

Construction and Environmental Management Plan

Tottenham House Solar Array, North Park, Savernake. Prepared to address Condition 3 of planning permission PL/2025/03471.

Site	North Park, Savernake, Marlborough, SN8 3BE
Planning permission	PL/2025/03471, granted by Wiltshire Council on 30 October 2025
Condition addressed	Condition 3, Construction and Environmental Management Plan
Related conditions	5, 6, 7, 13 and 14
Scope	Ground mounted solar PV array, mounting frames, AC equipment and associated cabling only. Excludes drainage lagoon and soakaway, water mains connection, above ground pathways and landscape improvements, which are subject to separate approval.
Foundation method	Steel helical screw piles
Prepared for	Your Eco UK
Status	Revision 5.0. Revised following comments
Date	04 August 2026

Status and scope

This is the Construction and Environmental Management Plan, the CEMP, for the ground mounted solar works approved at North Park under planning permission PL/2025/03471. It is prepared to satisfy Condition 3 of that permission and draws on the approved application documents.

This document is the CEMP for the installation of the solar photovoltaic (PV) array, its mounting frames, AC equipment and associated cabling only. For the avoidance of doubt, this CEMP does not cover the drainage lagoon and soakaway, the water mains connection, above ground pathways, or landscape improvements, all of which are subject to separate approval and, where applicable, a separate CEMP in due course.

1. Introduction

Project description and location

1.1 Planning permission PL/2025/03471 consents a ground mounted photovoltaic array founded on steel screw piles, together with a drainage lagoon and soakaway, a water mains connection, subterranean connecting services, above ground pathways and landscape improvements.

1.2 The site lies in the northwestern part of North Park, Savernake, within the Grade II* Tottenham House and Savernake Forest Registered Park and Garden and the North Wessex Downs National Landscape. It is bounded by deciduous woodland and conifer plantations, with the Warren Belt providing screening, and a public bridleway runs adjacent to the northwestern boundary. The red line boundary covers about 13.4 hectares, and the site is in Flood Zone 1. Grade I Tottenham House and the Grade II* Old Stables lie a few hundred metres away, and Savernake Forest Site of Special Scientific Interest lies just under a kilometre to the north.

1.3 Definitions and abbreviations

PV, photovoltaic.

BS 5837, the British Standard for trees in relation to design, demolition and construction.

National Landscape, the North Wessex Downs, formerly the Area of Outstanding Natural Beauty.

2. Roles and responsibilities

2.1 The people and organisations responsible for delivering this plan are set out in Table 1 below.

Table 1 - Roles and Responsibilities	
Role	Responsibility and holder
Client and developer	Esturmy Construction Ltd
Principal contractor	Your Eco UK
Site manager (Your Eco)	Toby Bennett
Community contact	Stewart Booth (Corrigan Gore)
Ecological clerk of works	Ecology By Design
Arboricultural consultant	Nick Baxter Tree Management
Archaeological contractor	Thames Valley Archaeology
Local planning authority	Wiltshire Council

Condition 3 Requirements

3.1 Table 2 below shows where each requirement of Condition 3 is addressed.

Table 2 - Condition Requirements and associated location in CEMP document	
Condition 3 Requirements	Location in Document
An introduction, definitions and abbreviations, project description and location	Introduction (section 1)
A description of management responsibilities	Roles and responsibilities (section 2, Tbl. 1)
A description of the construction programme	Construction Programme (section 3)
Site working hours and a named contact for residents	Working hours and key controls (section 4)
Detailed site logistics arrangements	Site logistics and set up (section 5)
Parking, deliveries and storage	Parking, deliveries and storage (section 6)
Dust and noise mitigation	Dust and noise (section 7)
Measures to protect amenity and highway safety	Traffic and highway safety (section 8); Dust and noise (section 7)
Communication procedures with the authority and community	Communication (section 15)
No burning, no external lighting, and the fixed construction hours	Working hours and key controls (section 4)

3.0 Construction Programme

3.1 Works are anticipated to commence at the end of Q3 2026 (September), once all pre-commencement planning conditions have been discharged. The construction programme is expected to run for approximately 6 weeks (30 working days), Monday to Friday, in the following sequence:

- **Weeks 1** (w/c late Sept): Mobilisation, confirmation of CEMP conditions, and setting out
- **Weeks 2–3**: Installation of screw-in piles

- **Weeks 3–4:** Installation of frames and tables
- **Weeks 4–5:** Installation of PV modules
- **Week 5:** Stringing of modules
- **Weeks 5–6:** Installation of inverters and AC cabling
- **Week 6:** AC terminations and commissioning
- **Clear site and de-mobilise**

These dates will be subject to weekly review. The works will follow a logical sequence that protects trees, ecology and archaeology, as set out in the approved Method Statements.

4.0 Working hours and key controls

4.1 The following controls are fixed by Condition 3 and apply throughout:

- Construction hours are 0800 to 1800 Monday to Friday and 0800 to 1300 on Saturday. There is no working on Sundays or bank holidays.
- There shall be no burning on site at any time.
- There shall be no external or artificial lighting during construction or operation.
- Deliveries and noisy activities, including pile installation, take place only within the hours above.

A named person will be available for residents and the public to contact about the works, with details displayed at the site access. This will be Stuart Booth of Corrigan Gore.

5.0 Site logistics and set up

See Site Layout Plan – Appendix A and B

5.1 Site access is via the existing estate access tracks and under control of the site manager. The construction access route and compound location are indicated on the layout plan. Welfare, parking and wheel cleaning arrangements will be facilitated by Size Group, the Main Contractor for the wider Tottenham House project.

5.2 The stores compound, welfare, parking and materials storage will be sited away from controlled areas, in particular the root protection areas, the woodland edges and the bridleway.

5.3 Low ground pressure plant and plant of minimum size necessary for the task will be employed to ensure the minimum damage possible to tracked areas. Fuels and oils will be kept in a bunded storage area clear of any watercourse.

6.0 Parking, deliveries and storage

6.1 Parking will be on the site contractor's car park (see Site Plan, Appendix B). Deliveries will be booked within the working hours and managed to remove any queueing on the public highway. Materials will be stored within the agreed compound or a designated laydown area for installation. At all times this will be clear of the root protection areas.

7.0 Dust and noise

7.1 There will be a wider dust management plan covering the whole site. For the solar array installation specifically, dust generation will be minimised through the installation methodology described below. Screw piles create minimal dust and do not require cutting of any dust-producing materials. For excavations, excavated materials will be dampened or covered during dry periods to ensure that they do not present a dust hazard.

7.2 Noise will be controlled by maintaining plant, switching off idling engines, and locating noisy plant away from the bridleway and the nearest noise-sensitive receptors.

Screw piles are quieter than driven piles and need no concrete batching on site, so the dust and noise footprint is modest. No piling or other noisy work takes place outside the permitted hours.

8.0 Traffic and highway safety

8.1 Liaison with haulage companies will ensure that the routing of construction vehicles is managed to limit the use of narrow lanes, avoiding undue local congestion and damage. Where required, wheels will be cleaned before vehicles join the public highway.

8.2 The public bridleway is kept clear and safe, and any temporary crossing of it is managed with signage and marshalling.

9. Trees and root protection

This CEMP has been reviewed by the Arboricultural Consultant (NB Tree Management) and any works that have the potential to impact trees will be reviewed by them prior to being undertaken.

Tree protection follows the approved Arboricultural Method Statement and Tree Protection Plan and Condition 7.

The solar PV array installation site is clear of trees and any tree protection areas. Access has been planned to be fully clear of the root zones of two high value trees T23 (Oak) and T24 (Beech, and the mature trees along the northern belt are outside the array site and away from the access/egress route.

10. Ecology and protected species

This CEMP has been reviewed by the Ecology Consultant (Ecology by Design) and any works that have the potential to impact ecology will be reviewed by them prior to being undertaken.

Ecological protection follows the Preliminary Ecological Appraisal and the Ecological Mitigation and Enhancement Plan required by Condition 5, with reasonable avoidance measures. Vegetation is cleared outside the bird nesting season where possible, or after a check by the ecological clerk of works and must be gradually reduced in height to ensure wild mammals are not harmed during the works.

There is no external lighting during construction or operation, under Conditions 3 and 13, which protects foraging and commuting bats. Trees identified with potential suitability for individual roosting bats are retained and protected, and any works near them are guided by the ecological clerk of works.

Open excavations are covered or fitted with a ramp and checked before infilling, to protect hedgehog and other wild animals that may be passing through the site, and trenches are not left open overnight where this can be avoided. There is no burning. The creation of temporary brash or log piles within the site will be avoided as these may be adopted by wildlife for shelter.

11. Drainage, pollution prevention and spill control

Pollution prevention follows established good practice. Fuels and oils are kept in bunded storage, refuelling takes place in a designated area on an impermeable surface with spill kits to hand, and there is no refuelling near a watercourse. Silt and runoff are controlled during any earthworks.

The screw pile foundations add almost no impermeable surface, and because no concrete is used for the array foundations there is no wet concrete washout to manage.

12. Waste management

No waste of any kind is burned on site at any time. Waste is kept to a minimum, segregated, and removed by licensed carriers under the duty of care. The site is kept clean so that it does not attract vermin or affect amenity.

13. Archaeology

Archaeology is dealt with under Condition 6 through a separate written scheme of investigation agreed with the authority. Part A of Condition 6, relating to the Written Scheme of Investigation (WSI), was approved on 8 May 2026 (ref. PL/2026/02459). Confirmation of Part B will follow in due course, once the archaeological works have been completed and a post-excavation report has been prepared. If previously unrecorded archaeological remains are found during the works, work in that area stops and the archaeological contractor and the authority are informed before it resumes.

14. Unexpected contamination

If contamination that was not previously identified is found during the works, all work in that area stops, the authority is informed, and an investigation and any agreed remediation are completed before work resumes, in line with Condition 14.

15. Communication

A named site contact, Stewart Booth (sbooth@corriganore.com) of Corrigan Gore who are the Project Manager for the Estate, is available for residents and the public, with relevant details displayed at the access. Neighbours are given advance notice of key activities. The contractor keeps the authority informed about key construction issues, including newsletters or fliers as set out in Condition 3. A letter will be circulated to each neighbouring property outlining the status of the project and forthcoming activities prior to commencement of works.

16. Monitoring and non-compliance

The site manager is responsible for day-to-day compliance, supported by the ecological clerk of works and the arboricultural consultant, who monitor at the key stages and keep records on site. Environmental requirements are covered at site induction and in toolbox talks. Any non-compliance is recorded, stopped and put right, and reported to the authority where this is required.

17. Reinstatement and decommissioning

On completion, temporary works are removed and the ground is reinstated. The screw pile foundations are fully reversible. At the end of the array's life it can be removed and the land restored within three months under Condition 12, with no concrete left in the ground.

Appendices

Appendix A – Location Plan

Appendix B – Site Plan