



CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN FOR ECOLOGICAL RECEPTORS

PEAR TREE FARM, PITTON ROAD, PITTON,
SALISBURY, SP5 1EG

FINAL REPORT

November 2025

Report conditions

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<i>Client</i>	Laura Ludlow	
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Executive Summary

- This Construction Environmental Management Plan (CEMP) has been prepared to set out the measures required to avoid and minimise ecological impacts during the construction phase of the proposed agricultural access and track at Pear Tree Farm, Pitton Road, Pitton, Salisbury, SP5 1EG.
- Biodiversity Net Gain work undertaken by Phillips Ecology (July 2024) has identified key ecological receptors both within the application site and the surrounding zone of influence (ZOI). These include existing boundary hedgerows, the area of mitigation planting adjacent to the planning application site, pertaining to permission PL/2021/07202, and protected species including breeding birds, reptiles, badgers and hedgehogs. A Bat Mitigation Strategy (Phillips Ecology, March 2025) has been secured separately. This CEMP incorporates only the construction-phase elements of the Bat Mitigation Strategy (Phillips Ecology, March 2025), in accordance with Condition 5(c).
- The principal ecological risks relate to potential indirect construction-phase impacts on the retained hedgerow, mitigation planting and adjacent modified grassland. These include dust deposition, construction debris, noise, vibration and light spill, all of which may affect local wildlife - particularly foraging and commuting bats and nesting birds, if not appropriately controlled. These risks can be fully mitigated through the implementation of this CEMP.
- This CEMP must be read in conjunction with:
 - The Bat Mitigation Strategy (Phillips Ecology, March 2025) which outlines the measures required to maintain bat commuting routes, including temporary dead-hedge installation and replacement hedgerow planting.
- The measures outlined in this document will be implemented in full prior to and during construction to ensure compliance with the relevant wildlife legislation and planning policies, including the Conservation of Habitats and Species Regulations 2017, Wildlife and Countryside Act 1981 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006 and the National Planning Policy Framework (NPPF).

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1. Introduction

1.1 Report purpose

This Construction Environment Management Plan (CEMP) has been prepared in order to present the measures proposed to avoid impacts on ecological receptors during the construction phase of the proposed agricultural access and track at Pear Tree Farm, Pitton Road, Pitton, Salisbury, SP5 1EG.

1.2 Description of proposal

The proposals are for the creation of a new agricultural access and track. The application site consists of a roadside hedgerow and a modified grassland paddock, through which the proposed access track will run.

1.3 Report context

Planning permission has been granted for the creation of a new agricultural access and track. Phillips Ecology have been instructed by the applicant to prepare a CEMP in support of the discharge of planning condition 5.

1.4 Scope of document

The general purpose of this CEMP is to outline how the construction phase of the proposed agricultural access and track will avoid, minimise or mitigate effects on ecological receptors within and adjacent to the site. In particular, these existing the boundary hedgerows, the area of mitigation planting adjacent to the planning application site, pertaining to permission PL/2021/07202, and protected species including breeding birds, reptiles, badgers and hedgehogs.

The CEMP has been prepared to support compliance with relevant legislation and planning policy and should be read in conjunction with the Bat Mitigation Strategy (Phillips Ecology, March 2025).

1.5 Structure of CEMP

This CEMP comprises the following sections:

Ecological Sensitivities and Risks – Sets out the scope of potential environmental effects that could be associated with proposals for the construction of the access and track that require regulation through delivery of this CEMP;

Roles and Responsibilities – Describes key personnel involved with the construction phase of the development that have responsibility for delivery of this CEMP;

Implementation Activities – Reviews specific requirements to regulate activities that would be undertaken during the construction phase that have the potential for adverse effects on ecological receptors;

CEMP Monitoring and Reporting – Describes provisions for recording and reporting actions taken to ensure effective delivery of this CEMP.

2. Ecological sensitivities and risks

2.1 Existing hedgerow

The application site comprises a roadside hedgerow and an area of modified grassland paddock, through which the proposed access track will be constructed. The hedgerow is intact and dominated by native woody species including elder *Sambucus nigra*, blackthorn *Prunus spinosa* and hawthorn *Crataegus monogyna*, forming a continuous linear feature used by bats and other wildlife for movement and shelter.

The proposal will require the creation of an access point and visibility splays through the hedgerow, resulting in the direct loss of 6 metres of hedgerow habitat. A further 18 metres will need to be trimmed back to allow for the visibility splays.

To maintain ecological connectivity during and after construction, the following measures will be implemented:

New Hedgerow Planting - A replacement hedgerow 6m in length will be planted immediately behind the section being removed for the visibility splay, ensuring a permanent alternative commuting route for bats following the removal of the existing hedgerow section. The new hedgerow will comprise a species-rich native hedgerow which is expected to reach a target condition of moderate in 5 years.

Temporary Dead-Hedge Construction - Vegetation from the removed hedgerow will be repurposed to create a dead-hedge, providing an interim corridor for bats to navigate the site while the new planting matures. This will be positioned behind the new hedgerow planting, whilst allowing access for maintenance.

Although direct habitat loss has been identified above, indirect impacts may also arise during the construction phase, potentially affecting the retained sections of hedgerow and newly planted areas. These include:

Dust deposition - Earthworks, vehicle movements and construction activities may generate airborne dust, which could settle on the retained hedgerow shrubs and adjacent grassland vegetation. Excessive dust can reduce photosynthetic efficiency, inhibit growth and affect invertebrate communities that rely on hedgerow foliage and flowering plants.

Litter and debris - Without adequate site management, construction waste or wind-blown debris may become trapped within the retained hedgerow or scattered across the grassland.

Surface water pollution – Spills of fuels, oils, concretes or other construction materials may enter the grassland or the base of the hedgerow via surface runoff, particularly during heavy rainfall. Such contamination can alter soil chemistry and reduce plant health.

Light spill – Artificial lighting used during construction (e.g., task lighting, security lighting) may illuminate the retained hedgerow, reducing its suitability for light-sensitive bat species that use linear features for commuting. Excessive illumination can alter bat behaviour, deter use of the hedgerow corridor and disrupt invertebrate activity patterns.

2.2 Mitigation planting

To the south of the permitted track, the approved native woodland strip, secured as mitigation planting for planning application PL/2021/07202, is located. This woodland strip will include oak, cherry, beech, and whitebeam, with an edge and understory supporting field maple, dog rose, holly, and hazel.

During construction, there is potential for indirect impacts on this young woodland planting, including:

Dust deposition – Construction traffic and groundworks may generate airborne dust that could settle on foliage within the newly planted woodland strip. Excessive dust can reduce photosynthesis and impair plant growth which effects young, establishing trees in particular.

Litter and debris – Without proper containment, construction waste or wind-blown material may disperse into the woodland strip.

Surface water contamination – Runoff from construction materials, fuels, or sediment could enter the planting area during wet weather. As the woodland strip is still establishing, its soils and root systems are more susceptible to waterborne pollutants and erosion, which may impede successful establishment.

2.3 Protected and/or priority species

The following protected and/or priority species may be present within the application site:

- Foraging bats
- Reptiles
- Hedgehog
- Breeding birds
- Badger

Foraging bats - The primary feature of value for foraging and commuting bats within the site is the roadside hedgerow along the western boundary. Increasing lighting could impact this behaviour which would indirectly impact roosts.

Reptiles - The proposals do not affect high-quality reptile habitat, and the site itself offers only limited suitability. However, given the site's proximity to suitable habitat, precautionary avoidance measures will be followed. This includes sensitive removal of vegetation by hand, avoiding creation of rubble piles, and checking for reptiles prior to ground works.

Hedgehog - The site is situated in a rural location and as such it is considered that there is the potential for the species to be present on the site and in the wider area. The lack of any dense areas of vegetation where works are proposed will mean that these areas are only suitable for foraging. Impacts on hedgehog will be associated with deep excavations being left uncovered at night during the construction phase.

Breeding birds - any works carried out during the breeding bird season which is generally seen as extending from March to the end of August (although may extend longer depending on local conditions), has the potential to impact on nesting birds. All bird species are protected under the Wildlife and Countryside Act 1981 (as amended) whilst nesting.

Badger - No evidence of badger activity, such as active setts, well-worn trials, foraging evidence or territorial latrines was recorded on the site. The site is considered to provide low suitability for badgers, but in a foraging capacity only.

3. Roles and responsibilities

Key roles and responsibilities for delivery of CEMP are described below.

3.1 **Project Manager**

Responsibilities include:

- Ensure delivery of all actions described within this CEMP.
- Ensure that procedures are in place to monitor and record actions against this CEMP as necessary to provide evidence of compliance.
- Provide a primary point of contact as necessary over delivery of this CEMP.

3.2 **Ecological Advisor**

Responsibilities include:

- Provide advice as necessary on matters of ecological impact mitigation and ecological enhancement as required by the Project Manager to support delivery of this CEMP;
- Maintain a detailed record of advice given and actions taken as a result of any requests for assistance made by the Project Manager;
- Intervene as necessary to ensure compliance with the provisions of this CEMP and any relevant environmental legislation or regulatory frameworks;
- The ecological advisor responsible for these works will be Izabel Phillips of Phillips Ecology. Izabel Phillips prepared the BNG Assessment and Bat Mitigation Strategy (Phillips Ecology, March 2025) for the proposal.

4 Construction management measures

4.1 Key Construction Phases & Ecological Considerations

This section sets out the construction methodology and the ecological safeguards to be implemented during the creation of the new farm access and track at Pear Tree Farm.

Works include:

- Removal of 6m of existing native hedgerow and a further 18 metres of existing hedgerow will be trimmed back to facilitate visibility splays.
- Site clearance and ground preparation for the new access track.
- Construction of a surfaced farm track across modified grassland.
- Installation of replacement hedgerow planting and temporary dead-hedging immediately following removal.

The measures below outline the procedures that must be followed to safeguard retained habitats and protected species during all phases of construction.

4.1.1 Site Preparation and Enabling Works

Site preparation includes vegetation removal, initial groundworks, setting-out of the access route, and installation of protective fencing. Ecological considerations for this phase include:

Hedgerow Removal

- The 6m section of hedgerow shall be removed and 18m section trimmed back outside the bird nesting season (1 March-31 August) unless a pre-works nesting bird check confirms no active nests are present.
- Removal will be undertaken in a directional manner, starting at one end and progressing slowly to allow any wildlife to disperse.
- Arisings from the removed hedgerow will be re-used on site to create the temporary dead-hedge corridor, maintaining short-term habitat continuity for bats and small mammals.

Protection of Retained Hedgerow and Mitigation Planting

- All adjacent hedgerow sections and the approved mitigation woodland strip to the south shall be protected with tree/hedgerow protection fencing (e.g. Heras or chestnut paling) in accordance with BS 5837:2012.
- No storage of materials, vehicles, or machinery is permitted within the Root Protection Areas (RPAs) of retained vegetation.
- A 5m buffer will be maintained along retained hedgerow edges to avoid root compaction.
-

Grassland and Ground Preparation

- Topsoil stripping and excavation for the farm track will be limited to the minimum working corridor necessary.
- Any areas of species-poor modified grassland outside the track footprint will be retained undisturbed.
- If any rubble, spoil, or materials must be temporarily stored, they will be located away from the hedgerow and mitigation planting to prevent smothering or runoff.

4.1.2 Construction phase safeguards

Dust and Airborne Particulates

- Earthworks and vehicle movements may generate dust that can settle on hedgerow vegetation.
- To avoid degradation of plant health and invertebrate habitat:
 - Water damping will be used during dry periods.
 - Vehicle speeds will be restricted.
 - Stockpiles will be covered where necessary.

Litter and Construction Debris

- Waste materials must be stored securely and removed regularly.
- No waste shall be left where it may blow into retained hedgerows or the newly planted areas.
- Daily site checks will ensure that no construction debris has entered adjacent habitats.

Surface Water Runoff and Pollution Prevention

- Fuel, oils, cement, and chemicals will be stored in bunded areas at least 10 m from hedgerows or planted areas.
- A spill kit will be kept on site at all times.
- Runoff from the construction area will be appropriately directed to prevent siltation or nutrient loading within retained vegetation.

Lighting

- Construction lighting will be avoided wherever practicable.
 - If required for safety, lighting will be:
 - LED, low-spill, warm-spectrum (<2,700 K).

- Directed downward and away from hedgerows.
- Switched off when not in active use.
- This minimises disturbance to commuting and foraging bats.

4.1.3 Post-construction measures

- Replacement 6m species-rich native hedgerow will be planted immediately behind the removed section.
- The temporary dead-hedge will be retained until the new hedgerow is fully established.
- All mitigation planting will be maintained for 30 years, including watering, infill planting, and protection from grazing.

4.1.4 Site Decommissioning / Demobilisation

- Removal of all temporary structures and fencing.
- Full site clean-up and waste removal.
- Final inspection to ensure no ecological damage or remaining risks.
- Restoration of compound location where it was temporarily altered.

4.2 Construction Safeguards and Environmental Protection Measures

This section sets out the specific safeguards and working practices that will be implemented during the construction phase of the development.

The measures outlined below provide detailed instructions for the establishment of the compound, working boundaries, ecological buffers, and pollution prevention controls. They include protocols for managing vehicle movements, waste, fuel storage, spill response, and lighting, as well as measures to reduce the risk of disturbance to protected species and habitats. Together, these procedures form the core framework for ensuring construction is carried out without impacting on ecological receptors.

4.2.1 Establishment of Site Compound and Works Area

- The temporary site compound will be located to minimise impacts on surrounding sensitive habitats whilst also being located close to the works area and site access. The exact location is shown in Figure 1.



Figure 1: location of the construction compound at Pear Tree Farm

- The compound area will contain the following:
 - Storage areas for materials and equipment (including hazardous substances such as fuel and cement);
 - Areas for stockpiling materials, including topsoil and aggregates;
 - Solid waste collection and disposal facilities;
 - Welfare facilities for construction personnel.
- The construction area shall be clearly demarcated, with all other areas outside of the construction zone designated as no-go zones for construction personnel to protect the adjacent habitats. Barrier fencing with dust sheeting will be installed around the compound.
- The temporary compound and all construction materials will be fully removed upon completion of the works.

4.2.2 Induction

- All personnel, including subcontractors, shall undergo a mandatory site induction before commencing work. The induction will include:
 - Summary of ecological risks associated with the habitats adjacent to the site and the protected species that may be present as outlined in section 2.3.
 - Best practice guidance on dust, noise, and light pollution control measures.
 - Site rules regarding refueling, waste management, and spill response to prevent contamination of the adjacent designated site.
 - Procedures for handling environmental incidents and reporting obligations.

- Visitors who are not undertaking direct works will undergo a shorter induction and will be escorted on-site at all times.

4.2.3 Site Access, Vehicle Movements and Parking

- The construction works will utilise small – medium size machinery that will be stored within the fenced off work areas or within the site compound.
- No additional vehicles will be required to complete the construction works.
- Vehicle movements required for the construction works will utilise existing access and car parking areas.
- Speed limits will be enforced along the access track to the site to reduce dust generation and noise impacts.
- All vehicle movements will be undertaken during daylight hours, avoiding the risk of disturbance to crepuscular or nocturnal wildlife through noise or headlight/work light impacts.
- Ensure vehicles and loads entering and leaving are covered to prevent escape of materials during transport;
- Use of machinery and plant to be for essential purposes only and switched off when not in use.
- Ensure all plant is correctly adjusted and checked as being in good working order before being allowed on site.
- Regular integrity checks of noise mitigation measures fitted to items of plant. Such measures are likely to include silencers and engine covers. Where repair or replacement is required, the plant will, where possible, be taken out of use until repair or replacement of parts has been undertaken.
- All plant to be maintained in accordance with the Manufacturer's or Supplier's instructions.

4.2.4 Management of Fuel Storage

- All refuelling will take place at the site compound or offsite.

4.2.5 Spill Response

- The project will carry out basic spill response training (Stop-Contain-Notify) for all personnel during the induction.
- A spill response Emergency Crew will be established, who will be responsible for clearing up spills and reporting any environmental incident accordingly.
- The site will have a strict "no washout" policy to prevent pollutants from entering the surrounding environment.

4.2.6 Housekeeping

- The Site Manager will ensure that an efficient and achievable housekeeping policy is operated at all times. Housekeeping shall include but not be limited to:
 - Fencing, screens and signage will be regularly inspected and will be repaired or replaced as required.
 - All construction waste will be collected and stored in covered skips before being removed to a licensed waste facility.
 - Works areas will be kept in a tidy condition and rubbish regularly disposed of in the provided skips. Skips and bins will be removed regularly to avoid a build-up of waste.
 - Toilets and washing facilities will be provided for all staff.
 - Drip trays will be used at all times. Spill kits will be readily available for effectively clearing any spillages. Spill kits will be maintained in the designated fuelling area.
 - Fires will be prohibited at all times.

4.2.7 Lighting Controls

- No construction lighting is proposed for the works which will be carried out during daylight.

4.2.8 Environmental Incident Preparedness

- There is little need for policies and procedures to guide responses to possible environmental incidents during the construction phase. This is due to a very low risk of environmental incidents occurring as a result of implementation of the proposed works. In particular:
 - The risk of contamination impacts on ecological receptors has been removed by ensuring that all fuelling or storage will take place of any materials with the potential for adverse spillage or run-off within the compound.
 - The construction works will not take place within any waterways.

4.3 Protected Species Protection Protocols

The following section provides protocols for the protected species which could occur on site.

4.3.1 Badger and Hedgehog

Although no badger setts were recorded, suitable foraging habitat exists and the site is accessible to badgers and hedgehogs. Precautionary measures will therefore be implemented:

Avoidance Measures:

- Hedgerow bases, brash piles and vegetation piles (including existing ones) will be dismantled sensitively by hand to avoid harming sheltering animals.
- No bonfires will be lit on site to prevent harm to sheltering hedgehogs and other small mammals.
- All trenches and excavations will be covered overnight or fitted with escape ramps (e.g. scaffold planks, no steeper than 30°) or support a shallow gradient slope at one end. All trenches must be checked at the end of the workday and in the morning (prior to backfilling or resuming work) for hedgehogs or badgers that may have become trapped.
- Pipes or ducts over 200 mm in diameter will be capped at the end of each day.
- If, during hedgerow removal or ground works, any mammal hole of badger-sett size is discovered (>25–30 cm, with spoil, latrine pits or runs):
 - All work must stop immediately within 20 m of the hole.
 - The site manager must contact the project ecologist immediately.

4.3.2 Nesting Birds

The site contains suitable nesting habitat in the form of the existing hedgerow.

Avoidance Measures:

- Vegetation removal will be scheduled outside the bird nesting season (March–August).
- If this is not possible, clearance during the bird nesting season can only proceed after a thorough and careful check by an experienced ecologist for active nests within 24-48 hours of the clearance commencing. If active nests are found, the works in that area must stop with a clearly marked exclusion zone of at least 5m established around the occupied nest. This exclusion zone will remain in place until the chicks have fledged or no longer are dependent on the nest.
- Please note - clearance of suitable bird nesting habitat in the spring or summer carries a higher risk of delays if active nests are encountered.

4.3.3 Reptiles

Reptile presence is considered low, but suitable habitat exists at the site margins. A precautionary approach will be adopted:

Avoidance Measures:

- Phased vegetation clearance will be employed in suitable habitats which comprise taller grassland. First vegetation cut to 150 mm using handheld equipment. After 24-48 hours, a second cut to ground level will be made in a directional manner towards suitable habitat, under ecological supervision if necessary.

- Hedgerow base clearance will follow the same phased approach as grassland (first cut to 150 mm, pause 24–48 hours, then cut to ground level).
- Construction waste will be placed directly into skips to avoid creating artificial refuges within the construction zone.
- Loose materials (e.g. soil, sand) will be stored in sealed bags on pallets or used promptly; loose piles will be avoided.
- Trenches and excavations will be covered at night or fitted with escape ramps.
- Morning checks will be conducted of any trenches before resuming work.

4.3.4 Foraging and Commuting Bats

The existing hedgerow provides a functional linear feature used by bats for foraging and commuting. Although no roosting bats will be affected by the works, the temporary removal of hedgerow sections and construction activities pose a risk of disrupting bat flight-lines or reducing habitat quality during the construction period. The following measures will therefore be applied:

Avoidance Measures

- Works will be restricted to daylight hours wherever feasible. No night-time works will occur unless essential and approved by the site manager, to avoid disturbance to bats during peak foraging periods.
- Any lighting required for health and safety will follow a sensitive lighting strategy:
 - Use only low-intensity, warm-spectrum lighting (<2700K).
 - Direct lighting downward and away from retained hedgerows, new planting, and boundary vegetation.
 - Avoid light spill by using cowls, shields, or baffling where necessary.
 - Keep all temporary lighting strictly task-focused and switched off when not required.
- The intact hedgerow outside the removal section will be protected with tree/hedgerow protection fencing to prevent damage from vehicles and construction activity, ensuring continuity of existing flight lines.
- Arisings from the removed hedgerow will be used to construct a temporary dead-hedge, maintaining a navigable linear feature for bats until the newly planted hedgerow becomes established (See Bat Mitigation Strategy (Phillips Ecology, march 2025).
- Hedgerow removal will be limited to the approved 6m only and carried out as a single continuous operation to reduce prolonged disturbance.

4.3.5 Procedure if a Protected Species is Discovered

If a protected species (badger, hedgehog, reptile or nesting bird) or unexpected mammal hole is encountered:

- All work will cease immediately in the area.
- The site manager will contact the project ecologist at Phillips Ecology.
- The ecologist will assess the situation and provide advice on how to proceed lawfully.

Works will not resume until the ecologist gives written confirmation that it is safe to do so.

5 CEMP monitoring and reporting

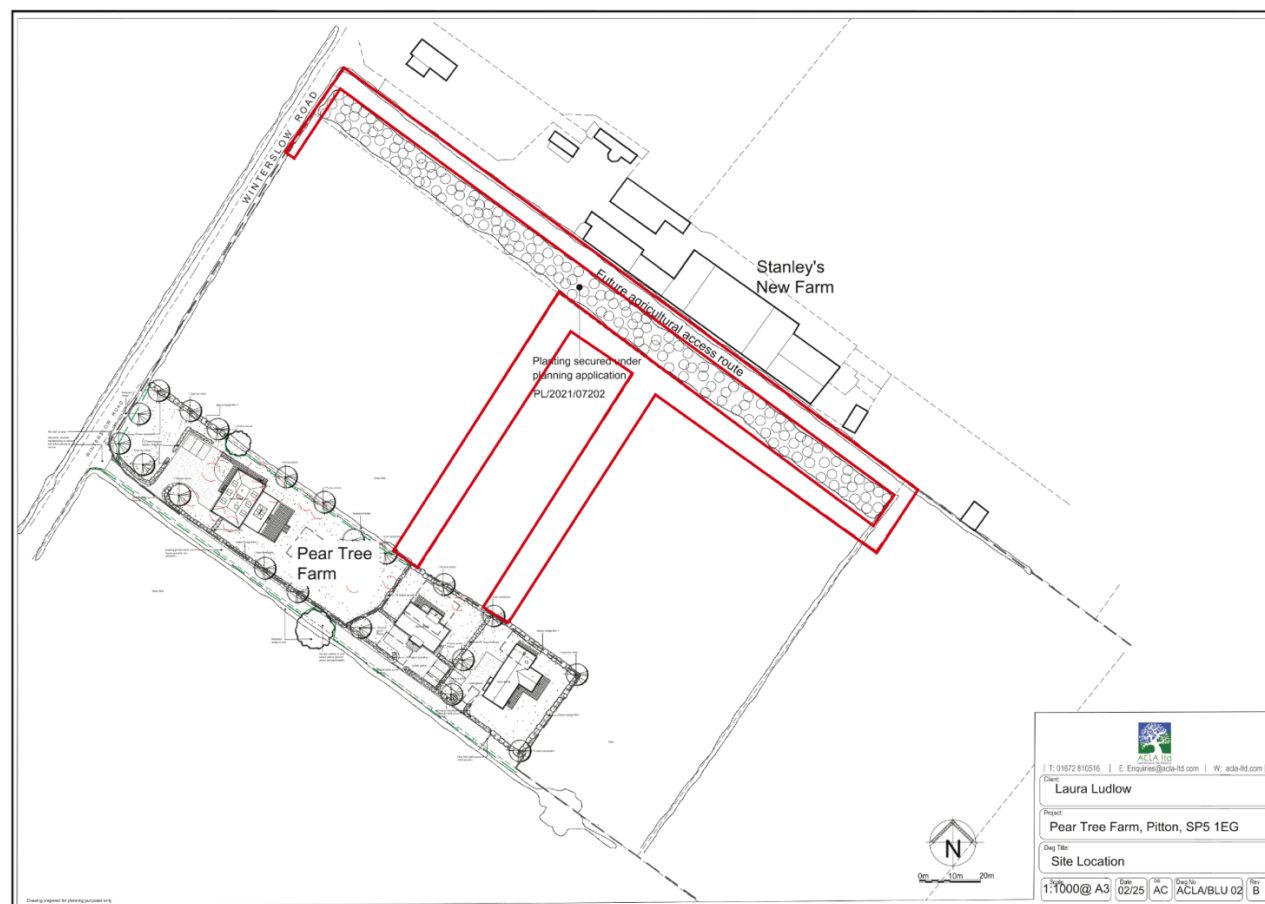
5.1 Project manager and ecological advisor

- All documents relating to construction environmental management shall be kept on site and be available for monitoring purposes by the Contractors as required.
- A full, contemporaneous record shall be maintained of specific actions taken to deliver the requirements of this CEMP. Responsibility for maintaining a record of CEMP actions lies with the Project Manager.
- Upon completion of the works a meeting will be held between the Project Manager and client to confirm that all provisions described within this CEMP have been carried out to a satisfactory standard.
- A summary note will be made as a record of satisfactory completion of works against this CEMP as evidence confirming compliance with the requirements of any planning permission.

6 Conclusion

The Construction Environmental Management Plan (CEMP) ensures that all construction activities minimise environmental impacts, protecting the adjacent habitats and protected species. Through careful site management, potential impacts to the adjacent habitats and protected species will be effectively mitigated.

Appendix 1 – Proposed site plan



Appendix 2 – Works Timing Schedule for Construction Phase

Activity	Description of Works	Ecological Constraints	Timing Window	Supervision Required
Installation of protective fencing	Installation of hedgerow/mitigation planting buffer fencing and RPA protection	None -avoid root disturbance	All year	Site manager
Phased vegetation clearance (hedgerow & tall grass)	Cut to 150 mm, pause 24-48 hrs, then cut to ground level	Required for reptiles & hedgehogs	Sept-Feb preferred ; Mar-Aug only with nesting bird check	Ecologist (if within nesting season)
Hedgerow removal (32 m)	Removal of woody vegetation to form access & splays	Must avoid active nests	Sept-Feb preferred ; Mar-Aug only with pre-works check	Ecologist (if within nesting season)
Construction of temporary dead-hedge	Use arisings to form temporary linear feature	None	Immediately after hedgerow removal	Site manager
Groundworks for access track	Topsoil strip, grading, formation of track base	Avoid dust, pollution & runoff	All year (weather dependent)	Site manager
Track construction	Laying of track substrate and surfacing	No night-time working (bat safeguard)	All year (daylight hours only)	Site manager
Installation of drainage/runoff controls	Bunding, silt traps, pollution control	Must avoid contamination of hedgerow & planting	All year	Site manager
Replacement hedgerow planting (6 m)	Planting of species-rich native hedgerow	Optimal planting season	Nov-Mar	Site manager
Supplementary planting & woodland strip protection	Ensure mitigation planting remains undisturbed	Avoid drought stress (watering in summer)	All year	Site manager
Removal of temporary works & demobilisation	Remove fencing, compound, signage, dead-hedge when new hedgerow established	None	Post-construction	Site manager
Post-construction check	Ensure compliance and habitat reinstatement	Completion requirement	Immediately after construction ends	Site manager



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