

Saltersford Lane, Chippenham

**CONSTRUCTION ENVIRONMENTAL
MANAGEMENT PLAN (CEMP)**

**RELATING TO CONDITION 5 OF PERMISSION
PL/2022/06612**

April 2025 Revision 2

1 INTRODUCTION

- 1.0 Backhouse Housing Limited have prepared this Construction Environmental Management Plan (CEMP), pursuant to Condition 5 of planning permission PL/2022/06612. The outline application covers approximately 4.14 Hectares and is known as Saltersford Lane, Chippenham.
- 1.1 The scheme for the site is for the construction of 70 homes including affordable housing and public open space.
- 1.2 Condition 5 of planning permission PL/2022/06612 reads as follows:

Construction Management Plan

5) The development hereby approved shall not commence (including site clearance, vegetation clearance and boundary treatment works) until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the CEMP as approved. The CEMP shall include details of the following relevant measures:

a) Amenity, Hours and Safety

- An introduction consisting of a construction phase environmental management plan, definitions and abbreviations and project description and location;*
- A description of management responsibilities;*
- A description of the construction programme;*
- Site working hours and a named person for residents to contact;*
- Detailed site logistics arrangements;*
- Details regarding parking, turning, deliveries and storage;*
- Details regarding dust and noise mitigation;*
- Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network, including road cleaning and measures to prevent excessive mud and dust being deposited on the public highway;*
- Communication procedures with the Local Planning Authority and local community regarding key construction issues – newsletters, fliers, etc; and*
- Monitoring of, and measures to retain the existing vegetation across the site, together with details of drainage arrangements during the construction phase.*

There shall be no burning undertaken on site at any time.

Construction works shall take place only between 0800 and 1800 hours [Monday to Friday], 0800 and 1300 hours [Saturday], and shall not take place at any time on Sundays or on Bank or Public Holidays.

b) Ecology 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 protection areas and details of physical means of protection, e.g. exclusion fencing;*
- *Working method statements for protected/priority species, such as nesting birds, amphibians and reptiles;*
- *Mitigation strategies already agreed with the Local Planning Authority prior to determination, such as for great crested newts, reptiles, birds, badgers, bats; this should comprise the pre-construction /construction related elements of strategies only;*
- *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 ecological clerk of works (ECoW) shall be present on site;*
- *Key personnel, responsibilities and contact details (including site manager and ecologist/ECoW; and*
- *Timeframe for provision of a compliance report to the Local Planning Authority, to be completed by the ecologist/ECoW and to include photographic evidence.*

- 1.3 We have set out below the individual detailed construction provisions and mitigation measures to comply with the condition, in accordance with policies C50 and C52 the Wiltshire Core Strategy and relevant wildlife legislation.

2.0 DETAILED CONSTRUCTION PROVISIONS

- 2.1 This CEMP will be provided to each principal contractor appointed by Backhouse and should be strictly adhered to during the construction phase.
- 2.2 The Principal Contractor(s) should be held responsible for ensuring these instructions are given to all drivers, including those delivering site materials.

Working Hours

- 2.3 Working hours will be as follows:
- 0800-1800 Monday to Friday;
 - 0800-1300 Saturdays; and
 - At no time on Sundays or Bank Holidays.

Site Opening Hours

- 2.4 The site will open approximately 30 minutes before and after the working hours, to allow contractors to arrive and set up before the workday begins, as well as some deliveries to take place. This is to help with traffic management and avoid peak hours of travel.

Details of Deliveries

- 2.5 In order to avoid peak hours to reduce the potential for increased congestion on the highways network (including the B4528 Bath Road, The Pheasant Roundabout and Junction 17 of the M4); as well as to decrease the potential conflict with vulnerable road users (including pedestrians, cyclists and construction workers); the following measures will be undertaken during the construction phase:
- Deliveries will be allowed to take place approximately 30 minutes before and after working hours (detailed above in paragraph 2.3). Where possible, deliveries will be scheduled to operate during a time of less road congestion, avoiding rush hour traffic times.
 - No deliveries will be allowed outside the agreed hours.
 - The site manager will coordinate construction traffic accessing the site for deliveries, direct vehicles where to park and advise them ahead of time regarding the site's context, to ensure that deliveries are as efficient as possible.
 - No delivery vehicles will be permitted to wait outside the site outside the above hours or to park on any of the public roads surrounding the site for loading or unloading purposes.

- Parking, loading and unloading will take place in designated site areas only.
- All suppliers will be notified in advance of the agreed route and allowable delivery times in accordance with this CEMP.

Construction Access – Location and Design

- 2.6 Access will be taken from Saltersford Lane which will be extended into the site frontage and set up as per the submitted layout plan, a copy of which can be found in Appendix 1.
- 2.7 All vehicles accessing the site will do so from the Pheasant Roundabout onto Saltersford Lane and then into the site from here.

Route to and from the Site

- 2.8 Traffic access to the Backhouse site will be via the Pheasant Roundabout, onto Saltersford Lane and then into the site. For vehicles exiting the site the route will be the reverse of the inbound movement.
- 2.9 Details of the access route and allowable delivery times will be notified in advance to delivery companies, to ensure delivery traffic follows the correct route.
- 2.10 To minimise vehicular movements through the overall construction development, and to minimise disruption to local residents, contractors will be encouraged to use sustainable modes of transport to reach the site (i.e. via walking, cycling and public transport) and will be given a secure area to store their equipment and tools within the building – this will be delivered via a ‘toolbox talk’ to site workers prior to works beginning.
- 2.11 Car sharing will also be promoted to reduce the number of cars accessing the site.

Protection of pedestrians and the general public

- 2.12 In order to minimise safety risks to pedestrians/ road users/ construction workers the following measures will be implemented:
- Provision of safe and unobstructed walkways - free from debris, well-lit, and physically segregated from the road through the use of traffic barriers;
 - Provision of pedestrian crossings;

- Loading and unloading will only take place inside the site.

Public Highway Regime

- 2.13 In order to maintain roads in a clean and safe condition, wheel washing facilities will be provided when necessary to minimise the spread of material from the construction site on the access point, as shown in Appendix 1. In addition, the site roads will be regularly cleaned. These measures will be implemented to prevent spoil from vehicles leaving the site during the works being deposited on the public highway. Furthermore, the Principal Contractor(s) will monitor the surrounding roads for dirt and debris and provide sweeps when necessary.
- 2.14 Dust suppression measures will also be implemented which will prevent the generation of fugitive dust (see section 'Control of Dust Emissions' below for more detail).

Site Compound Arrangements

- 2.15 The site will be completely separated from adjacent sites and access & egress to the site will be controlled by a gateman.
- 2.16 Suitable notices and health & safety signs will be displayed at the site perimeter and around the site to provide those in the area with information regarding potential hazards as well as details of the project, and contact details for Backhouse Housing Limited and Site Manager. The signs will be a reminder to staff and contractors of their professional responsibility when working on site.
- 2.17 All visitors will report to the Site Office which will be accessed via a clearly defined pedestrian route. Visitors will sign in and be inducted by the Site Manager.
- 2.18 Parking for visitors, public routes, walkways and crossings will be fully signed.
- 2.19 Regular inspections of all site boundaries will be carried out by the Site Manager to ensure that the perimeter fencing is well secured and maintained in good condition.
- 2.20 A designated area (shown in Appendix 1) within the compound will be provided for the following:
- Storage of plant and machinery;
 - Storage of refuse and recycling; and
 - Site office/canteen/washroom facilities.

- 2.21 All materials, plant and tools will be fully secured when not in use and particularly at the end of the working day.
- 2.22 Any fuels, oils and chemicals will be stored in appropriate containers within a secure area, in accordance with good site practice and regulatory guidelines.
- 2.23 Every site worker will be given a suitable site induction.

Control of Noise and Vibration

- 2.24 All contractors will be expected to comply generally with the recommendations of the Code of Practice for Noise and Vibration Control on Construction and Open Sites BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works, and current regulations.
- 2.25 The following measures will be implemented in order to reduce noise and vibration emissions:
 - No works, audible or otherwise (including site clearance and deliveries), will be carried out on the site outside of the allowed working hours (detailed in paragraphs 1.7 and 1.9);
 - Delivery vehicles will be prohibited from waiting within the site with their engines running;
 - Where possible significant noise sources, vibratory equipment or activities generating high noise levels, will be positioned at a location remote from identified noise sensitive receptors (NSRs);
 - Carry out routine maintenance of equipment to ensure it is in good condition and complies with the *Control of Noise at Work Regulations 2005* (including engine silencers) to minimise noise emissions during operation;
 - Fit all compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
 - Switch off all equipment or leave idle when not in use;
 - Ensure that generator or vehicle engine hatches are kept closed;
 - Low noise attenuated exhaust system should be selected for excavators, dozers, dump, trucks and cranes;
 - Minimise possible disturbance from audible reversing alarms where possible;
 - Do not use or permit employees to use radios or other audio equipment in ways or at times which may cause nuisance.
 - Maintain the roads in good condition in order to reduce noise arising from body crash of empty trucks leaving the site;

- Speed restrictions shall be enforced to minimize noise and vibration;
- Liaise with the community and warn them beforehand any particularly noisy operation takes place;
- Display name and contact details of the Site Manager who will be available for contact for any interaction with the public during the works.

Control of Dust Emissions

2.26 All contractors will be expected to comply generally with the recommendations of the Code of Practice for Dust Control on Construction and Open Sites BS 5228: Part 1, clause 9.3 for minimising noise levels during the execution of the works, and current regulations.

2.27 The following measures will be implemented in order to reduce dust emissions:

- Where possible ensure that machinery and dust causing activities are located away from receptors;
- Entrance areas will be regularly inspected throughout the day and cleaning carried out as required;
- As part of regular inspections, the Site Manager will undertake regular dust monitoring inspections and damping down with water will take place when appropriate;
- Increase the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions;
- Loose materials will be damped down and covered during dry and windy conditions;
- Erect solid screens or barriers around dusty activities or the site boundary;
- Keep site fencing, barriers and scaffolding clean using wet methods;
- Avoid site runoff of water or mud;
- Speed restrictions shall be enforced to minimize dust generation;
- On-road vehicles to comply with set emissions standards and minimise movement of construction traffic around the site where possible (see section Details of Deliveries);
- No bonfires or burning of waste materials;
- Liaise with the community and warn them before work commences on site;
- Display name and contact details of the Site Manager who will be available for contact for any interaction with the public during the works.

Waste Resulting from Demolition

2.28 The Saltersford Lane site is situated on former agricultural land only, therefore no demolition work will be carried out at any point during construction.

PROTECTION OF WILDLIFE HABITATS

Roles & Responsibilities

Contact Details

Ecological queries should be made to GE Consulting, as detailed below.

Role	Organisation	Address	Phone/ email
Client	Backhouse Housing Limited	Unit B2 Methuen South, Methuen Park, Chippenham, Wiltshire SN14 0GT	01225 614970
Ecological Clerk of Works (EcoW)	GE Consulting	Unit 11 Gidleys Meadow Business Park, Christow, Devon, EX6 7QB	info@ge-consulting.co.uk 01647 253652

Ecological Clerk of Works

An ecological clerk of works (ECoW) will be present during certain tasks. The roles and responsibilities of the ECoW are:

- Understanding of ecological features and constraints, including sensitive timings;
- Knowledge of construction risks and proposed biodiversity protection zones;
- Understanding of ecological mitigation, compensation and enhancements proposed and knowledge of methods to achieve them;
- On site practical undertaking of clerk of works to avoid/ reduce ecological impacts and provision of ecological advice;
- Regular reporting to client, site manager and principal contractor;
- Delivering a toolbox talk to contractors regarding reptiles and hedgehogs, prior to works commencing;
- Monitoring and reporting on unplanned incidents and compliance with legal, planning and contract requirements, including a report to certify that the required mitigation and/or compensation measures identified in the CEMP have been completed. This shall be submitted to the Local Planning Authority for approval within 3 months of the date of substantial completion of the development or at the end of the next available planting season, whichever is the sooner.

Incident Recording

Appendix 2 provides record sheets which the Principal Contractor will use to document actions taken to protect biodiversity and monitor their effectiveness during the construction process.

Procedure to Follow if Protected Species are Discovered

In the event that any protected species are found during construction works, all works will stop immediately, and advice sought from an ECoW immediately on how to proceed.

Ecological Features and Protection Zones

All site personnel should be aware of the key ecological features:

- Populations of common species of reptile (slow worm and grass snake) on Site mainly within north and east of the Site;
- Central hedgerow and surrounding hedgerows, scrub and woodland provide suitability for breeding birds, hedgehog and commuting/foraging bats;
- Although badgers are currently absent from the Site due to their mobile nature, an update badger survey will be undertaken c. 6 weeks prior to construction.

As detailed within the Reptile Management Strategy (2485-RMS-RP, **Appendix 3**) there will be a reptile translocation exercise undertaken on the Site to remove reptiles from working areas within the construction zone. This will take place ahead of construction and will involve installation of reptile exclusion fencing which will remain in place until practicable completion of the development and all associated landscaping.

The tree/hedgerow protection fencing, as detailed within the Arboricultural Method Statement (**Appendix 4**), will provide a functional visible barrier to retained vegetation. This protection fencing will have the secondary benefit of protecting ecological features suitable for breeding birds, hedgehog and commuting/foraging bats.

No clearance, storage or construction activities will take place within root protection areas and the onsite reptile receptor area unless agreed by the ECoW.

Timetable for Ecological Mitigation

Construction Timetable

Construction is expected to commence in Autumn of 2025 and be completed by Spring 2028

Programme for Ecological Work

Certain activities are seasonally constrained due to ecological, legal or licensing reasons. The below timetable shows when specific measures need to be undertaken to avoid or reduce impacts.

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Initial vegetation strip along line of reptile and tree fencing				✓	✓							
Reptile fence installation				✓	✓							
Reptile translocation				✓	✓	✓						
Vegetation removal (staged)						✓	✓	✓	✓	✓		

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
directional under ECoW supervision												
Site clearance/soil stripping (optimal period)									✓	✓		
Update badger survey c. 6 weeks prior to construction	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Method Statements

Pre-construction Phase

The below section defines the practical avoidance measures to be undertaken prior to construction to protect ecological features, minimise adverse impacts and prevent any breaches of legislation.

Habitat Protection

The boundary forming hedgerows and woodland will be retained and protected as part of the scheme. The central hedgerow will be retained save for a small section which will be removed to facilitate access. Root protection areas (RPAs) will be installed around the hedgerow and clearly marked out with Heras fencing (or similar) in accordance with BS5837: 2012 and the approved Arboricultural Method Statement (AMS-2485-MU, GE Consulting, 2025 – **Appendix 4**). The tree protection fencing will be maintained throughout the construction phase and will be subject to regular checks to ensure it remains intact and fit for purpose.

The protection of this hedgerow will also serve to protect the breeding birds, commuting/foraging bats, reptiles and hedgehog that the habitat provides suitability for.

Habitat Removal

The Reptile Management Strategy (RMS) (2485-RMS-RP, **Appendix 3**) provides full details of measures required in order to protect reptiles during construction and enabling works. The measures that are proposed to safeguard the reptile population, as detailed in the RMS, will also ensure that hedgehogs, common amphibians and small mammals potentially present on the Site will be suitably safeguarded throughout construction and enabling works.

Mitigation will involve a translocation exercise followed by habitat manipulation and soil stripping under the supervision of a suitably trained ECoW who will provide a pre-works tool-box talk to contractors. The method statement for vegetation removal that will be undertaken following completion of the translocation exercise is repeated below;

- Once animal capture rates have significantly reduced, habitat manipulation will be undertaken to maximise the chances of finding any remaining reptiles by encouraging them to disperse to areas with artificial refugia for capture.
- Habitat suitability will be reduced by strimming the remaining vegetation using a three staged cutting process with refugia moved to areas of suitable habitat prior to clearance;
- One third of the vegetation will be cut to ground level using hand tools under

supervision of the ECoW, starting from one end of the Site. The ECoW will undertake hand searches of any features (rubble, log piles etc.) determined to be suitable for reptiles;

- The arisings will be left for 24hrs before being removed from Site so as not to create suitable habitat piles;
- Mats will be checked the following day followed by cutting of the central third of the Site using the same procedure;
- The final third will be cut the following day, as above;
- Soil stripping in key areas may also need to be supervised by the ECoW.

Badger Survey

A pre-commencement badger survey will be undertaken to update the baseline before any works begin. This will take place no more than 6 weeks prior to commencement to account for the dynamic nature of sett excavation and the general mobility of the species. If an active sett is discovered within 30m of proposed works then monitoring and potentially licencing will be required as advised by the ECoW.

Construction Phase

The below section defines the practical avoidance measures to be undertaken during construction to protect ecological features, minimise adverse impacts and prevent any breaches of legislation.

General Environmental Measures

- Trenches or large excavations will be covered overnight to prevent wildlife falling in and failing to escape, or a strategically placed plank will provide a means of escape. Any large bore pipes will be capped at the end of the day to reduce the potential for wildlife to enter and become trapped.
- Pollution prevention measures to be employed as per the Pollution Prevention for Businesses Guidance (<https://www.gov.uk/guidance/pollution-prevention-for-businesses#construction-inspection-and-maintenance>).

Lighting

To avoid impacts on commuting/foraging and roosting through increased light spill, there will be no artificial lighting of the construction site during April – October (inclusive).

Invasive non-native species

Should any species listed under Schedule 9 of the WCA (such as American mink) be captured during construction, they will not be released into the environment. An agent will be contacted for to re-homing or to kill the animal in a quick and humane manner as soon as reasonably practicable after discovery.

Construction Monitoring

Appendix 2 provides record sheets which the Principal Contractor will use to document actions taken to protect biodiversity and monitor their effectiveness during the construction process, with key elements checked by an ecologist/ arboriculturist as appropriate.

APPENDIX 1

Site Management Plan



APPENDIX 2

Construction Ecological Mitigation Records Sheets

The following form should be used to record actions taken to protect biodiversity and monitor their effectiveness during the construction process. Signatures should be provided where applicable.

DAILY RECORD OF ECOLOGY MATTERS

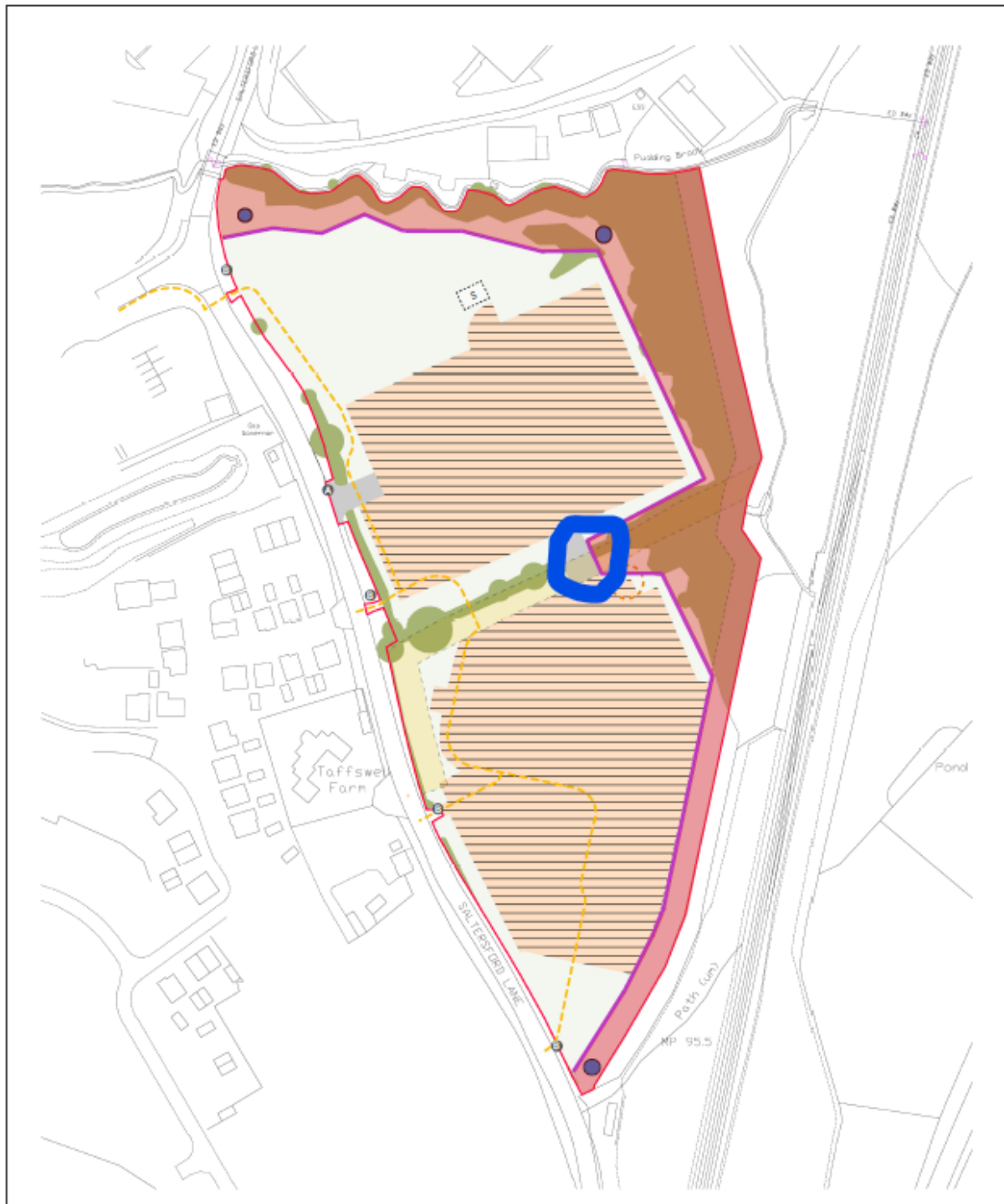
To be used as and when required by the Principal Contractor/ Site team to keep a record of ecology incidents and procedures undertaken to minimise adverse effects.

If any protected species is found, or in the event of any potentially damaging incidents, the appointed ecologist should be contacted for advice.

Date:		Reported By:	
Summary of Incident/ Activity:			
Ecologist Contacted:	Yes: ☐ No: ☐ N/A: ☐		
Action Taken:			
Outcome (if appropriate):			
Photos			

APPENDIX 3

Reptile Mitigation Strategy



APPENDIX 4

Arboricultural Method Statement

