation	Address	Phone/ email
Client	Allison Homes	Allison Homes SW Limited Suites 11, 13 & 14 Swallow Court, Devonshire Gate, Tiverton, Devon, EX16 7EJ	01823 774009
Ecological Clerk of Works (EcoW)	GE Consulting	Unit 11 Gidleys Meadow Business Park, Christow, Devon, EX6 7QB	info@ge-consulting.co.uk 01647 253652

2.2 Ecological Clerk of Works

An ecological clerk of works (ECoW) will be present during certain tasks.

The roles and responsibilities of the ECoW are:

- Understanding of ecological features and constraints, including sensitive timings;
- Knowledge of construction risks and proposed biodiversity protection zones;
- Understanding of ecological mitigation, compensation and enhancements proposed and knowledge of methods to achieve them;
- On Site practical undertaking of clerk of works to avoid/ reduce ecological impacts and provision of ecological advice;
- To deliver a toolbox talk in relation to reptiles prior to enabling works or construction;
- Regular reporting to client, Site manager and principal contractor; and
- Monitoring and reporting on unplanned incidents and compliance with legal, planning and contract requirements, including a compliance report (to include photographic evidence) submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.

2.3 Incident Recording

Appendix 1 provides record sheets which the Principal Contractor will use to document actions taken to protect biodiversity and monitor their effectiveness during the construction process.

2.4 Procedure to Follow if Protected Species are Discovered

In the event that any protected species are found during construction works, all works will stop immediately, and advice sought from an ECoW immediately on how to proceed.

3 Ecological Features and Protection Zones

All Site personnel should be aware of the key ecological features:

- 🦉 Hedgerows;
- 🦉 Trees;
- 🦉 Pond;
- 🦉 Bats;
- 🦉 Badger and hedgehog;
- 🦉 Reptiles (slow worm and grass snake); and
- 🦉 Nesting birds.

A risk assessment of damaging activities has been undertaken, and the following ecological features will be safeguarded as part of the Biodiversity Protection Zones (BPZs) illustrated in **Figure 1**:

- 🦉 Hedgerows, except those areas requiring removal, should be protected with Heras fencing or similar; and
- 🦉 Individual tree root protection and woodland block root protection should be protected with Heras fencing or similar following BS 5837:2012.

Root Protection Areas (RPAs) are outlined within the Tree Protection Plan (**Appendix 2**), further detail is included within the Arboricultural Method Statement (3130-AMS-MU). No clearance, storage or construction activities will take place within these zones unless agreed by an ecologist.

For the sensitive lighting strategy to discharge Condition 16, ensuring dark corridors identified on the Ecological Parameters Plan (Rev C, December 2023) are maintained throughout construction, refer to (Drawing No: 1680-LB-EX-XX-DR-E-7080-41). This plan is in line with the Institution of Lighting Professionals (ILP) Guidance Notes on the Avoidance of Obtrusive Light (GN 01/2021) and Guidance note GN08/23 'Bats and artificial lighting at night', issued by the Bat Conservation Trust and Institution of Lighting Professionals.

4 Timetable for Ecological Mitigation

4.1 Programme for Ecological Work

Certain activities are seasonally constrained due to ecological, legal or licensing periods.

The below timetable shows when specific measures need to be undertaken to avoid or reduce impacts. Methodologies are provided in **Section 5** below.

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Works to hedgerow, scrub and trees (including root removal) – nesting birds and hibernating reptiles	-	-	Subject to a pre-works check by ECoW.								-	-

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Vegetation (grassland and tall ruderal) removal – staged directional clearance reptiles, hedgehog)	-	-	Subject to a pre-works check by ECoW.								-	-
Update badger survey c. six weeks prior to construction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

5 Method Statements

5.1 Pre-construction Phase

The below section defines the practical avoidance measures to be undertaken prior to construction to protect ecological features, minimise adverse impacts and prevent any breaches of legislation; also illustrated in **Figure 1**, which shows **Biodiversity Protection Zones**.

5.1.1 Habitat Protection

All hedgerows/treelines that are not subject to removal during the works will be protected during construction. RPAs will be installed around the hedgerows/treeline, outlined in the Tree Protection Plan (**Appendix 2**), in line with BS 5837:2012 and clearly marked out with Heras fencing (or similar) under the guidance of a suitably qualified arborist. The tree protection fencing will be maintained throughout the construction phase and will be subject to regular checks to ensure it is still intact. No construction machinery or materials will be stored within these areas at any point during the development.

Hedgerows identified as retained on the Ecological Parameters Plan will be retained in their entirety, however small breaches in line with the drainage strategy and TPP will be temporarily required, and sections of H9 and H8 will require removal for the creation of adoptable roads as shown on **Figure 1**.

The protection of hedgerows will also serve to protect any breeding birds, commuting/foraging bats, reptiles and hedgehog that the habitat may provide suitability for.

5.1.2 Badger Survey

A pre-commencement badger survey will be undertaken to ensure the species have not colonised the Site in the intervening period. This will take place no more than six weeks prior to commencement to account for the dynamic nature of sett excavation and the general mobility of the species. If a sett is discovered within 30m of the proposed works, monitoring may need to be undertaken subject to the extent and likely direction of tunnels. Monitoring results will determine whether the sett is active and therefore, whether works have the potential to cause disturbance.

If a sett is confirmed to be active, and works cannot avoid potential impacts, a temporary or permanent closure of a sett requiring a badger licence from Natural England (NE) may be required. Under a licence, closure must follow an approved exclusion process (usually involving one-way gates) undertaken at the appropriate time of year and supported by evidence that badgers have safely vacated the sett. NE normally only permit sett closure or exclusion between 1 July and 30 November, outside of the main breeding period (when dependent cubs may be present underground).

5.2 Construction Phase

The below section defines the practical avoidance measures to be undertaken during construction to protect ecological features, minimise adverse impacts and prevent any breaches of legislation.

5.2.1 General Environmental Measures

Excavations will be covered overnight, or a wide, rough sawn plank or earth ramp will be placed/created at a 45° angle to enable any animals to escape. In addition, any open pipework larger than 150mm will be capped at the end of each working day to prevent badgers from occupying it. Any trenches/pits should be inspected each morning to ensure no badgers or hedgehog have become trapped overnight.

Pollution prevention measures to be employed as per the Environment Agency's Pollution Prevention Guidance Notes, including PPG1 (General Guide to the Prevention of Water Pollution) and PPG5 (Works, In, Near or Liable to Affect Watercourses). Additional pollution prevention measures (including the transportation and storage of waste, wheel washing and vehicle wash-down facilities, measures to control the emission of dust and dirt during construction, and measures for the protection of the natural environment) will be outlined within the accompanying Construction Management Statement (submitted prior to commencement to discharge Condition 5).

Construction activities within 25m of watercourses (including ditches) will be avoided during heavy rain to minimise risk of sediment or pollution entering water. Silt fencing or temporary drainage channels will be used to block or divert runoff from stockpiles of materials as required. Refuelling and wheel washing will only be carried out in a designated area at least 15m from any watercourse, surface drain or potential pollution pathway. A spill kit must be kept on Site and be accessible at all times. The Environment Agency will be contacted in the event of a pollution incident to a watercourse.

5.2.2 Habitat Removal – Nesting Birds

Removal of suitable bird nesting habitat (trees and hedgerows) should avoid the nesting bird season (March-August inclusive) or be preceded by a pre-works check by the ECoW. Any active nests that are identified should be suitably buffered (extent to be determined by ECoW on Site) and left in-situ until chicks have fledged.

5.2.3 Habitat Removal – Reptiles

In order to protect any reptiles and/or amphibians potentially present on Site during construction and enabling works, the following Method Statement should be followed. Mitigation will involve careful timing of works and habitat manipulation under the supervision of a suitably trained ECoW who will provide a pre-works toolbox talk to contractors.

Low numbers of slow worm (peak count two, including one adult) and grass snake (peak count three, all juvenile) were recorded during the reptile surveys at the base of hedgerows across the Site (Ecology Solutions, 2022). Following the update walkover survey (GE Consulting, 2025), the grassland on Site was considered largely unsuitable for reptiles (short sward length, recently grazed).

Although the EcIA (Ecology Solutions, 2022) recommends a translocation exercise (including reptile exclusion fencing and c. 20–30 capture visits) it is considered that this would not be proportionate to the scale of the population on Site or the scale of the impact of the works. In addition, suitable habitat will be retained surrounding the pond south of the developable area, with connectivity to other suitable habitat off Site to the south of the development maintained. It is therefore recommended that a staged clearance of vegetation considered suitable to reptiles, undertaken in a directional manner towards retained vegetation under the supervision of an ECoW, should be undertaken prior to the commencement of development.

As per the TPP (**Appendix 2**), this clearance would include the entirety of 'H10', sections of 'H12' to be removed, and sections of 'H1' where required¹, where these habitats are to be cleared this will be done in line with the below. In addition, at the time of the update Site walkover (GE Consulting, 2025), the grassland was considered less suitable for reptiles, however it is recommended that directional clearance towards retained habitats is undertaken on the grassland, to mitigate the risks of any individuals being present. The other areas of habitat will be protected with Heras fencing or similar

¹ Dependent on consented layout.

(Appendix 2) and remain connected to off-site habitat to the east, therefore a translocation exercise for these areas is not appropriate.

The following method of working will be used:

- 👉 To avoid the risk of killing/ injury of individual reptiles, a precautionary method of working (PMW) will be implemented where suitable habitat is present. This will include sensitive timings and habitat clearance under the supervision of an ECoW.
- 👉 A toolbox talk will be given to all personnel on Site by the ECoW prior to any works commencing.
- 👉 This PMW will also ensure no hedgehogs, amphibians or other animals are harmed should they be present during vegetation clearance.
- 👉 Works will be undertaken during the reptile active season which runs from March – October, although consideration will be given to unseasonably warm/cold weather at the start and end of the active season.
- 👉 Works will be undertaken under the supervision of an ECoW, taking the requirements for nesting birds into consideration, if applicable.
- 👉 Habitat will be cleared using a two-stage cutting process. The first cut will take the vegetation down to no lower than 150mm towards retained suitable vegetation (see **Figure 1** for directional information). This will reduce the suitability of the habitat whilst being high enough to reduce the risk of injury to any individual animals that may be present.
- 👉 The area will then be checked by the ECoW for the presence for individual common reptiles, amphibians or hedgehogs. Any animals found will be moved to safety in surrounding suitable habitats. If nesting birds are found, the area should be left as described above in **Section 5.2.2**.
- 👉 The ECoW will undertake hand searches of any features (rubble/ log piles etc.) determined to be suitable for reptiles.
- 👉 The second cut will take the vegetation to 50mm - bare ground, working towards retained vegetation (see **Figure 1** for directional information).
- 👉 The arisings will be removed from Site so as not to create suitable habitat piles.
- 👉 These areas will be maintained as bare ground until ground works commence. Should it be left to regenerate, the PMW will apply again.
- 👉 Where hedgerows and scrub are to be removed, the roots of the scrub/hedgerows should be pulled slowly from the ground and overseen by a suitably qualified ecologist, to ensure reptiles resting within the hedgerows are not impacted. This measure will also be of benefit to any common amphibians present.

5.2.4 Lighting

During the construction phase, the following mitigation measures will be implemented:

- 👉 No construction lighting will be permitted to spill onto retained hedgerows and trees to protect nocturnal animals such as bats.
- 👉 All works will be undertaken during daylight hours, with works commencing no earlier than 30 minutes prior to sunrise and finishing no later than 30 minutes after sunset. No artificial lighting will be left on outside of normal working hours; and
- 👉 Where security lighting is required, it is recommended that these are motion activated with hooded luminaires, and these must be directed away from boundary habitats.

5.2.5 Compliance Reporting

Compliance reporting with the above ecological measures will be the responsibility of the ECoW whilst they are present on Site, and the Site Manager (who will be a competent person) when the ECoW is not present. Any non-compliance in relation to ecological measures with the above will be reported to the ECoW, with all non-compliance then reported to the Local Planning Authority in line with the below. Immediately post-completion of the above ecological measures, a short letter-style compliance report

will be submitted to the Local Planning Authority. This will include outlining the measures undertaken (to include photographic evidence), any non-compliance, and necessary remedial measures.

6 Construction Monitoring

Appendix 1 provides record sheets which the Principal Contractor will use to document actions taken to protect biodiversity and monitor their effectiveness during the construction process, with key elements checked by an ecologist/ arboriculturist as appropriate.

Hedgerows will be cleared using a two-stage cutting process. The first cut will take the hedgerows down to no lower than 150mm. The second cut will take the vegetation to 50mm - bare ground, with the roots of the hedgerows pulled slowly from the ground, working towards retained suitable vegetation (direction shown by black arrows).

Grassland will be cleared using a two-stage cutting process. The first cut will take the grassland down to no lower than 150mm. The second cut will take the vegetation to 50mm - bare ground towards retained suitable vegetation (direction shown by blue arrows).

Temporary breaches to hedgerows.

Key:

- Site Boundary
- Biodiversity Protection Zone
- Reptile Directional Clearance

Scale @A4: 1:1550

0 10 20 30 40 50 m

Imagery ©2025 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies. Map data ©2025 Google

Figure 1:
Biodiversity Protection Zones

Project:
Land at Spitfire Road, Calne

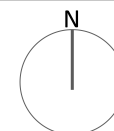
Client:
Allison Homes

Date:
20/12/2025

Ref:
3130-CEMP-F1

Drawn:
LO

Revision:
REV2



Appendix 1 – Construction Ecological Mitigation Records Sheets

The following form should be used to record actions taken to protect biodiversity and monitor their effectiveness during the construction process. Signatures should be provided where applicable.

DAILY RECORD OF ECOLOGY MATTERS

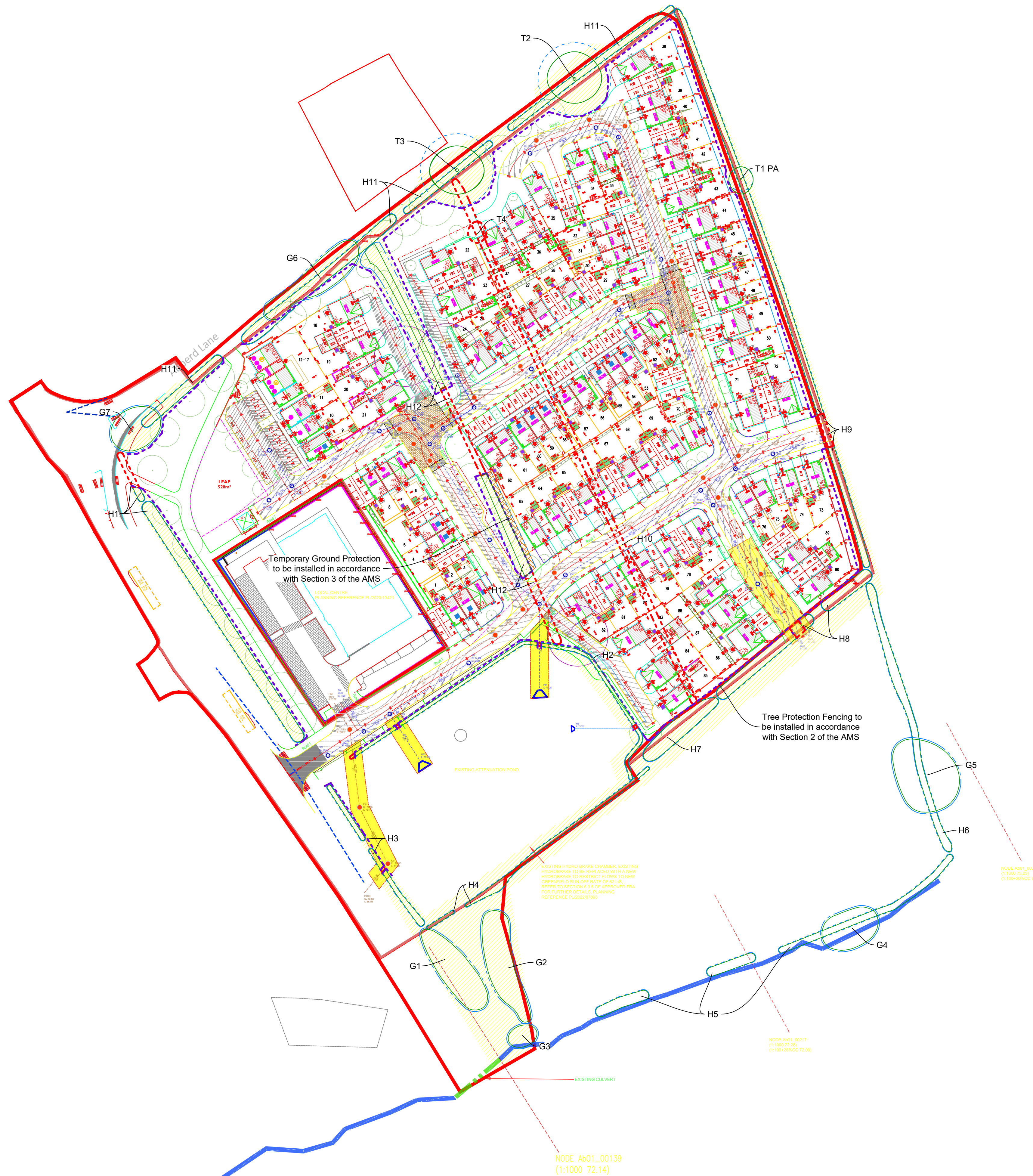
To be used as and when required by the Principal Contractor/ Site team to keep a record of ecology incidents and procedures undertaken to minimise adverse effects.

If any protected species is found, or in the event of any potentially damaging incidents, the appointed ecologist should be contacted for advice.

Date:		Reported By:	
Summary of Incident/ Activity:			
Ecologist Contacted:		Yes: ☐ No: ☐ N/A: ☐	
Action Taken:			
Outcome (if appropriate):			



Appendix 2 – Tree Protection Plan



Tree Protection Fencing Specification

2.4m scaffold pole driven to a minimum depth of 400mm

Heras Panels (or similar) affixed to poles at a minimum of two points

Example Tree Protection Fencing Signage

Key:

- Root Protection Area
- Tree Canopy
- Tree Protection Fencing
- Construction Exclusion Zone
- Hedgerow To Be Removed
- Temporary Ground Protection



Scale @ A1: 1:750

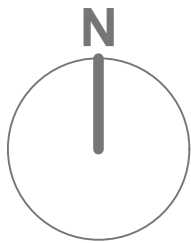
Drawing should be viewed in colour.
Location of trees suffixed with PA (position approximate) have been estimated on site.

Drawing Title:
Tree Protection Plan

Project:
Land at Spitfire Road, Calne

Client:
Allison Homes

Date: 18/12/2025	Drawn: MU
Drawing Number: 3130-TPP-MU	Revision: -



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