

Construction & Environmental Management Plan (CEMP)

Project: Construction 18no. Affordable Residents Dwellings with Improved Access,
Landscaping & Drainage.

Location: Bartlett Close, Off Old Common Way, Ludgershall, Wiltshire, SP11 9SA

Client: Wiltshire Council

Date: January 20th 2026

Planning ref. PL/2023/06881



Introduction

Rigg Construction (Southern) Ltd have been appointed by Wiltshire Council on a design and build contract to construct 18no. Affordable Residents Dwellings including improvements to the existing access and drainage. The purpose of this document is to set out how the site will be managed to minimise the impact of the development on the site surroundings and natural environment.

This report is to be read in conjunction with the following reports –

- Ethos Ecological Impact Assessment dated July 2023.
- Arboriculture Report and Appendices dated July 2023.

Condition 7 of the approved planning application requires the developer to submit, and have approved by the Council, a CEMP prior to commencement of the development.

All contractors and sub-contractors working on the site are required to comply with the measures specified in this management plan. Failure to comply with these measures may result in construction work on site ceasing.

Construction Duration and Working Hours

The anticipated program once works have commenced on site will comprise of approximately 20 weeks of groundworks leading into the construction of the plots taking 32 weeks.

Once the plots are completed, final groundwork finishes around the plots will commence for approximately 20 weeks.

To minimise disturbance to the local residents there will be no construction outside of the following hours (as stipulated within condition 7) other than in an emergency or unless otherwise agreed.

Monday – Friday 08.00 - 18.00 hours

Saturday 08.00 – 13.00 hours

Working will not be permitted on Sundays or Bank Holidays.

Where possible deliveries will be avoided between the hours of 8.15 – 9.15 and 14.30 – 15.30 to avoid increased traffic and congestion around busy commuting times.

Site Organisation

The site compound will be on the actual site of the new development, which is accessed off Old Common Way. Deliveries and construction traffic will access as set out in the Construction Management Plan (CMP). The compound will be kept secure at all times and will be maintained in as clean and orderly fashion as possible.

The compound and site storage will be secured by a heavy duty, high fence in order to prevent any unauthorised access.

The site compound will be lit outside working hours for site security and safety purposes only, lights will be set on timers and PIRS. Lighting will be located and directed with cowl where necessary to prevent intrusive light spillage

being directed toward existing and future residential properties whilst limiting pollution and disturbance of local wildlife.

As far as is reasonably practicable the visual intrusion of the construction site on nearby residents will be contained and limited.

Any security cameras will be located and directed so that they do not intrude into nearby residential properties.

Temporary office buildings for supervisory staff, welfare facilities and secure storage units will generally be located within the construction compound.

Protective Fencing

Protective fencing will be erected around all construction areas and will be maintained in good condition. The fencing will be removed and/or relocated to a new position only when safe to do so.

Noise and Vibration

Screens/hoardings will be installed around the site compound early in the contract to reduce noise levels where practicable.

All contractors will be required to control and limit noise and vibration levels so that current legislative standards are not exceeded.

All materials will be handled, stored and used in a manner that minimises noise.

Plant and equipment utilised during construction will conform to current legislation on noise and vibration levels, and will be examined on a regular basis for defects prior to the start of works. Under no circumstances will defective plant be used.

Where practicable equipment will be shut down when not in use. Engine compartments will be closed when equipment is in use.

Semi-static equipment will be sited as far away as reasonably practicable from residential dwellings adjacent to the development site.

All complaints received about noise or vibration will be investigated immediately by the Site Manager working closely with the Contracts Manager and where necessary, work practices will be modified.

Traffic Management and Public Access

All construction traffic will approach and leave the site via Central Street off the A342 Andover Road.

HGV movements and other deliveries to the site will be restricted as far as reasonably possible so as to avoid peak traffic flow periods (i.e. 0800-0900 and 1700-1800).

Car sharing will be encouraged amongst the workforce in order to minimise traffic movements.

Sufficient car parking for construction workers will be provided within the boundaries of the site.

Materials deliveries and major plant movement will be coordinated to be outside pick up and drop off times for local schools and peak traffic flow periods.

Movement, Storage and Treatment of Bulk Materials and Spoil

Construction materials and spoil will be stored in accordance with a health and safety plan.

The spoil that is generated from the development proposals, will be removed and taken to an appropriately licensed landfill for disposal.

Where possible subsoil and topsoil will be separated and stored correctly for use after construction. Subsoil will not be compacted, disturbed or drained which could cause problems with its subsequent use.

Dust and Odour Control

Best Practicable Means will be used to control dust and airborne pollutants at the site including the occurrence of smoke and fume emissions.

Areas of hardstanding associated with the development will be constructed as soon as possible.

All plant and equipment will be checked prior to use to ensure that it is in good working order and repair, and conforms to manufacturers' or statutory emissions standards. Any defective items of plant shall not be used.

All processing plant and vehicles carrying loose aggregate and workings will be covered or shielded to reduce/avoid dust emissions.

In periods of dry weather and where practicable, all surfaces will be dampened down with water to reduce dust emissions.

All earthworks will be sealed or re-planted as early as practicable to minimise dust.

No materials will be burnt on site.

Proper consideration will be given to wind conditions and the location of sensitive receptors such as those dwellings beyond the development sites to the south-eastern boundary when activities are likely to emit dust, aerosols, fumes or odours.

Site toilets will be located well away from sensitive receptors.

No wheel washing facilities are proposed within the access road to the site, it is proposed that all vehicles will remain on suitably clean and compacted haul roads with minimal mud migrating onto the highway. Notwithstanding this, a programme of road sweeping will be established. And the frequency will be increased to suit the prevailing conditions. Water from the road sweeping is taken off site for disposal. It is considered that road sweeping positively manages waste water and is an acceptable alternative to wheel washing facilities.

Inspections of areas contiguous to the development site, with particular reference to sensitive locations will be undertaken as a routine. Dust deposition checks will be used to inform any remedial measures that need to be employed at the site.

Any identified recurring generators of dust will be replaced or improved.

All monitoring will be carried out by the Site Manager.

Storage of Fuels and Oils and other Hazardous Materials

Special care will be taken during deliveries, particularly when fuels and hazardous materials are involved. Deliveries will be supervised at all times, tanks and containers will be labelled with the nature and volume of their contents, and the content levels will be checked prior to delivery to prevent overfilling.

Loading and unloading delivery areas will be clearly marked and isolated from the surface water drainage system and/or bare ground. Raised kerb surrounds may be needed, with drainage to the foul sewer when possible. Delivery pipes will be fitted with automatic cut off valves to prevent overfilling.

Vandalism and theft are frequent causes of pollution. Lockable valves will be fitted on all storage tanks/containers, fences will be made secure, and gates kept locked. Where possible, materials will be stored under cover and potential pollutants will be transferred into safe storage without delay.

A notice will be displayed stating that valves and trigger guns must be locked when not in use.

Any oil storage tank and oil stored in drums will be sited on an impervious base within an oil-tight bund with no drainage outlet. All fill pipes, draw pipes and sight gauges will be enclosed within the bund, and the tank vent pipe will be directed downwards into it. The base and bund walls will be impermeable to the material stored and will be 110% of the capacity of the largest tank in the bund.

Leaking or empty oil drums will be removed from the site immediately and disposed of via a licensed waste disposal contractor.

Bowsers will be stored within the site security compound when not in use.

Before any tank is moved or perforated at the end of a contract, all contents and residues will be emptied by a competent operator for safe disposal.

Mobile plant will be refuelled in a designated area, on an impermeable surface, away from any drains or bare ground. A spill kit will be kept in close proximity. Vehicles will never be left unattended during refuelling, and valves will not be jammed open. Hoses and valves will be checked regularly for signs of wear and these will be turned off and securely locked when not in use. Diesel pumps and similar equipment will be placed on drip trays to collect minor spillages. The drip trays will be checked regularly and any accumulated oil removed for disposal.

Correct facilities will be provided for storage and disposal of paint and liquid wastes.

Equipment and plant such as tanks, bunds, pipework and drains will be checked and maintained on a regular basis. Any corrective work necessary will be carried out as soon as possible.

The use of pesticides and herbicides will follow guidance outlined in the Environment Agency's Pollution Prevention Guidelines (PPGs).

A register of hazardous materials with associated handling and disposal methods (i.e. beyond the COSHH mandatory register for health and safety) will be kept on site at all times.

The quantity of hazardous materials on-site will be minimised. All hazardous materials will be stored on site in accordance with a health and safety plan.

Water Environment

The internal drainage network will be constructed in accordance with the approved drainage strategy.

Maintenance of the trapped gullies, highway drainage systems, interception facilities including prevention equipment, will be undertaken by the contractors until they are adopted (if applicable).

The contractors will comply with the conditions set out within any consents granted by the Environment Agency (e.g. discharge consents).

Regular checks of equipment will be undertaken to ensure leaks are identified early and rectified, thus saving water and preventing pollution of groundwater.

Any contaminated runoff/water will be collected and disposed of at a suitably licensed facility by a licensed waste contractor.

Surface water collected within any bunded areas will be taken by road tanker to a sewage treatment works or discharged to an approved point of disposal such as the foul sewer via petrol/oil interceptor, once operational.

Dissolved (soluble or emulsified) oils, detergents and degreasers will not be discharged to the foul sewer as these can affect the efficiency of oil separators.

Manholes on site will be stamped 'F' for foul water and 'S' for storm/surface water.

Waste and Ground Conditions

Where possible waste materials will, in the following order of preference, be reduced, re-used, recycled and disposed of.

Attempts will be made to avoid the over-specification of materials, thereby reducing wastage. Pre-fabrication, which minimises material use and waste through controlled off-site processes, and where there is a higher level of quality control in a factory environment, also reduces failure and increases component durability/lifetime with associated environmental benefits, will be sought wherever possible.

Any ground contamination by spillage of fuel oils and hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.

The site is regarded as free from contamination, however, if during site preparation/construction activities, contaminants are identified, analysis will be undertaken to ascertain the nature of the contaminant and steps taken to remediate the ground and remove the contaminants. Removal will then be undertaken by a licensed contractor and the contaminants deposited in an appropriately licensed landfill facility.

Construction work will take place in such a way as to prevent, contain or limit, as far as reasonably practicable, any adverse impacts arising from the presence of contaminated land or material discovered during construction activities.

All waste materials will be segregated on site.

Separate skips will be used so that wastes can be segregated for recycling and to prevent cross contamination. Used containers (especially if they contain hazardous materials/liquids) may need special handling and the manufacturer's instructions will be followed.

Skips will be covered to prevent dust and litter being blown about and rainwater accumulation. They will be regularly inspected and replaced when full.

All waste will be stored in designated areas, isolated from surface drains and bunded to contain any spillages..

No waste will be burnt on site.

If plant/equipment maintenance is carried out on site, used oil will be stored in a bunded area for collection. Oil and fuel filters will be stored in a designated bin in a bunded area for separate collection and recycling.

In order to comply with the Duty of Care regulations the contractor(s) appointed to remove the waste from the site will be registered with the Environment Agency. A written description of the waste will be given to the contractor(s). Where there is hazardous waste for disposal, a more rigorous consignment note system will be followed.

All contractors will comply with all relevant waste regulations including: carriers registration of waste contractors, disposal of licensed facilities, Duty of Care waste transfer notes, waste exemption registration (if applicable) and special waste consignment notes (if applicable).

Where possible, waste materials will be disposed of at sites closest to the development site in order to minimise transport impacts.

Tree Protection

Tree protection will be erected in line with the arboriculture method statement.

Trees are only present on the boundary of the site.

Ecology

Particular care will be taken to minimize any impact on the working & natural environment.

All work will be undertaken in strict accordance of the reports noted below.

- Ethos Ecological Impact Assessment dated July 2023.
- Arboriculture Report and Appendices dated July 2023.

Appropriate avoidance, mitigation, and compensation measures (including embedded mitigation) that will be required are detailed in this section to enable the proposed development to comply with planning policy and legislation.

Important ecological areas feature, or legally protected species that require mitigation or compensation, include:

- Hedgerows
- Lowland mixed deciduous woodland
- Open mosaic habitats on previously developed land
- Potential bats roosts
- Bats (commuting and foraging)
- Badger
- Nesting birds
- Reptiles
- Hedgehog
- Other notable species (invertebrates)

The following sections details avoidance, mitigation and enhancement measures required during the construction phase and within the Proposed Development. This includes:

- Protection of retained habitats through fencing.
- Avoidance of overnight (external?) lighting to avoid impact on bats and other nocturnal species.

- Sensitive timing, and a staged approach to vegetation clearance, pre-works checks, and ground clearance works to be completed under an ecological watching brief.
- Ecologically informed landscape proposals to include: new hedgerow planting, wildflower grasslands, wetland creation within SUDS features, additional tree planting.
- Pre-construction surveys for badger.
- Implementation of good practice measures to avoid causing harm to animals using or passing through the Site.

Habitats

To avoid damage to retained vegetation, an offset of 5m between retained vegetation and construction work to be fenced and maintained. Where a 5m buffer is not possible an ecologist will be consulted and an appropriate mitigation strategy devised.

Bats

Whilst no bats were identified, in the unlikely event that an opportunistic bat is found, works will stop and a licensed ecologist contacted for further advice.

Any proposed external lighting of the Site will minimise light spill to boundary features, such as the hedgerows and woodland, and proposed habitats, such as the trees, SUDS and wildflower meadows. External lighting will be designed with regard to (ILP, 2018) and is likely to include the following measures:

- Motion-sensors coupled to one-minute timers on external lighting;
- Luminaries with warm white, narrow spectrum lights with no UV content and peak wavelength of over 550nm, recessed where possible and mounted horizontally with no upward tilt; Use of building structure, design, location and orientation to avoid/minimise lighting impacts on retained habitats;
- Use of landscaping and planting to protect and/or create dark corridors on the Site, for example, trees planted between buildings and hedgerows;
- Use of internal lighting design solutions to minimise light-spill from places such as windows.

Badger

Whilst no badgers were identified, in the unlikely event that a sett is discovered works will stop and a licensed ecologist contacted for further advice.

As a precaution to all wildlife excavations left over night on the Site will be covered or have a means of escape provided.

Birds

Site clearance will be timed to avoid the core breeding bird season (March – August inclusive), or if not possible, areas to be cleared will first be checked by a suitably qualified and experienced ecologist for active nests. This will involve surveying areas for signs of bird activity as well as undertaking a search to look for active nest sites immediately prior to clearance. In the event that nesting activity is identified the clearance works in the vicinity of the nest would need to cease until the bird had finished nesting. Active nests will be demarcated with a buffer zone of c.5m. Care will also be taken outside the core nesting season as birds can nest throughout the year.

House sparrow is listed under Section 41 (S41) of the 2006 Natural Environment and Rural Communities (NERC) Act. The removal of any scrub will remove both nesting and foraging habitat for house sparrow. House sparrow is a colonial breeder so 3 house sparrow nest boxes or house sparrow nest terraces will be installed to replace any loss of nesting habitat.

Reptiles

The removal of any habitat with suitability for reptiles will ideally be undertaken at the time of year when reptiles are active, *i.e.* between the beginning of March and end of October. However it is understood the site clearance may occur outside this period and so method for each eventuality are provided below.

For site clearance during Reptile Active Season (March-October):

Initially strim to a height of approximately 30cm and any potential reptile refugia (brash piles, litter etc) removed from the area

- after a minimum of 24 hours, strim the vegetation to ground level to encourage any remaining reptiles to move to adjacent retained habitats
- following this habitat can be mechanically cleared.

For site clearance during Reptile Hibernation Season (November to February):

- where possible vegetation to be cut to 30cm during the period March-October and any potential reptile refugia (brash piles, litter etc) removed from the area to encourage reptiles to leave the area
- immediate prior to site clearance, the area should be searched by an ecologist, and any potential refugia/hibernacula (such as brash piles) will be carefully dismantled and removed from the area

As an enhancement for reptiles, arisings from mature, woody tree removal (*i.e.* not bramble arisings) will be reused on the Site to create a reptile refugia, in a suitable, undisturbed location. This creation of refugia will follow principals set out in ARG UK Advice Note 11 (2018).

Hedgehog

Hedgehog use dense scrub for hibernation during the winter. A precautionary approach to the removal of dense scrub will be taken for any winter scrub removal, to involve supervision by a suitably qualified and experienced ecologist.

Ecological Brief

Prior to commencement of any works on the Site an ecologist will undertake a 'Toolbox talk' This will outline to the contractors all the methods of working as outlined by this document including details of legal protection associated with each species, how to identify the species and the procedure to follow should that animal be found. All staff will then sign to say they have read and understood the talk. No works can commence until the briefing has been conducted.

Dealing with Emergencies

A site incident response/emergency plan will define the procedures for dealing with events such as spillages of oil/chemicals and leaking containers. All staff and contractors working at the site will be made aware of the site incident response/emergency plan and will know how to deal with an incident. Training exercises will be undertaken as necessary.

An up-to-date site drainage plan will be maintained and all contractors will be made familiar with the drainage systems, any potential hazards (in particular, how to deal with fire-water runoff) and action to take in an emergency. The plan and other necessary information will be displayed in the site office.

A variety of products/materials will be kept on site for use in the event of a spillage/leakage (e.g. sand and/or earth bags, proprietary absorbents in the form of granules, sheets pillows or loose powder, leak sealing devices such as a pad, clamp or putty and drain seals). The materials will be well maintained, strategically placed at accessible locations and clearly marked with durable notices explaining their use.

In the event of a major spillage the Environment Agency would be notified.

Any ground contaminated by a spillage/leakage of fuel oils/hydraulic oils during construction will be excavated and removed to an appropriately licensed waste disposal site.

Any items used for the clear up of spillage will be disposed of in a similarly appropriate manner.

Health and safety controls will be established in accordance with relevant health and safety procedures including arrangements for the possibility that unforeseen contamination/pollution may be encountered during the construction phase.

Personal protective equipment (PPE) will be worn by all construction personnel including, where necessary, hard hats, high visibility clothing and protective footwear.

Communication with the Local Authority and Local Residents

Letters will be circulated to the adjacent residential properties providing all necessary contact details for key contacts associated with the construction

General

All contractors will be made aware of their responsibilities and informed of the ways in which their actions can cause pollution and generate waste and how these can be prevented. They will also be encouraged not to use excess resources such as water or energy.

Construction plant/equipment and vehicles will be maintained in order to minimise emissions and maximise fuel efficiency. Hazard warnings will be attached to plant/equipment as necessary.

Construction work will be carried out so that, as far as reasonably practicable, disturbance to the environment is contained within defined limits and site restoration proposals are implemented in a timely fashion.

The measures set out in this Plan will be adhered to except where there is a demonstrable conflict with safety issues.