

Whitley Golf Club

Construction Environmental Management Plan — Ecology

Prepared for discharge of Planning Condition 6, planning permission PL/2025/05424

Planning reference	PL/2025/05424
Planning authority	Wiltshire Council
Site	Whitley Golf Course, Corsham Road, Whitley, Melksham, SN12 8EQ
Client	Whitley Golf Club
Date	01.03.26
Version	1.0 FINAL

Quality Assurance

Prepared by	Ben Mitchell BSc (Hons) MCIEEM
On behalf of	Whitley Golf Club
Date	01.03.26
Version	1.0 FINAL
Client approval	Mr T & J Nicholas

This report has been prepared in accordance with the CIEEM Guidelines on Ecological Report Writing (2017) and the CIEEM Code of Professional Conduct. The author declares compliance with relevant codes of professional practice. Survey methodologies follow current CIEEM Technical Guidance Series standards.

1. Introduction

1. This Construction Environmental Management Plan (CEMP) has been prepared on behalf of Whitley Golf Club to address the ecological requirements of Planning Condition 6 attached to planning permission PL/2025/05424, granted by Wiltshire Council on 3 October 2025. The permission covers demolition of the existing driving range and construction of a replacement facility including a shop area, extension of the car park, and minor alterations to the club house.
2. The document draws directly on the findings of the Preliminary Ecological Appraisal (PEA) submitted with the planning application (Ben Mitchell BSc(Hons) MCIEEM, Apt Ecology, 10 September 2025) and should be read alongside the approved landscape and ecological plan (Artel, January 2025). Where the PEA identified ecological receptors with potential to be affected by construction activity, this CEMP sets out the specific measures that will be taken to avoid or reduce that impact.
3. Wording of the condition is reproduced in Section 2. This document addresses each required element in turn. The site location is shown on Figure 1; the habitat plan is at Figure 2.



Figure 1 Site location plan

2. Planning Condition 6

4. The condition reads as follows:

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 the local planning authority for approval in writing. 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: identification of ecological protection areas/buffer zones and tree root protection areas and details of physical means of protection; working method statements for protected/priority species, such as nesting birds and reptiles; 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 ECoW shall be present on site; and key personnel, responsibilities and contact details. Development shall be carried out in strict accordance with the approved CEMP.

5. Each of these requirements is addressed in Sections 4, 5, 6 and 7 respectively.

3. Ecological Context

6. The site is a golf club and driving range on the edge of the village of Whitley in north Wiltshire. It is not designated for nature conservation and no priority habitats are present within the application boundary. The PEA recorded six UKHAB habitat types – modified grassland, dense scrub, native hedgerow, laurel hedgerow, standard trees, ditch and hardstanding – all of which are common and of limited ecological value in isolation. The significance of the site ecologically lies primarily in its retained boundary features, which provide foraging and commuting habitat for bats and nesting opportunities for common bird species.
7. Species survey work undertaken for the application included a bat emergence survey on 23 May 2025 (recording common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) foraging along the western hedgerow), eDNA surveys of Ponds 3 and 4 (both negative for great crested newt (*Triturus cristatus*)), and a dropping sample from Building 1 which returned as pygmy shrew (*Sorex minutus*) rather than bat. No bat roosts were confirmed in any structure or tree. Great crested newt records exist approximately 1km to the south, which informed a precautionary approach to amphibians.
8. Table 1 summarises the receptors considered relevant to the construction phase and the level of risk each presents. Receptors assessed as negligible risk – badger and dormouse – are not carried forward into the method statements.

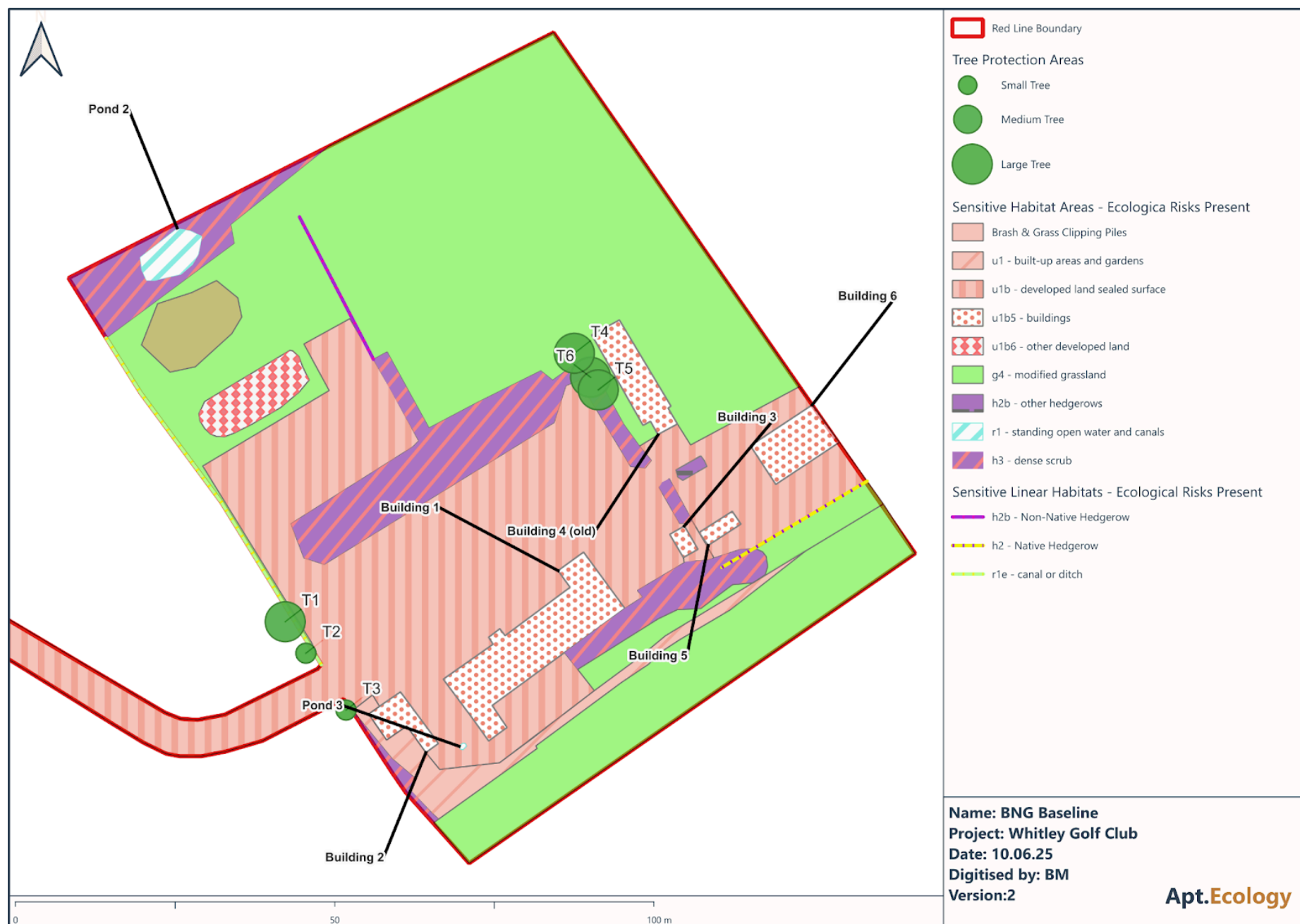


Figure 2 Baseline Habitat plan (Apt Ecology Preliminary Ecological Appraisal, September 2025)

Table 1 Summary of ecological receptors relevant to the construction phase

Species / group	Summary of survey findings	Construction risk	Section reference
Bats	Common and soprano pipistrelle recorded foraging along western boundary hedgerow on 23 May 2025. No roost feature confirmed in any building or tree. Boundary habitats to be retained in full.	Low	5.4
Nesting birds	Hedgerows, scrub and standard trees provide nesting potential for common garden species. No Schedule 1 species recorded. High level of daily disturbance noted.	Moderate if vegetation cleared Mar–Sep	5.1
Reptiles	Low potential overall. Garden refuse piles in the northwest and areas of scrub and native hedgerow represent the most suitable refuge habitat on site.	Low	5.2
Amphibians / GCN	eDNA surveys of Ponds 3 and 4 returned negative results. Ponds 1 and 2 were dry at survey. Historic GCN records ~1km south; precautionary approach adopted.	Low	5.3
Badger	No evidence of setts or foraging activity on site or within 30m of works.	Negligible	—
Dormouse	No suitable habitat within works area.	Negligible	—

4. Ecological Protection Areas

9. Before any works begin — including site establishment activities — the exclusion zones set out in Table 2 shall be established by the contractor and protected with appropriate fencing. The ECoW shall carry out a single sign-off inspection to confirm that all zones are correctly positioned and intact before works proceed. Zone locations are shown on Figure 3.

Table 2 Ecological protection areas and exclusion zones

Zone	Location / feature	Method of protection
Western boundary hedgerow and ditch buffer	Bat foraging route; native hedgerow along western site boundary	Heras fencing set a minimum 1m from hedge base. No works, storage or vehicle access within buffer at any time.
Retained hedgerow buffers	All other retained sections of native and laurel hedgerow	As above. Extent to be agreed at initial site meeting and marked on contractor's site plan.
Tree root protection areas (RPAs)	All standard trees not subject to removal, as shown on approved landscape and ecological plan	Exclusion fencing at calculated RPA (trunk radius × 12). No excavation, compaction, storage or soil importation within any RPA.
Pond 2 buffer	Retained pond and immediate margins	Marker posts and hazard tape at 2m from pond edge. No plant, materials or arisings within buffer.
Garden refuse piles, NW corner	Potential reptile and amphibian refuge — see Section 5.2 and 5.3	No disturbance until pre-works inspection completed. ECoW to be on site during clearance.

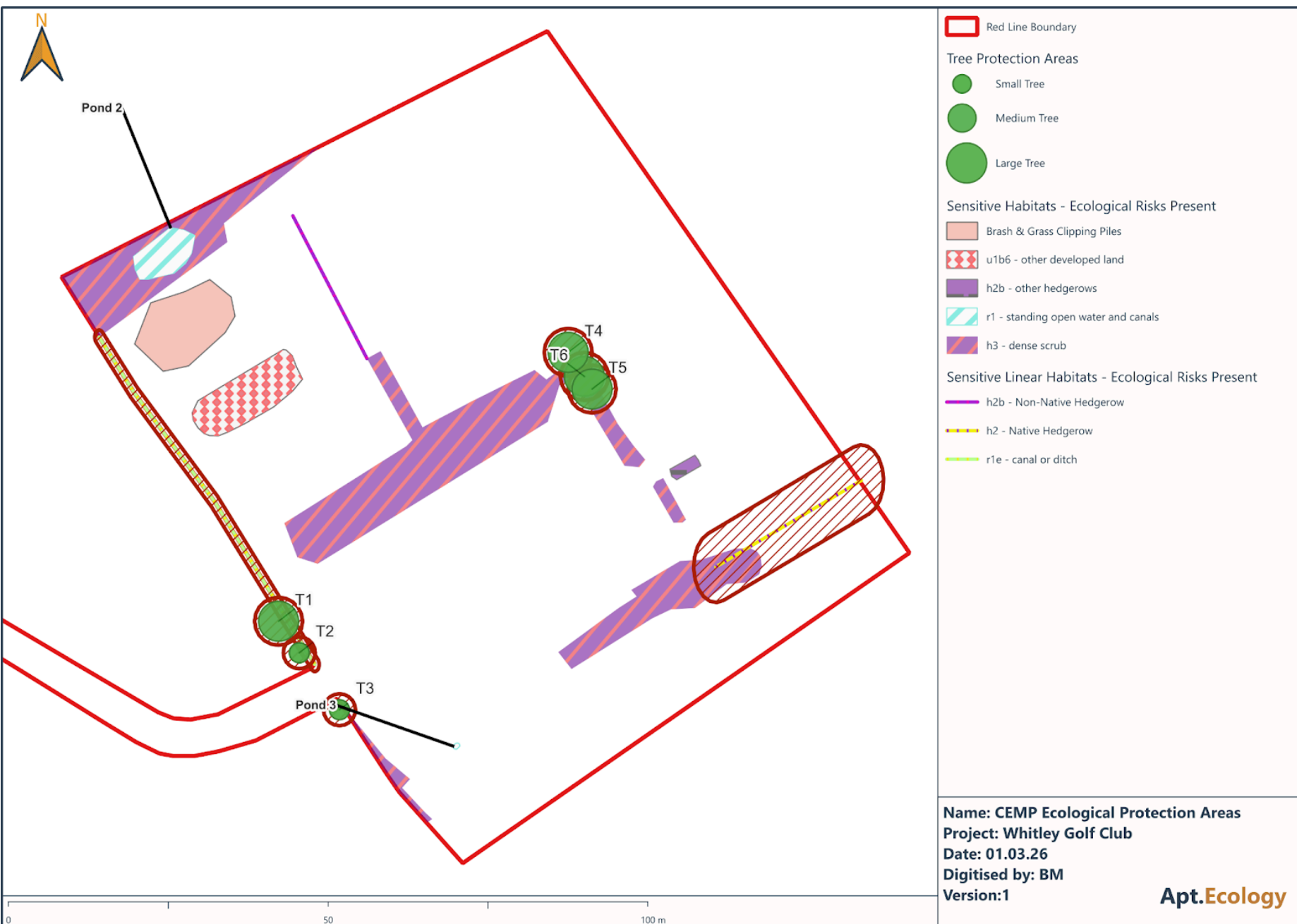


Figure 3 Ecological protection areas and exclusion zones
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5. Method Statements

5.1 Nesting birds

10. The strongest practical mitigation for nesting birds is timing. All vegetation clearance – scrub, hedgerows, rank grassland margins, and any vegetation growing on or against buildings scheduled for demolition – shall be completed outside the bird breeding season, taken as 1 March to 31 August inclusive. Works starting in September carry low risk; a visual check by the site manager before commencing is sufficient.
11. Where programme constraints mean clearance cannot be avoided during the breeding season, the ECoW shall carry out a check of all habitats to be cleared within 48 hours immediately preceding the works. If an active nest is found – eggs or unfledged young present – a suitable buffer shall be agreed with the contractor and no works shall take place within that buffer until the nest is confirmed clear. The size of the buffer is a professional judgement call based on species and location.
12. Records of all checks, including outcome and any buffers imposed, shall be kept by the site manager. Where the ECoW has been instructed to carry out an in-season check, the ECoW shall provide a brief written record of findings.

5.2 Reptiles

13. The site's potential for reptiles is low. The garden refuse piles in the northwest corner and sections of scrub and native hedgerow represent the most credible refuge features, and these are the areas that require a pre-clearance inspection. Timing clearance to the autumn and early winter (September to February) reduces the likelihood of encountering reptiles in an active or dispersed state.
14. Immediately before any of these habitats are cleared, the ECoW shall carry out an inspection under suitable conditions. The ECoW shall remain on site throughout the clearance operation until the risk is sufficiently reduced. Any reptiles encountered shall be displaced by hand to retained habitat outside the works zone. If numbers are unexpectedly high the ECoW shall advise whether a more structured translocation programme is needed before clearance proceeds.

5.3 Amphibians

15. Great crested newt eDNA surveys returned negative results from both Ponds 3 and 4, and Ponds 1 and 2 were dry at the time of survey. The precautionary approach described here reflects the presence of GCN records in the broader landscape rather than any direct evidence on site.
16. Pond 3 is within the area of proposed works and shall be drained before any groundworks in its vicinity are carried out. Drainage shall be timed to coincide with the main works period and carried out gradually to allow any fauna present to move to Pond 4. The pond has negative eDNA results and low risk for GCN presence, however other amphibians may be present. ECoW attendance during drainage is therefore required to ensure proper handling of any captured animals and relocation to an allocated safe and suitable habitat. The pre-works inspection carried out for reptiles (Section 5.2) shall simultaneously check

the refuse piles and scrub for amphibians. If any great crested newts are unexpectedly found at any point, works in the immediate area shall stop and the ECoW shall be contacted for advice before they resume.

5.4 Bats

17. No bat roosts were confirmed on site. The mitigation for bats is therefore principally about maintaining the quality of the foraging and commuting habitat – the western boundary hedgerow – throughout construction. This hedgerow shall be enclosed within its buffer zone (Section 4) from the outset and shall not be disturbed, excessively trimmed, or lit at any point during the works.
18. No additional permanent exterior lighting is proposed that will affect retained habitats as part of this development. Any temporary construction lighting shall be directional, fully baffled to prevent upward or lateral spill, and positioned to avoid the western boundary hedgerow. Light levels at the boundary of the western hedgerow shall not exceed 0.5 lux, in accordance with the Bat Conservation Trust guidance on bats and artificial lighting (BCT, 2023). The site manager is responsible for ensuring compliance with this requirement. If any bat is found grounded or injured during works, the ECoW shall be contacted immediately.

6. Work Schedule

19. Table 3 sets out the order of operations and associated ecological constraints. Where a programme change would affect the timing of an activity with a specified seasonal constraint – vegetation clearance, pond drainage, or pre-works inspections – the site manager shall seek confirmation from the ECoW before proceeding.

Table 3 Construction work schedule and ecological constraints

Activity	Recommended timing	Constraint	ECoW attendance
Set out and install all exclusion zones / RPAs	Day 1, before anything else	None – prerequisite for all other activities	Required: single sign-off visit before works proceed
Drain Pond 3	September – March	Before any groundworks in the Pond 3 area	Required
Clear scrub, hedgerow and refuse piles	October – February preferred	Reptile/amphibian inspection immediately prior to clearance regardless of season; nest check within 48hrs if March – August	Required: present during reptile/amphibian inspection and clearance; in-season nest check if instructed
Demolish buildings	October – February preferred	Visual nest check if March – August	Site manager visual check sufficient; ECoW only if active nest suspected
Groundworks, foundations, construction	No seasonal restriction	Stay within site boundary; avoid exclusion zones; no works after dark near western hedgerow	Not required unless unforeseen species encounter

7. Key Personnel

Table 4 Key personnel and contact details

Role	Name / organisation	Contact
Client	Whitley Golf Club	Whitley Golf Club, Corsham Road, Whitley, Melksham, SN12 8EQ
Site manager / principal contractor	Mr T & J Nicholas	Whitley Golf Club, Corsham Road, Whitley, Melksham, SN12 8EQ
Ecological Clerk of Works	Ben Mitchell BSc(Hons) MCIEEM Apt Ecology	Tel: 07757 996696 aptecology@gmail.com

8 General Site Practice

20. The following measures apply throughout the construction period and shall be communicated to all site operatives at induction before commencing works on site. Measures are ordered by ecological significance – those with the greatest potential for impact on the identified receptors are addressed first.

8.1 Operative induction

21. Prior to the commencement of works, an ecological induction shall be delivered to all site operatives by the designated Environmental Lead or site manager. The ECoW shall prepare a written briefing note for this purpose, covering: the protected and priority species with potential to occur on site and how to identify them; the location of all exclusion zones and buffer areas; the stop-work protocol; and who to contact in the event of an unexpected wildlife encounter. A record of attendance shall be kept by the site manager. Any operative joining the site after works have commenced shall receive the induction before starting work.

8.2 Artificial lighting

22. No additional permanent exterior lighting is proposed as part of this development. Any temporary construction lighting shall be directional, fully baffled to prevent upward or lateral spill, and positioned to avoid the western boundary hedgerow and Pond 2. Light levels at the boundary of the western hedgerow shall not exceed 0.5 lux, in accordance with the Bat Conservation Trust guidance on bats and artificial lighting (BCT, 2023). The site manager is responsible for ensuring compliance with this requirement. If any bat is found grounded or injured during works, the Bat Conservation Trust national helpline (0345 1300 228) shall be contacted immediately.

8.3 Surface water runoff and sediment control

23. Disturbed ground and exposed subsoil during groundworks shall be managed to prevent sediment-laden runoff entering Pond 2, field drains or any watercourse. Silt fencing or equivalent sediment control measures shall be installed along the downslope boundary of all active groundworks areas before works begin and maintained throughout. Surface water from the active works area shall not be allowed to discharge directly to Pond 2 or any drainage feature without passing through a settlement area first.
24. Where Pond 3 requires pumped dewatering, discharge shall be directed to a designated settlement area. The discharge point shall be agreed at the initial site meeting before dewatering commences.
25. Cement, concrete washout water and any other alkaline construction water shall be disposed of to a designated contained area away from all drainage features. A clearly signed washout point shall be established on site before any concrete works begin. Wet concrete shall not be permitted to enter any waterbody or drain.

8.4 Dust suppression

26. Vegetation clearance, ground preparation and trafficking of unmade surfaces shall be managed to minimise dust generation. During dry conditions, water suppression shall be applied to active working

areas and unsealed haul routes. Vehicle speeds on unmade surfaces shall not exceed 10mph. No vegetation arisings or other materials shall be burned on site. The retained hedgerows, ditch and Pond 2 are the primary dust receptors and suppression measures shall be concentrated in their proximity.

8.5 Contamination from plant and machinery

27. All plant and machinery shall be checked for leaks before entering site and at the start of each working day. Refuelling and maintenance shall take place on hardstanding at least 15m from Pond 2 and any drainage feature. A spill kit shall be maintained on site throughout the construction period and operatives shall be trained in its use. In the event of a fuel or hydraulic oil spill, works in the affected area shall stop immediately and the spill contained. The site manager shall determine whether further action or advice is required.

8.6 Biosecurity

28. All equipment, footwear and machinery that has contacted waterbodies or wetland areas shall be checked, cleaned and dried before being moved to another waterbody or off site. This applies particularly to pumps, waders, nets and hand tools used during pond works. The purpose is to prevent the spread of aquatic pathogens and non-native species between waterbodies.

8.7 Vegetation arisings and soil storage

29. Vegetation arisings from clearance operations shall be chipped or removed from site within 48 hours of cutting wherever practicable. Where temporary storage on site is necessary, arisings shall be located on hardstanding or previously disturbed ground away from retained habitats and drainage features. Topsoil stripped during groundworks shall be stored separately from subsoil and retained on site for reuse in soft landscaping works, in support of the biodiversity net gain commitments under Condition 7.

8.8 Commencement timing

30. Construction works involving ecologically sensitive activities – including vegetation clearance, pond drainage, and any operations within or adjacent to exclusion zones – shall not commence until the site manager has confirmed that the timing falls within the appropriate seasonal window as specified in the relevant method statements in Section 5 and Table 3.

8.9 Extreme weather

31. Works involving significant ground disturbance or active dewatering operations shall be suspended during prolonged or heavy rainfall where runoff cannot be adequately controlled by the measures in place. The site manager shall assess conditions at the start of each working day and after any significant rainfall event, and shall determine whether works may safely resume in affected areas.

8.10 Weekly site inspection

32. The site manager shall carry out a weekly walk-over inspection of all exclusion zones, buffer areas and ecological protection measures established under Section 4. The inspection shall confirm that fencing and

marker posts are intact, that no encroachment has occurred, and that no materials, plant or spoil have been stored within any buffer. Findings shall be recorded in a brief site log. Any breach or defect shall be rectified immediately.

8.11 Stop-work protocol and unexpected species

33. If any species not anticipated by this CEMP is encountered during works – or if there is any doubt about the identity or protection status of an animal – works in the immediate area shall stop immediately and the area cordoned off. The site manager shall assess whether the situation requires ecological advice. If so, the ECoW shall be contacted and shall confirm whether works may resume and under what conditions before they do so.

8.12 Complaints

34. Any complaint received from members of the public or golf club staff relating to ecological or environmental matters during construction shall be directed to the site manager in the first instance. The site manager shall log the complaint and determine whether ecological investigation is required. Where the site manager considers that ecological advice is needed, the ECoW shall be instructed accordingly.

8.13 Incident and near-miss log

35. The site manager shall maintain a written log of all ecological incidents, near-misses, stop-work events, deviations from this CEMP, and any complaints received during the construction period. Entries shall be made within 24 hours of the relevant event. The log shall be made available to the ECoW on request and submitted as part of the post-construction compliance statement if required by Wiltshire Council.

8.14 General site obligations

36. Any animal found trapped in an open excavation or trench shall be allowed to escape or carefully removed to suitable habitat before works continue. Trenches left open overnight shall be provided with a means of escape – a sloped board or ramp at each end. Open excavations shall be checked as part of the daily start-up routine.
37. Vegetation shall be cleared progressively from the centre of the works area outwards where possible, to allow mobile animals to disperse rather than become trapped.
38. Any tree surgery in proximity to retained trees shall comply with BS 3998:2010 and shall be carried out under supervision of a qualified arborist. Root pruning shall be agreed with the site manager in advance.

9. Monitoring and Compliance

39. The site manager shall maintain a written record of all ecological inspections, species encounters, decisions made and deviations from this CEMP throughout the construction period. Where the ECoW has attended site or provided ecological advice, the ECoW shall provide a brief written record of findings and any instructions given. On completion of construction, Apt Ecology will prepare a post-construction

compliance statement confirming that the works were carried out in accordance with this CEMP. This will be submitted to the LPA alongside the compliance information required under Conditions 5 and 7.

10. Conclusions

40. This Construction Environmental Management Plan has been prepared in response to Planning Condition 6 of permission PL/2025/05424 and sets out the measures that will be taken to avoid and reduce the effects of construction on ecological receptors at and adjacent to Whitley Golf Course during the proposed works.
41. The ecological surveys carried out for the application did not confirm any European Protected Species on site. The principal receptors are the retained boundary hedgerows – particularly the western hedgerow used by commuting and foraging pipistrelle bats. The measures described in this CEMP are considered proportionate to the level of risk identified and sufficient to avoid significant harm to these features during construction, provided they are implemented in full.
42. Development shall be carried out in strict accordance with this approved CEMP. Any proposed variation to the ecological mitigation described herein shall be agreed in writing with Wiltshire Council prior to implementation. Ecological enhancement measures, habitat creation and built-in ecological features are secured separately under Condition 5 and will be addressed through the Biodiversity Gain Plan and associated documents; construction activities shall not prejudice the delivery of those measures, in particular no disturbance, storage or plant access shall occur within Area A. On completion of construction, Apt Ecology will prepare a post-construction compliance statement confirming that works were undertaken in accordance with this document, for submission to the LPA alongside the other information required to discharge the remaining conditions attached to this permission.

11. References

- Planning Permission PL/2025/05424, Wiltshire Council, 03 October 2025
- Preliminary Ecological Appraisal (amended), Apt Ecology, 10 September 2025
- Proposed landscape and ecological plan, Artel, January 2025
- Statutory Biodiversity Metric Condition Assessments, 5 September 2025; BNG Metric, 10 September 2025
- CIEEM Guidelines for Preliminary Ecological Appraisal, 2017
- BS 42020:2013 – Biodiversity: Code of practice for planning and development
- Wildlife and Countryside Act 1981 (as amended); Conservation of Habitats and Species Regulations 2017 (as amended); Environment Act 2021