
Land west of North Lodge, Codford St. Peter

Construction Environmental Management Plan

July 2026

Client: Mr R Payne
Report Ref: SEB3172_03 v3
Author: Emma Shaw
Reviewer: Kate Hayward MCIEEM
www.seasonsecology.co.uk



Contents

1. Introduction	2
------------------------	----------

1.1 Background	2
1.2 Objectives of CEMP	2
1.3 Responsibilities	2
1.4 Target Habitats and Species (Ecological Receptors)	2

2. Relevant Wildlife Legislation	4
---	----------

3. Protection Measures	7
-------------------------------	----------

3.2 Licensing	7
3.3 Appointment of an Ecologist/Ecological Clerk of Works/Biodiversity Champion	7
3.4 Update Site Walkover	7
3.5 Briefing to Contractors	7
3.6 Protection Fencing and Exclusion Zones	8
3.7 Method Statements	8

4. Construction Working Practices	11
--	-----------

5. Ecological Enhancements	13
-----------------------------------	-----------

6. Annexes	14
-------------------	-----------

Annex 1: Protection Measures and Ecological Enhancements Plans	14
Annex 2: Record of Operations and Sign-off by Ecologist/Ecological Clerk of Works	16
Annex 3: Contact Details	17



1. Introduction

1.1 Background

- 1.1.1 This Construction Environmental Management Plan (CEMP) details the measures to be taken to protect habitats and species during the construction phase of the development at Land west of North Lodge, High Street, Codford St. Peter, Wiltshire, BA12 0NJ (central grid reference: ST 96141 40161).
- 1.1.2 The site is the subject of a planning application for the construction of two dwellings, with associated access, vehicle parking and landscaping.

1.2 Objectives of CEMP

- 1.2.1 This document aims to protect the target habitats and species during construction works. There are two sections to this CEMP; specific protection measures implemented pre- and during construction, and general protection measures which will be implemented continuously throughout construction. A summary of enhancements has also been provided. The measures detailed in this document will ensure due consideration to sensitive habitats and species throughout the construction phase of the proposed development.
- 1.2.2 This CEMP is informed by an Update Preliminary Ecology Appraisal (report reference: SEB3172_01) by Seasons Ecology in November 2025, which identified the target habitats and species in need of specific or general protection measures, as well as suitable habitats for retention and enhancement.

1.3 Responsibilities

- 1.3.1 The implementation of this CEMP is the responsibility of the landowner at Land west of North Lodge (Codford St. Peter) and the instructed site contractors with the assistance of external specialists, where appropriate and where specified in this document.

1.4 Target Habitats and Species (Ecological Receptors)

- 1.4.1 The following target habitats and species were identified as being at potential risk from construction works:
- Tall herbs and ruderal vegetation (on-site).
 - Trees and shrubs (on-site).
 - Log and brash piles (on-site).
 - Priority Habitat Deciduous Woodland (located adjacent to the south-west boundary – off site).
 - Common and widespread species of reptiles and amphibians.
 - Foraging and commuting bats.
 - Nesting birds



- Other foraging and commuting mammals, including badger, hedgehog and small mammal species.
- 1.4.2 The tall herbs and ruderal vegetation on site are assessed as low value with no plant species or communities of note; however it forms part of a small matrix of habitats on site, which includes trees and shrubs, and log and brash piles. This mosaic of habitats increases the suitability of each of the separate habitat types it contains. There are no bat roosting habitats on site and no evidence of badger setts or activity on site, or within 30m of the site boundaries.
- 1.4.3 The site offers refuge and commuting habitats for great crested newt, and lies within a Green Risk Zone for this species, with no known records for this species nearby. There is one pond evident within 500m of the site, located approximately 270m to the south-west, which was assessed as 'average' suitability to great crested newt under the Habitat Suitability Index. The Habitat Suitability Index Assessment is summarised below:
- The pond scored highly for its location (A, optimal), shade (0%), presence of waterfowl (absent), presence of fish (absent) and terrestrial habitat (good). The pond scored moderately for number of ponds within 1km (8 ponds). The pond scored poorly for its area (8m²), permanence (dries annually), water quality (poor) and surface cover of macrophytes (0%). The pond was assessed as 'average' suitability to great crested newt with a HSI score of 0.67.

This pond is separated from the site by a major road, the A36, which acts as a major intervening barrier to migration. There has been one Natural England great crested newt pond survey carried out approximately 1.2km north-east of the site which recorded absence of this species. Due to the presence of only one pond within 500m and a major intervening barrier, it is considered that there is negligible potential for this species to utilise the terrestrial habitats on site.



2. Relevant Wildlife Legislation

2.1.1 Table 1 below provides a summary of habitats and species (ecological receptors) requiring protection during construction, their location/status on site and legislative considerations.

Table 1: Summary of Habitats and Species Requiring Protection, Status/Location on Site and Legislation

Habitats	Location / Status on Site	Description
Tall herbs and ruderal vegetation	The site comprises low value tall herbs and ruderal vegetation.	This is the dominant habitat on site. Species include cleavers <i>Galium aparine</i> , herb-Robert <i>Geranium robertianum</i> , common nettle <i>Urtica dioica</i> , wood avens <i>Geum urbanum</i> , lesser burdock <i>Arctium minus</i> , dandelion <i>Taraxacum</i> species, hedge mustard <i>Sisymbrium officinale</i> , docks <i>Rumex</i> species, prickly sow-thistle <i>Sonchus asper</i> , bristly ox-tongue <i>Helminthotheca echinoides</i> , petty spurge <i>Euphorbia peplus</i> , stinking iris <i>Iris foetidissima</i> , willowherb <i>Epilobium</i> species, fool's parsley <i>Aethusa cynapium</i> , ivy <i>Hedera helix</i> , spear thistle <i>Cirsium vulgare</i> and dog's mercury <i>Mercurialis perennis</i> with occasional grasses, including perennial rye-grass <i>Lolium perenne</i> and red fescue <i>Festuca rubra</i> .
Trees and shrubs	The site contains several scattered semi-mature to mature trees, predominantly across the site boundaries and west fringe. Scattered tree stumps are also evident across the boundaries and interior of the site.	The trees are semi-mature/mature with species including elm <i>Ulmus</i> species, field maple <i>Acer campestre</i> , ash <i>Fraxinus excelsior</i> , hawthorn <i>Crataegus monogyna</i> , cherry <i>Prunus</i> species and goat willow <i>Salix caprea</i> . As well as self-seeded ash and white poplar <i>Populus alba</i> saplings.

Species	Location / Status on Site	Legal Status
Common and widespread species of reptiles and amphibians	The site, notably the fringes, offer suitable refuge, foraging, commuting and basking habitats, with adjacent habitats, including Priority Habitat Deciduous Woodland to the south-east. Negligible risk of great crested newt utilising the site.	Under Schedule 5 of the Wildlife and Countryside Act (1981), widespread species of reptile (slow worm, common lizard, grass snake and adder) are protected against killing, injury and sale. The great crested newt in England and Wales is protected under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill a great crested newt. • Intentionally or recklessly disturb a great crested newt. • Intentionally or recklessly obstruct access to any structure or place which a great crested newt uses for shelter or protection. Deliberately damage or destruction of a breeding site or resting place.
Foraging and commuting bats	The site offers a small area of low-quality foraging habitat for bats, with the Priority Habitat Deciduous Woodland to the south-east offering a better-quality foraging and commuting habitat. However, the site forms part of a dark corridor within the landscape. (there is no bat roosting habitat on site, although the wider surroundings offer suitable roosting habitats e.g. the adjacent woodland to the south-east)	Bat species in England and Wales are protected under The Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill bats; • Intentionally or recklessly disturb bats; • Intentionally or recklessly obstruct access to any structure or place which bats use for shelter or protection; and • Deliberately damage or destruction of a breeding site or resting place.
Other mammals	Badger: The site offers foraging and commuting habitat for badger. No badger setts identified on site.	Badgers and their setts are protected under the Protection of Badgers Act 1979. Under this legislation it is illegal to kill, injure or take badgers or to interfere with a badger sett in any way.

	Dormouse: Negligible potential for dormouse to utilise the site.	Dormice in England and Wales are protected under the Conservation of Habitats and Species Regulations 2019 (as amended) (EU Exit) and the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Deliberately capture, injure or kill dormice; • Damage or destroy a dormouse resting place or breeding site; • Deliberately or recklessly disturb a dormouse while it's in a structure or place of shelter or protection; • Block access to structures or places of shelter or protection; and, • Possess, sell, control or transport live or dead dormice, or parts of dormice. With the exception of disturbance, this legislation applies throughout the year whether dormice are present or not at the time of works being carried out and generally irrespective of planning permission being obtained or being required.
	Hedgehog: The site offers suitable refuge, hibernation, foraging and commuting habitats for hedgehog, mainly along the fringes, with the Priority Habitat Deciduous Woodland to the south-east offering further optimal habitat.	Hedgehog is a Species of Principal Importance under the NERC Act, and is protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended), protecting them from being taken, killed or captured by certain methods. The Wild Mammals Protection Act (1996) prohibits cruel treatment of hedgehogs.
Nesting Birds	The scattered individual trees and ivy-covered stone wall offers suitable nesting habitat for birds.	All wild birds in England and Wales are granted legal protection under the Wildlife & Countryside Act 1981 (as amended). Under this legislation it is an offence to: • Kill, injure or take any wild bird; • Take, damage or destroy the nest of any wild bird while it is in use or being built; and, take or destroy the egg of any wild bird.

3. Protection Measures

- 3.1.1 This section details the protection measures for habitats and species, to be implemented prior to any construction works commencing on site and during key stages of construction. Annex 1 provides a plan of the site showing the areas subject to these protection measures.

3.2 Licensing

- 3.2.1 Referring to Section 2, detailing relevant legislation, licences will not be required for the construction works, unless a protected species is discovered at any stage of the works.

3.3 Appointment of an Ecologist/Ecological Clerk of Works/Biodiversity Champion

- 3.3.1 For the implementation and supervision of habitats and species protection measures, an experienced Ecologist and Ecological Clerk of Works (ECW) will be appointed for the duration of the construction phase to assist in the implementation of this CEMP, and undertake the required supervision and hand searches.
- 3.3.2 A member of the site contracting team will be appointed the role of Biodiversity Champion for the duration of the construction phase. The Biodiversity Champion will be regularly present on site to work with the appointed Ecologist and ECW, to ensure the implementation of the protection measures.
- 3.3.3 The Biodiversity Champion will maintain a Record of Operations for the duration of the pre-construction and construction phases confirming the operation carried out, the date(s) the operation was undertaken, whether fit for purpose, and any remedial actions. Once the operation is completed and fit for purpose (and any remedial actions implemented), the operation will be signed off by the Ecologist/ECW. Annex 2 provides a Record of Operations to be maintained.

3.4 Update Site Walkover

- 3.4.1 Prior to works commencing on-site, an update site walkover will be conducted by the appointed Ecologist, to identify any new constraints that may require consideration since the previous visit in November 2025. The walkover will search for any new badger setts or bat roosting features that may have formed in the intervening period since the last visit, and therefore inform the alignment of protection fencing and sensitive working methods (see Section 3.6 below).

3.5 Briefing to Contractors

- 3.5.1 The Ecologist or ECW will provide a briefing (toolbox talk) to site contractors on the potential presence of protected species on site, the legislation protecting them, any retained habitats and exclusion zones, and the sensitive working methods required.



3.6 Protection Fencing and Exclusion Zones

3.6.1 Prior to any works commencing on site, including bringing materials and machinery onto site and soil stripping, protection fencing (Heras fencing) will be installed around the working area, to include the following exclusion zones:

- Protection fencing will be erected around the entire working area, covering the south-east of the site, and will protect the Priority Habitat Deciduous Woodland to the south-west, beyond the site boundary, and individual trees in the north-west of the site, from accidental damage/disturbance from site workers and machinery.

3.6.2 The protection fencing will ensure there is no damage to the retained and adjacent habitats and any fauna present. These exclusion zones will have signs informing site contractors of these 'no-go' areas for construction activities and site staff unless site staff are accompanied by the Ecologist or ECW. The Ecologist or ECW will check the fencing has been installed and is fit for purpose before works commence. Fencing will be maintained throughout construction.

3.7 Method Statements

METHOD STATEMENT 1 - Common and Widespread Species of Reptiles and Amphibians

3.7.1 Prior to vegetation removal, and where possible between April and October, the following will be undertaken:

- Two log piles or refuge/hibernaculum will be created along the sites north-west boundary. This will be a partially buried pile of logs and rocks, with soil between (refer to Section 5.0 for specification).
- The appointed ECW will slowly walk the area, from the south-east to the north-west, which will encourage any animals to move away. Any suitable refuges (rocks and logs, for example) will be relocated by hand to a receptor site beyond the protection fencing in the north-west of the site. Any fauna found (reptiles, amphibians, small mammals), will be relocated to this receptor site.
- Vegetation across the development area will then be cut to a height of 15cm, starting from the south-east working towards the to the north-west of the site, and then left overnight to allow any animals to disperse.
- The appointed ECW will carry out a second hand search of the area and the vegetation will be cut to near-ground level, again working from the south-east working towards the to the north-west, with the ruderal vegetation to be maintained at this height until soil stripping, to deter fauna from re-entering the habitat area.



3.7.2 METHOD STATEMENT 2 - Badger, Dormouse and Hedgehog

Badger

- 3.7.3 The update site walkover (see Section 3.4 above) will include an update check for any signs of badger activity, including any setts that may have been dug during the intervening period since the previous visit. Should any setts be identified on site or within 30m of the site boundary, the Ecologist will advise on the appropriate course of action and whether a Badger Mitigation Licence is required. Further protection measures for badger are provided in Section 4.0 - Construction Working Practices.

Dormouse

- 3.7.4 In the unlikely event that a dormouse or signs of dormouse is found during the searches, then works will cease and advice sought from the appointed Ecologist.

Hedgehog

- 3.7.5 Where possible, the clearance of vegetation will be undertaken between April and October to avoid the hibernation period of this species. During clearance, the appointed ECW will carry out hand searches of all vegetation requiring clearance, to check for this species and further fauna. Vegetation will then be removed in accordance with the method statement for reptiles and amphibians (METHOD STATEMENT 1, above).
- 3.7.6 Should a hedgehog be found during works, then works will cease and advice sought from the appointed Ecologist.

METHOD STATEMENT 3 - Nesting Birds

- 3.7.7 The removal of any trees, shrubs and scrub will avoid the nesting bird season where possible (generally the nesting bird season is from 1st March to 31st August) or a nesting bird check by the appointed ECW will be undertaken prior to works.
- 3.7.8 Should evidence of nesting birds be found, then an exclusion zone (approximately 5m in radius) will be set up around the nest and the nest monitored weekly until all chicks have fledged and the nest is deemed empty by the ECW. The exclusion zone will then be removed, and works can continue.
- 3.7.9 Table 2 summarises the pre-construction and construction protection measures and the sequence of works and timings. The Record of Operations at Annex 2 should be completed after each stage.



Table 2: Protection Measures and Sequence/Timings of Works

Sequence and Timing	Works	Protection Measure	Details/Methods	Responsibility
1. Prior to any works commencing	All	Appoint Ecologist, ECW and Biodiversity Champion	Prior to any works commencing. Required to advise and assist in the implementation of protection measures.	Landowner
2. Prior to any works commencing	All	Update Site Walkover	Ecologist to carry out an update site walkover to check for any changes since the previous November 2025 survey.	Landowner /Ecologist
3. Prior to any works commencing	All	Briefing to site contractors	Ecologist or ECW to provide initial briefing (Toolbox Talk) to site staff to explain: 1. Species and habitats requiring protection. 2. The sensitivity of the surrounding habitats and Priority Habitat Deciduous Woodland, the purpose of the protection fencing around the site. 3. The purpose of the root protection fencing around the individual trees. The Ecologist/ECW will ensure copies of this CEMP is kept on site as a reference document at all times. Subsequent talks to any new staff will be provided by the Biodiversity Champion during site inductions.	Landowner / Ecologist/ECW
4. Prior to any works commencing	All	Protection fencing and exclusion zones	Install protection fencing with appropriate signage.	Site contractor
5. Prior to and during works	All	Implement Method Statements 1-3	Ecologist/ECW to implement Method Statements prior to and during works	Landowner / Ecologist/ECW

4. Construction Working Practices

- 4.1.1 The landowner and the Biodiversity Champion will be responsible for ensuring construction working practices are followed on site at all times.

Maintaining Exclusion Zones

- 4.1.2 All protection fencing will be maintained at all times. Weekly checks will be carried out by the Biodiversity Champion, walking the entire fence line with repairs made as necessary.
- 4.1.3 Any nesting bird exclusion zones (METHOD STATEMENT 3) will be monitored weekly by the ECW. During this time, the Biodiversity Champion will ensure the exclusion zone is maintained, until the ECW has confirmed all chicks have fledges and the exclusion zone can be removed.

Welfare/Office Facilities and Material Storage

- 4.1.4 Welfare/office facilities will be located away from the protection fencing.
- 4.1.5 Any spoil and brash piles arising from site clearance, and construction materials, will be stored away from the site boundaries and on pallets (or spoil will be removed from the site) to prevent animals from using these areas as refuge/hibernation habitat.

Groundworks

- 4.1.6 All holes/trenches dug during construction/groundworks will be covered overnight, or a ramp (e.g. scaffold plank) will be angled from the base to the top so that animals, such as reptiles, amphibians, badger, hedgehog and other small mammals, have a means of escape.
- 4.1.7 Any trenches left open overnight will be checked by the Biodiversity Champion the following morning for any trapped fauna. The ECW will be contacted immediately should any fauna be found. The ECW will remove any fauna and place within the new refuge/hibernaculum within the grassland in the south of the site.

Chemicals/Pollutants

- 4.1.8 Best practice pollution prevention measures will be implemented at all times during construction. Any chemicals or pollutants to be used, or which will be created during construction, will be stored and disposed of correctly following COSHH regulations.
- 4.1.9 For any pollutants that may be introduced to the site, the following will be carried out by site operatives to minimise the impact of the construction work on the surrounding environment:
- Control dust through fine water sprays used to dampen down the site.
 - Cover skips and trucks loaded with construction materials and continually damp down with low levels of water.
 - Use non-toxic paints, solvents and other hazardous materials, wherever possible.
 - Segregate, tightly cover and monitor toxic substances to prevent spills and possible site contamination.



- Collect any waste water generated from site activities in settlement tanks, screen, discharge the clean water, and dispose of remaining sludge according to environmental regulations.
- No burning of materials on site.
- Reduce noise pollution through careful handling of materials; modern, quiet power tools, equipment and generators and low impact technologies.

Construction-Phase Lighting

- 4.1.10 Artificial lighting during the construction phase will not be used, owing to the rural setting of the site and the adjacent sensitive habitats and to avoid disruption to animal behaviour.

Protected Species/Wildlife

- 4.1.11 The Biodiversity Champion will carry out daily inspections of the site prior to works commencing each day.
- 4.1.12 Should any species at risk, or a protected species (reptiles, amphibians, badgers, hedgehogs, other small mammals, nesting birds) be encountered during the daily inspections, or works, the Biodiversity Champion will seek advice immediately from the Ecologist.
- 4.1.13 Once the Ecologist and ECW roles have been appointed, contact details will be provided at Annex 3.



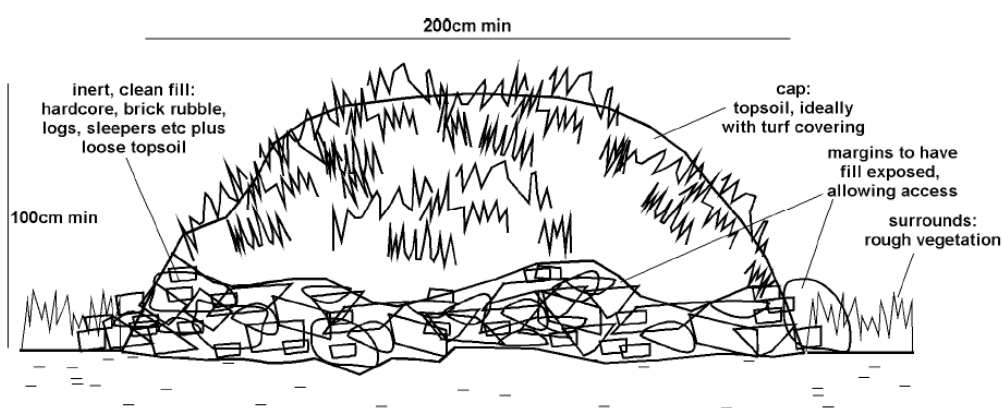
5. Ecological Enhancements

5.1.1 The following ecological enhancements will be provided at the pre-construction, construction and post-construction phases:

Pre-Construction

- Two log piles or refuge/hibernaculum will be created along the sites north-east boundary (see METHOD STATEMENT 1). This will act as a receptor site for any animals found during the pre-construction and construction phases. The specification for the hibernaculum is provided below.

Figure 1. Specification for refuge/hibernaculum (source: Natural England, 2001)



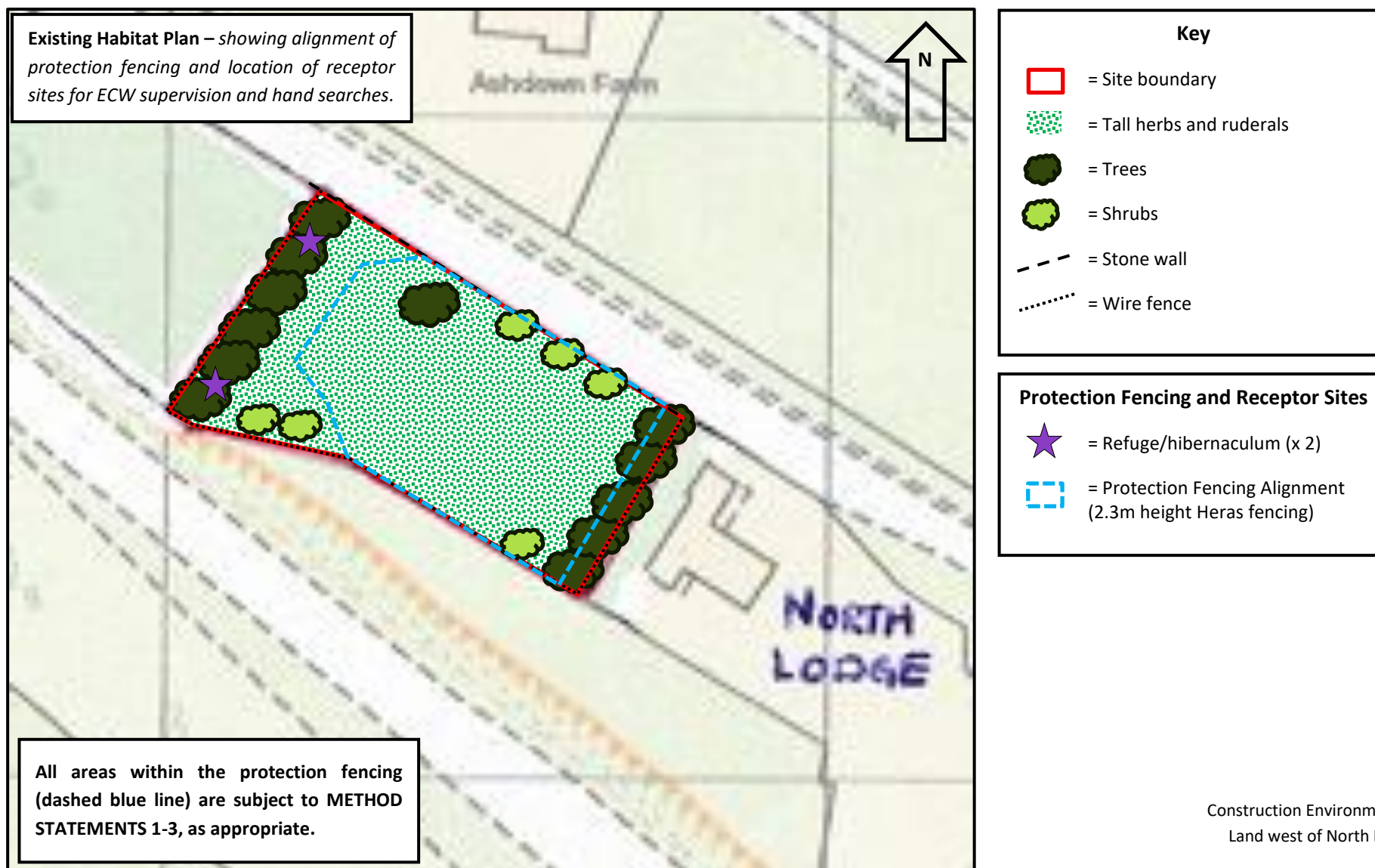
Post Construction

- Provision of two bat boxes built-in to the two new dwellings.
- Provision of two bird boxes attached to the two new dwellings.
- New lengths of species-rich native hedgerows will be planted across both proposed residential plots, totalling a length of approximately 135 meters with species including hawthorn *Crataegus monogyna*, beech *Fagus sylvatica*, holly *Ilex aquifolium*, hornbeam *Carpinus betulus* and spindle *Euonymus europaeus*.
- New native tree and shrub planting to be carried out in the retained off-site woodland, within the ownership boundary to the north-west. To include provision of common lime *Tilia x europaea*, hornbeam, field maple *Acer campestre*, hazel *Corylus avellana*, hawthorn, and spindle.

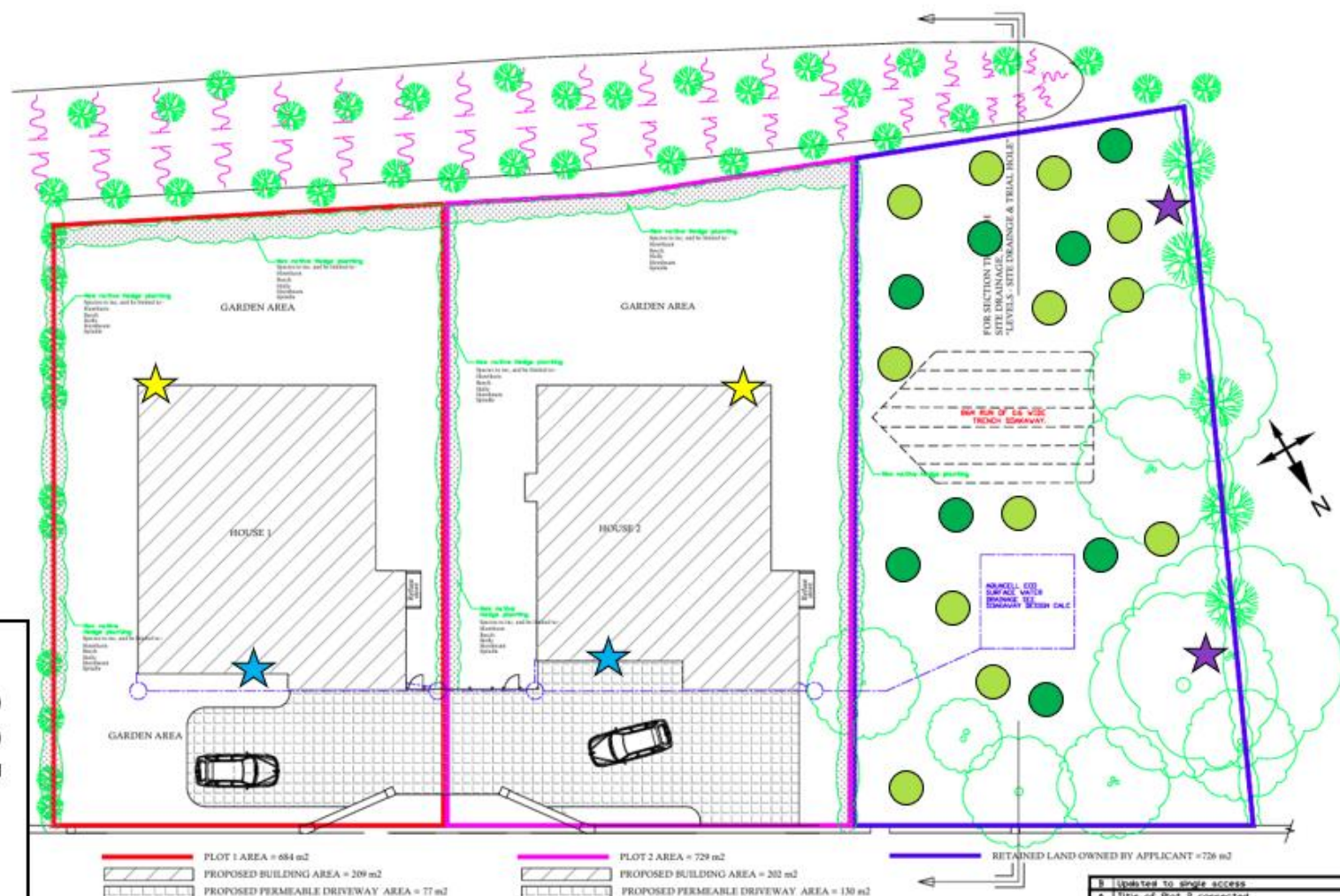


6. Annexes

Annex 1: Protection Measures and Ecological Enhancements Plans



Proposed Habitat Plan –
showing species-specific
biodiversity enhancements,
proposed hedgerows and
areas of enhanced woodland
habitat to the north-west.



Key

-  = Plot 1 Area (development boundary)
-  = Plot 2 Area (development boundary)
-  = Area of Site Boundary to be retained as existing (ownership boundary)
-  = Built-in bat boxes (x 2)
-  = Attached swift boxes (x 2)
-  = Refuge/hibernaculum (x 2)
(provided pre-construction)
-  = Proposed species-rich native hedgerow planting
-   = Native tree / shrub planting across retained woodland (off-site)

Scale 1:200

1	Updated to single access	08/14/23	08/14/23
A	Title of Post 2 corrected	08/15/23	08/15/23
REV	DESCRIPTION	REV	DATE
Mr G. Lewis & Mrs L. Payne			
© UNPUBLISHED COPIES OF THIS IS NOT HARMFUL			
TITLE: Proposed New Dealings of Land West of North Lodge, Cottage, Millstone Hill, GNS - Mr G Lewis & Mrs L. Payne			
DRAWN:	BGL	DATE:	12-01-2023
SCALE:	As Shown(A)		
ORG No:	BING METRIC PLAN	REV:	11

Annex 2: Record of Operations and Sign-off by Ecologist/Ecological Clerk of Works

Operation	Date(s) undertaken	Complete and fit for purpose	Remedial action(s)	Sign-off

Annex 3: Contact Details

Role	Name	Phone number	Email
Ecologist			
Ecological Clerk of Works (ECW)			
Biodiversity Champion			

