

Construction Environmental Management Plan (CEMP)

Planning Application Number : PL/2025/07263

Project: Tollard Park Equestrian Centre, SP5 5PU

Client: Equi+Poise Biomechanics Limited

Prepared For: Wiltshire Council

Purpose: To satisfy Planning Conditions 7 and 8

Date: 23/04/2026

Version: 01

1. Project Overview

1.1 Site Location

The site is located at Tollard Park Equestrian Centre, Tollard Royal, Salisbury (NGR: ST 93938 17553). The site comprises approximately 0.02 ha of other neutral grassland, surrounded by deciduous woodland and agricultural buildings.

1.2 Description of Proposed Works

The development consists of erecting a 5m × 30m semi-permanent marquee for equine trot-up assessment. Works include:

- Minor ground preparation
- Installation of composite rubber tarmac
- Retention of 0.006 ha of neutral grassland
- Off-site enhancement of 0.012 ha neutral grassland to deliver Biodiversity Net Gain (BNG)

1.3 Purpose of the CEMP

This CEMP sets out the environmental protection, mitigation, and enhancement measures to be implemented during construction. It ensures:

- Compliance with Planning Conditions 7 and 8
- Protection of habitats and species
- Delivery of biodiversity enhancements
- Compliance with the Environment Act 2021 and BNG requirements

2. Ecological Protection and Enhancement Measures

2.1 Ecological Enhancements (Condition 7)

Enhancements will be installed prior to occupation of the final works.

Details of bat and bird boxes to be placed in the trees or buildings as recommended by Pro Vision Ecology in our Preliminary Ecological Appraisal

2.1.1 Bat Roosting Features

Two bat boxes will be installed:

[Outdoor Wooden Double Chamber Bat House - Weather-Resistant Bat Box, Shelter for Bats, Easy to Install, Ideal for Garden, Patio, Yard : Amazon.co.uk: Garden](#)

Installation requirements:

- Height: 4–5m
- Orientation: SE
- Avoid artificial lighting



The red rectangle depicts the general location of the structure and the yellow circles show where two bat boxes will be installed on the South-Eastern aspect of the building in an area with no external lighting.

2.1.2 Bird Nesting Features

Two bird boxes will be installed:

[Bird Box 22 x 17 x 17 cm, Bird House for Garden Nesting Box with Pole Large Wooden Hanging Birdhouse for Mockingbirds Hummingbirds Parrots Bluebirds : Amazon.co.uk: Garden](#)

Installation requirements:

- Height: 2–4m
- Orientation: North or East



The red rectangle depicts the general location of the structure and the blue circles show where two bird boxes will be installed on the Northern aspect of the two buildings indicated.

2.1.3 Reptile Enhancement Log Piles

Two log piles will be created using timber from vegetation clearance.

Design requirements:

- Logs stacked loosely to create crevices
- Located in sunny, undisturbed areas

- Positioned outside the construction footprint



The red square depicts the general location of the structure and the green circles show where two piles of logs will be placed on a higher banked area.

2.2 Off-Site Biodiversity Net Gain Delivery

A total of 0.012 ha of neutral grassland will be enhanced from poor to good condition.

Target outcomes:

A 30-year Habitat Management & Monitoring Plan (HMMP) will govern long-term delivery.

In the image the red square depicts the general location of the structure and the green circle show where the area will be enhanced by placing topsoil and seeding with a Yorkshire grass type (as recommended by ecologists).



