BLADE

CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN: BIODIVERSITY (CEMP: BIODIVERSITY)

LAND SOUTH OF BRIDGE FARM, READING ROAD, ARBORFIELD, WOKINGHAM, RG2 9HT

ON BEHALF OF

TUNGSTEN PROPERTIES

DECEMBER 2025

V1

BIODIVERSITY
LANDSCAPE
ARBORICULTURE
DESIGN
ECOLOGY

Report Data	
Title	Construction Environment Management Plan: Biodiversity (CEMP: Biodiversity)
Site Address	Land South of Bridge Farm, Reading Road, Arborfield, Wokingham, RG2 9HT
Client	Tungsten Properties
BLADE Reference	201-E-RP-PL-1902CMP

Version	Author	Reviewer	Date Issued
DRAFT	C. Cookes BSc (Hons) MSc	E. Seaton BSc (Hons) MCIEEM	26 June 2025
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Disclosure:

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1.0 INTRODUCTION

Background to the Development

1.1 BLADE Ecology Ltd. was commissioned by Tungsten Properties to produce a Construction Environment Management Plan: Biodiversity (CEMP: Biodiversity) for the land south of Bridge Farm, Reading Road, Arborfield, Wokingham, RG2 9HT (centred on Ordnance Survey grid reference SU 75006 67232).

1.2 The application site is located within a rural area of Arborfield, Reading, immediately bound to its north and east by Pound Copse Local Nature reserve, separating it from Bridge Farm Estate business park to the north and Greenward Lane to the east. To its west, the site is bound by an A road (A327) and more widely, it is surrounded by arable fields, small residential settlements and mixed woodlands.

1.3 The application site is approximately 2.9ha and comprises semi-improved grassland, featuring a small area of woodland, scattered saplings and small areas of bare ground.

1.4 The application site boundary is shown in Figure 1.

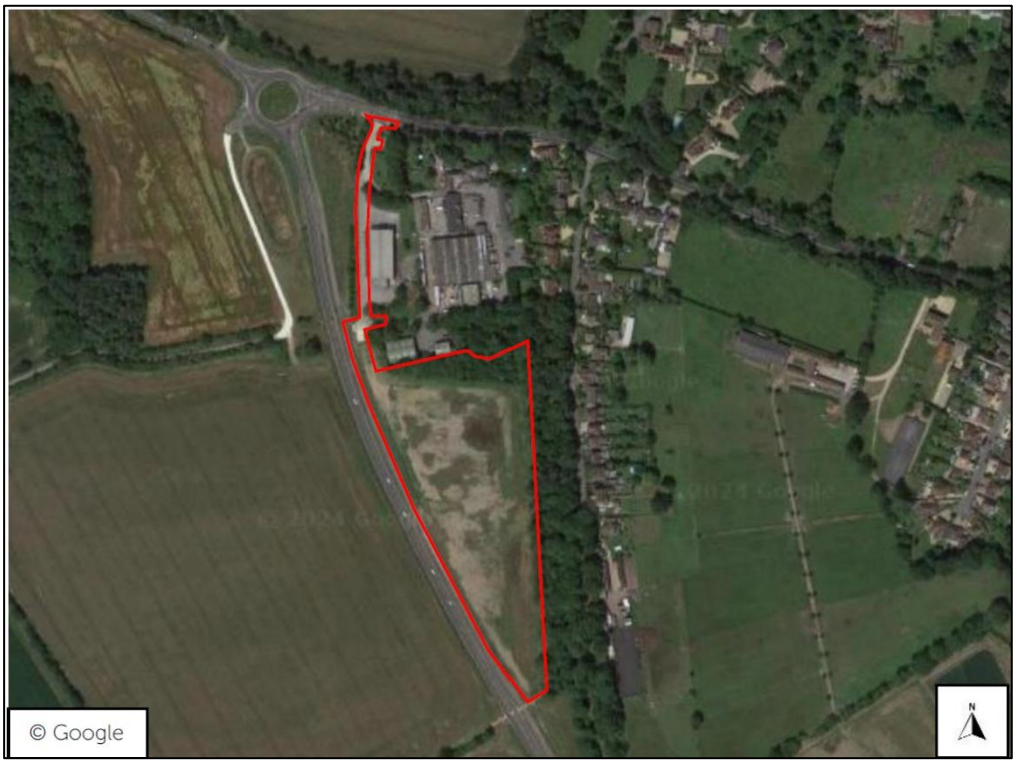

Figure 1: Application Site Boundary

Ecological Baseline

1.5 An Ecological Impact Assessment was completed by ACD Environmental in September 2022 and revised in March 2023.

1.6 [redacted]

[redacted]

1.7 [redacted]

1.8 No significant impacts on designated nature conservation sites were predicted.

1.9 Given the site location and the nature of the habitats within and immediately adjacent to the area of impact, it was considered that the likelihood of any protected and/or notable species being present on site and/or being negatively impacted by the development proposals was low, providing precautionary measures of working were implemented.

Description of Development Scheme

1.10 On 2 February 2024 Wokingham Borough Council granted full planning permission for the erection of up to eleven commercial units with associated hard standing and landscaping. (Number: 223083). Relevant Conditions from this planning permission include:

Condition 8. Construction Environment Management Plan

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

a. Risk assessment of potentially damaging construction activities.

b. Identification of biodiversity protection zones.

c. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d. The location and timing of sensitive works to avoid harm to biodiversity features.

e. The times during construction when specialist ecologists need to be present on site to oversee works.

f. Responsible persons and lines of communication.

g. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h. Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To secure appropriate mitigation measures for protected species, species of principal importance and ancient woodland during construction, as appropriate under Section 15 of the National Planning Policy Framework, Policy CP7 of the Core Strategy and Policy TB23 of the Managing Development Delivery Plan 2014.

1.11 This report has been based on the following plans: BLADE Landscape Architects Strategy Plan, November 2025.

Objectives

1.12 The objectives of this management plan are:

- To produce a concise strategy to direct a future scheme of development at the site in full compliance with wildlife law and recognised best practice.
- To produce method statements that will direct construction works on site and ensure all reasonable precautions have and will be undertaken to avoid killing or injuring wildlife during construction.
- To mitigate the impacts of construction on biodiversity as much as is feasibly possible.
- To discharge Condition 8 of the planning permission.

Contact Information

1.13 BLADE Ecology Ltd has been appointed as the Ecological Clerk of Works (ECoW) to oversee and monitor the ecological aspects of the development during construction phases:

Ecological Clerk of Works

Name: BLADE Ecology

Contact No: 01905 947558

The Ecological Clerk of Works will keep in regular contact with the Construction Manager throughout the construction works. Any breaches of the Ecological Mitigation & Enhancement Strategy will be brought to the attention of the Construction Manager / applicant with remedial action implemented.

2.0 LEGISLATION

Local Policy

Wokingham Borough Council Local Development Framework: CP7 Biodiversity

2.1 Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance. Development:

A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:

i) Mitigation measures can be put in place to prevent damaging impacts; or

ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

Wokingham Borough Council Managing Development Delivery Plan 2014

2.2 Policy TB23: Biodiversity and Development

2.3 Sites of national or international importance are shown and sites of local importance are defined on the Policies Map.

2.4 Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:

a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing

b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation

c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

Legislation

Habitats and Species of Principal Importance

2.5 The NERC Act, 2006 requires the Secretary of State to publish lists of habitats and species which are of principal importance for the conservation of biodiversity in England, Wales and Scotland. The lists replace the UK Biodiversity Action Pans (UK BAP) and have been drawn up in consultation with Natural England, Natural Resources Wales and Scottish Natural Heritage as required by the Act. Section 7 of the Environment (Wales) Act, 2016 has now replaced the duty in section 41 of the NERC Act in relation to Wales, with a duty on public authorities to seek to maintain and enhance biodiversity. The lists are used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 41 of NERC Act and section 7 of the Environment (Wales) Act, 2016, to have regard to the conservation of biodiversity when carrying out their normal functions.

2.6 Habitats of principal importance (HPI) are included on the lists. These are all the habitats in England, Wales and Scotland that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework.

2.7 Species of principal importance (SPI) are included on the lists. These are the species found in England, Wales and Scotland which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.

Biodiversity Action Plan (BAP) Habitats and Species

2.8 The UK Biodiversity Action Plan (HMSO 1995, 1998; UKBAP 2007) lists species and habitats which have undergone significant declines in recent years and for which conservation is a priority in order to preserve biodiversity in the UK. The BAPs provide a list of actions to be implemented to halt or reverse these declines. These species and habitats are identified as Habitats and Species of Principal Importance for the conservation of biological diversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act, planning policy and underpinning guidance (ODPM, 2005)

Great Crested Newt

2.9 The great crested newt is a ‘European Protected Species’ and is listed on both Annex II and IV of the EC Habitats Directive. The Directive is transposed into UK law through the Conservation of Habitats and Species Regulations 2017. They are also protected by the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000. These pieces of legislation combine to give substantial protection to great crested newts and their breeding ponds and terrestrial habitat, making it an offence to:

- Deliberately capture, injure or kill a great crested newt;
- Intentionally or recklessly disturb a great crested newt in a structure or place that they use for shelter or protection or deliberately disturb a group of a great crested newts;

- Damage or destroy a great crested newt resting place/shelter (even if they are not occupying it at the time);

- Possess or advertise/sell/exchange a great crested newt (dead or alive) or any part of a great crested newt (including eggs and all life-stages);

- Intentionally or recklessly obstruct access to a great crested newt resting place/shelter.

Common Reptiles

2.10 In Britain there are four relatively widespread native species of reptile: the adder; grass snake common lizard and slow worm. These species are protected via part of Section 9(1) of the Wildlife & Countryside Act 1981 (as amended) against:

- Intentional killing and injuring;

- Selling, offering or exposing for sale.

2.11 Two other species of reptile: the sand lizard and smooth snake are 'European Protected Species'. It is illegal to injure, kill, disturb, capture, keep or sell them, or to damage or destroy the habitats in which they live.

Nesting Birds

2.12 Wild birds within the UK are primarily protected by the Wildlife & Countryside Act (WCA) 1981 (as amended by the Countryside & Rights of Way Act 2000). The WCA is the UK's domestic legislation which incorporates the legislation outlined in the European Community Council Directive 79/409/EEC on the Conservation of Wild Birds, more commonly known as the 'Birds Directive' – the oldest EU legislation on the environment. The Birds Directive provides legal guidance for the management and conservation of wild birds within member states. This legislation states that all birds, their nests and eggs are protected by law, and it is illegal to (subject to exception) to recklessly or intentionally:

- Kill, injure or take any wild bird;

- Take, damage or destroy the nest of any wild bird while in use or being built;

- Take or destroy the egg of any wild bird.

2.13 A total of 193 species of bird are identified with Annex 1 of the Birds Directive. These species are:

- in danger of extinction;

- vulnerable to specific changes in their habitat;

- considered rare because of small populations or restricted local distribution;

- requiring particular attention for reasons of the specific nature of habitat.

2.14 Habitats and important sites for species found on Annex 1 of the Birds Directive are safeguarded by the designation of Special Protected Area (SPA) status. SPAs are protected through the implementation of the Conservation of Habitats and Species Regulations 2012 (The Conservation Regulations). Ramsar sites (wetlands of international importance designated under the Ramsar convention) are also protected by the Conservation Regulations, which was amended in 2012 to enhance provision for the preservation, maintenance and enhancements of habitats for wild birds in the UK.

2.15 Species listed on the Schedule 1 of the Wildlife & Countryside Act (as amended), are offered greater levels of protection, whereby it is an offence to intentionally disturb adult birds engaged in nest building and during nest occupation, as well as the intentional disturbance of dependent young.

2.16 A further 49 species of bird are also protected by Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC S.41). These species have been identified due to their importance to nature conservation.

Bats

2.17 All species of bat in Britain are 'European Protected Species' and are protected under the Conservation of Habitats and Species Regulations 2017, and the Wildlife and Countryside Act 1981, as amended by the Countryside & Rights of Way Act 2000. These pieces of legislation combine to give substantial protection to bats and their habitats, making it an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.

2.18 [redacted]

Hazel Dormouse

2.19 The hazel dormouse is a 'European Protected Species' and is fully protected under national and European legislation. It is listed on Annex IVa of the Habitats Directive and the Directive is transposed into UK law through the Conservation of Habitats and Species Regulations 2017. They are also protected by the Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000. Dormice are also listed as a Species of Principal Importance under the Natural Environment and Rural Communities (NERC) Act (2006). These pieces of legislation combine to give substantial protection to dormice and their habitat, making it an offence to:

- Intentionally kill, injure or take a dormouse;
- Possess or control any live or dead specimen or anything derived from a dormouse (unless it can be shown to have been legally acquired);
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a dormouse;
- Intentionally or recklessly disturb a dormouse while it is occupying a structure or place which it uses for that purpose.

Otter

2.20 The European otter is the only native UK otter species. It IS a European protected species (EPS) and is also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to:

- Capture, kill, disturb or injure otters (on purpose or by not taking enough care).
- Damage or destroy a breeding or resting place (deliberately or by not taking enough care);
- Obstruct access to their resting or sheltering places (deliberately or by not taking enough care);
- Possess, sell, control or transport live or dead otters, or parts of otters.

Water Vole

2.21 Water voles are protected in the UK under the Conservation of Habitats and Species Regulations, 2017 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Intentionally kill, take or injure a water vole;
- Possess or control any live or dead water vole, or any part or derivative (not including water voles bred in captivity under licence);

- Intentionally or recklessly damage, destroy or block access to a water voles place of shelter or protection (on purpose or by not taking enough care);

- Intentionally or recklessly disturb a water vole whilst it is occupying a structure or place which it uses for shelter or protection (on purpose or by not taking enough care).

3.0 GENERAL CONSTRUCTION METHOD STATEMENT

Pre-construction

3.1 A pre-commencement site meeting will be undertaken with the Ecological Clerk of works, arboriculturist and building contractor prior to any clearance / development works.

3.2 A 'toolbox talk' will be provided to site-based personnel by the Ecological Clerk of Works to inform on agreed policies, recommendations and requirements to maintain environmental quality and minimise impacts during construction, generally avoiding unnecessary disturbance and pollution. Contractors will be made aware of how to identify field signs of protected species, particularly reptiles and nesting birds.

3.3 A pre-commencement site check to identify any changes in conditions on site and evidence for the presence of protected, and ensure full compliance with wildlife legislation, will be undertaken. Please refer to the sections below for species-specific method statements. **If any European Protected Species (EPS) are identified during the inspection, the works will be delayed until the relevant licence has been granted by Natural England.**

3.4 A risk assessment summarising potentially damaging construction activities is available in Appendix B.

General Construction Principles

3.5 To reduce impacts from construction activities, working hours will be limited to the following unless prior written approval is granted by the Local Planning Authority:

- Monday to Friday – 08:00 to 18:00
- Saturdays – 08:00 to 13:00
- Sundays and Public Holidays – no working.

3.6 A traffic management system will be implemented to control the flow of traffic into, within and out of the site to avoid congestion. Where feasible, delivery of materials and equipment will be timed to avoid peak traffic periods and will be specifically restricted to the below times unless prior written approval is granted by the Local Planning Authority:

- Monday to Friday – 08:00 to 16:30
- Saturdays – 08:00 to 13:00
- Sundays and Public Holidays – no working.

3.7 Delivery vehicles will be unloaded as quickly as possible to avoid unnecessary build-up of vehicles within the site. This will take place in designated locations within the site to avoid obstructing other traffic.

3.8 Where feasible, sustainable travel options for workers will be encouraged.

3.9 No unauthorised fires will be permitted on-site.

Development Site Layout

3.10 Temporary site infrastructure, haul roads and material and machinery stores will be located as far from sensitive features as feasible, particularly the adjacent Pound Copse Local Nature Reserve and the Root Protection Areas of the retained trees and hedgerows, in order to limit impacts to these features.

3.11 External lighting will be minimised as much as possible, with the only lighting installed being that required for health and safety and security purposes. Any lighting will be localised to the areas they are needed and located as far from sensitive features (on and offsite woodland and bird/ bat boxes as possible. Where feasible lights will be fitted with sensors so that they are only activated when there is activity within the site and will also be fitted with devices (e.g. shields, cowls, hoods etc.) to ensure light is directed into the site as much as possible. Additional measures will also be followed as part off the lighting strategy:

- Only luminaires with an upward light ratio of 0% will be used;
- All external luminaires used on site will lack UV elements and will be warm white coloured (ideally <2700 Kelvin) to reduce blue-light components;
- LED luminaries will be used due to their sharp cut-off, lower intensity, good colour retention, and dimming capability.

3.12 If the schedule of works needs to be amended to include the use of lighting that is not in line with the recommendations above, then an ecologist will be consulted prior to lighting being installed on-site.

3.13 If unacceptable levels of lighting are proposed, bat activity surveys will be required to confirm bat assemblage and levels of activity within the application site. These results would then be used to inform additional mitigation measures and applied to development proposals.

3.14 A traffic management system will be implemented within the site to ensure that the public right of way is segregated from development traffic, and that foot traffic (i.e. construction workers accessing and moving within the site) is segregated from vehicle traffic, with designated safe walking routes. There will be a designated parking area for construction workers and site visitors which will be segregated from construction.

Site Management

3.15 The site will be secured with fencing to ensure that no unauthorised personal are able to access the site. Appropriate signage will be placed at suitable locations on the outside of the fence to ensure that any approaching the site are able to obtain any relevant information on the site, such as health and safety information.

3.16 All materials and waste products will be stored in a designated area of the site. Materials will only be moved from this area when needed. All waste materials will be moved to the appropriate waste storage container as soon as possible. Regular checks will be undertaken to ensure they all materials and waste products are adequately secured and contained.

3.17 Where feasible, materials will be ordered on an as needed basis to ensure that they are not stored unused within the site for long periods of time.

3.18 A waste management system will be in place throughout the development to ensure that all waste materials are transferred and disposed of appropriately. Relevant documentation will be kept in the site office at all times and made available for inspection when necessary.

3.19 When not in use, all vehicles and equipment will be safely stored in designated areas to ensure they are not causing an obstruction or nuisance.

Measures for Controlling Pollution

3.20 A secure building or compound will be used to store contaminating substances to ensure that they cannot seep into nearby ponds or groundwater. Empty containers will be immediately removed from the site and disposed of via an appropriately licensed waste contractor. All containers will be regularly checked for leaks, and any leaking containers will be appropriately disposed of. Appropriate spill kits will be kept nearby at all times to ensure that any leaked material can quickly be contained. In the event of a spillage, the Site Manager will be immediately informed, and if necessary, work halted until the spill is contained.

3.21 All machinery will be routinely serviced and maintained to ensure they remain in a good condition. Where appropriate, drip trays will be placed under static machinery to reduce the risk of leaks. Refuelling will only be undertaken on areas of hardstanding, as far from the sensitive features as is feasible.

3.22 A wheel washing regime will be implemented to ensure all vehicles leaving the site are free of contaminants.

Measures for Controlling Dust and Air Pollution

3.23 All plant and equipment will be maintained properly to ensure any emissions they produce are minimised.

3.24 Any activities likely to generate dust will be monitored and if required dust suppression measures will be implemented, for example water suppression systems or dust filter attachments. These activities will be located as far from the site boundaries and sensitive features as possible. If appropriate, materials will be damped down before demolition or construction work commences.

3.25 An adequate water supply for effective dust/particulate matter suppression/mitigation will be maintained on site throughout construction, using non-potable water where possible and appropriate.

3.26 An area of hardstanding for vehicles will be provided to ensure that they can be easily cleaned, including a wet sweeping method for the surface. Regular vehicle movement routes within the site will be consolidated and kept in good repair.

3.27 Wheel wash facilities are to be provided as near to the site exit as possible (without causing an obstruction to vehicle movement) to prevent the carrying of dust particles off-site.

3.28 Access roads are to be regularly inspected and cleaned using a wet sweeping method when necessary.

3.29 All plant and machinery will be switched off if not in use for significant periods of time.

3.30 Stored materials and waste products likely to generate dust will be positioned as far as possible from sensitive areas as feasible, including major roads and important ecological areas. They will be contained as far as reasonably possible, for example through the use of dampening procedures, tarpaulins or other coverings and/or containers.

3.31 Vehicles carrying any materials which could produce dusty emissions will be securely covered at all times.

3.32 Where feasible, enclosed chutes and/or conveyors will be used to move materials that have the potential to produce dust around the site. Drop heights from loading and handling equipment will be minimised, and where appropriate fine water sprays will be used to dampen down any dust.

3.33 Where appropriate, machinery that has the potential to generate dust (e.g. cutting/grinding machinery) will be fitted with dust collection devices.

3.34 The amount of excavated material on-site will be minimised where feasible. To minimise potential wind pick-up, completed earthworks will be covered or vegetated where appropriate. In extended periods of dry weather bare soil will be watered.

Measures for Controlling Noise and Vibration

3.35 The works will comply with BS 5228: *Noise and Vibration control on construction and open sites*, with familiarisation with this guidance a pre-requisite of appointment of any contractor / construction worker.

3.36 Fixed sources of noise (e.g. generators) will be located away from sensitive features to reduce disturbance to these features.

3.37 ‘Silenced’ plant and equipment will be used wherever feasible, such as electric / hydraulic powered equipment instead of combustion or pneumatic power and wheeled plant instead of tracked.

3.38 All plant and machinery will be switched off if not in use for significant periods of time.

3.39 Plant machinery will be operated at low speeds where possible and where feasible incorporate low speed idling.

3.40 All plant and equipment will be maintained properly to ensure they operate smoothly and do no generate unnecessary noise, for example by ensuring everything is correctly greased, blown silencers are replaced, saws are kept sharpened, teeth are correctly set and blades are flat, worn bearings are replaced, etc.

3.41 Material handling will be undertaken in manners that minimise the noise produced as much as possible, for example by keeping drop heights as small as possible.

Tree, Hedgerow and Biodiversity Protection

3.42 Any specified tree surgery works will be carried out in accordance with BS 3998:2010 '*Tree Works Recommendations*', Health and Safety legislation and latest relevant best practice. Prior to commencement of any works the contractor must provide valid proof of required Public Liability Insurance and a full working method statement and risk assessment. Any works will also be undertaken with regards to the method statements in Section 4.

3.43 The contractor should be satisfied that tree preservation orders have not been notified for the site since the previous survey work was undertaken. If TPOs are applicable the contractor must comply with the provisions of the Town and Country Planning (Trees) Regulations (Amendment) 2008.

3.44 BS 5837: 2012 '*Trees in relation to design, demolition and construction*' will be implemented on site in order to ensure that retained trees are protected adequately from construction-related damage. Protective fencing will be installed around trees as per the Tree Protection Plan (TPP) / in line with BS 5837: 2012 '*Trees in relation to design, demolition and construction*' to form exclusion zones around protected trees during construction. Additionally, all existing and retained hedgerows on site will be lined with protective fencing to prevent damage to ecological corridors. No access within these zones will be permitted. All-weather, durable signs will be attached to the fencing.

3.45 All tree works will be completed and protective fencing erected before construction commences. The fencing will remain in place until construction has been completed. Any signage that is removed or becomes illegible will be replaced as soon as possible.

3.46 During site operations, contractors will ensure that machinery does not come into contact with any of the trees within / adjacent to the site. They will be especially vigilant using tall machinery. All operators will be briefed as necessary and operations adjacent to trees will be supervised.

3.47 Ongoing arboricultural supervision will form part of the construction phase mitigation as shown within Table 1. Full details can be seen within the Arboricultural Impact Assessment and Method Statement (see BLADE Trees, 2025).

Table 1: Arboricultural supervision scheme

Stage: Construction		
Operation	Details	Date
Initial pre-commencement meeting	Pre-commencement meeting with key personnel responsible for implementation of development and tree protection. Personnel: Client, Site Manager, Main Contractor, ACoW. Agree on locations of Tree Protection Fencing and Temporary Tree Trunk Protection for the demolition and construction phase of development. Spray mark trees for removal as per approved plans. Agree on any further works required before the commencement of demolition / construction.	TBC as per the construction schedule
Monitoring visits	Monitoring and progress update visit. Personnel: Client, Main contractor, ACoW. Check the installation of tree protection fencing and temporary ground protection. Discuss progress, incidents, queries and any variations to the project schedule with the project team. Toolbox talk with contractors prior to commencement of works within Ancient Woodland buffer zone.	Every 8 Weeks unless otherwise stated
Completion site visit	Personnel: Client, Landscape Architect, Main Contractor, ACoW • Review phasing and development of landscape proposals. • Removal of tree protection measures and undertaking post-development tree assessment.	TBC as per the construction schedule

3.48 Biodiversity protection zones including a 15m vegetated buffer from the bordering Pound Copse LNR will be protected via protective fencing forming sign posted exclusion zones during construction phase. This vegetated buffer will comprise wildflower grassland and broadleaved woodland. Woodland on site is buffered from construction as per the tree protection plan (BLADE Trees, 2025) and a biodiversity protection zones plan is available in Appendix A.

4.0 DESIGNATED SITES METHOD STATEMENT

4.1 Parts of the eastern site boundary is bordered by Pound Copse Local Nature Reserve which comprises deciduous broadleaved ancient woodland, within which all trees are protected under a TPO. Due to the reason for the LNR designation and provided that strict control over artificial lighting and an adequate vegetated buffer is maintained along these boundaries, the proposals are not considered to significantly impact the ancient woodland LNR (ACD Environmental, 2023).

4.2 No other significant impacts on designated nature conservation sites are predicted (ACD Environmental, 2023).

4.3 In addition to the standard measures stated in Section 3.0, the following measures will be implemented to control potential impacts to Pound Copse.

Lighting

4.4 Construction activities will be restricted to daylight hours between March and October, with the only lighting permitted on-site being any necessary security lighting.

4.5 This lighting will be directed into the site, with diffusers, shields, hoods, cowls and/or PIR sensors used as necessary to ensure light spillage is kept to a minimum. Lighting along the boundaries will be kept to a maximum Lux level of 0.5 at 1.5m above ground level to ensure wildlife commuting corridors are not severed and the nearby LWS is not impacted.

Dust & Noise

4.6 Vehicles carrying loose aggregate or any other materials which could produce dusty emissions will be sheeted at all times.

4.7 An area of hardstanding for vehicles will be provided to ensure that they can be easily cleaned, including a wet sweeping method for the surface.

4.8 Access roads are to be regularly inspected and cleaned using a wet sweeping method when necessary.

4.9 The wheel wash facilities are to be provided adjacent to the site exit to prevent the carrying of dust particles off-site.

4.10 To minimise potential wind pick-up, completed earthworks will be covered or vegetated where appropriate. In extended periods of dry weather bare soil will be watered.

4.11 The amount of excavated material on-site will be minimised where feasible.

4.12 Aggregate materials and mounds of soil will be positioned as far as possible from sensitive areas, including major roads and important ecological areas.

4.13 No unauthorised fires on-site.

4.14 The works will comply with *BS 5228: Noise and Vibration control on construction and open sites*.

Additional Measures

4.15 If permitted, interpretation / notice boards will be installed along the footpath located along the eastern site boundary, with the aim of reducing the number of visitors straying from permitted routes. The Landscape Proposals will include areas of planting between the development footprint and LNR in order to help buffer it from the development. Please refer to the Landscape Management Plan (LEMP) for full details.

5.0 SPECIES SPECIFIC METHOD STATEMENTS

5.1 The Ecological Impact Assessment (ACD Environmental, 2023) should be referred to for full details of the protected species on-site. The below working methods will be followed to ensure all reasonable precautions have and will be undertaken to avoid killing or injuring wildlife during development.

General Construction Principles

5.2 To avoid disturbing nocturnal wildlife, construction activities will be restricted to daylight hours between March and October, with the only lighting permitted on-site being any necessary security and health and safety lighting. This lighting will be directed into the site, with diffusers, shields, hoods, cowls and/or PIR sensors used as necessary to ensure light spillage is kept to a minimum.

5.3 Heavy vehicles/machinery must stay within areas of hardstanding or bare ground to avoid killing/injuring any vulnerable fauna. When not in use, all machinery will be shut down and made safe.

5.4 Materials must not be left undisturbed for long periods of time, particularly mounds of loose material such as soil, as fauna may be tempted to use them for shelter. Building materials such a brick, stone etc. will be stored on raised pallets (at least 30cm above ground) to discourage vulnerable fauna from using them as shelter. Any demolition materials will be stored in skips or similar containers rather than piled on the ground. Pallets and skips must be stored on hardstanding or areas of bare ground.

5.5 Any excavations must either be backfilled before nightfall or, if they need to be left open, be provided with a ramp no more than 45 degrees in angle to prevent fauna from becoming trapped. Any excavations that have been left open must be checked for any trapped fauna before filling commences.

5.6 Any temporarily exposed open pipe system or duct (diameter greater than 200mm) must be capped at the end of each working day in such a way as to prevent wildlife gaining access.

5.7 [redacted]

5.8 Any other animals encountered during the works should either be allowed to safely disperse or transferred by hand to a nearby safe location in a similar habitat. Any injured animals should be taken to the nearest wildlife hospital.

Site Clearance

5.9 At least one week prior to ground clearance, areas of tall vegetation will be progressively cleared in order to allow any wildlife using the area to disperse away from the construction zone. An initial cut will be carried out to no less than 150mm, followed by a second cut to 100m then a

third cut to 50mm. Ideally, this should be carried out over a three-day period to give wildlife time to disperse. Cutting should proceed from the edge of the existing development outwards to the retained vegetation to allow wildlife to move ahead of the cutting. This work should be carried out using hand-held tools or a light-weight ride-on machine with a flail attachment and be supervised by the Ecological Clerk of Works.

5.10 The Ecological Clerk of Works will also undertake a finger-tip search of any miscellaneous materials (e.g. brash piles etc.). These materials will then be cleared by hand or via machinery with a flat-edged bucket or grab attachment, under the supervision of the Clerk of Works.

5.11 Following this, a fingertip search for vulnerable fauna will be carried out by the Ecological Clerk of Works (EcOW). The vegetation will then either be maintained at a height of <50mm throughout the construction period or stripped to bare earth. Vegetation stripping will be by a light-weight digger with a flat-edged bucket and be supervised by the Ecological Clerk of Works.

5.12 Once all the miscellaneous materials and vegetation have been cleared, the Clerk of Works will undertake a final check, following which works will be allowed to procced un-supervised.

Reptiles & Amphibians

5.13 Contractors will be briefed on the potential presence of reptile species and their legal protection.

5.14 A 'toolbox talk' will be provided to site-based personnel by EcOW to inform on agreed policies, recommendations, and requirements. All contractors to be made aware of the procedure to follow should a great crested newt be discovered (or suspected) on-site.

5.15 The site will be cleared as outlined in Section 3 above. Before ground-clearance commences, the EcOW will conduct a finger-tip search of the area to be cleared. This will include a search of any terrestrial refugia.

5.16 Site clearance will be timed to align with the active season for great crested newts (typically February-October) and when overnight temperatures are above 5^{o}c, to avoid the risk of encountering hibernating newts and active season for reptiles (typically April-September) and when daytime temperatures are above 9^{o}c, to avoid the risk of encountering hibernating reptiles.

5.17 If a reptile is discovered during any stage of the construction works, all work must immediately cease, and the reptile allowed to disperse from the area unharmed. Any sighting of reptiles should be reported to the site manager and Ecological Clerk of Works.

5.18 **In the unlikely event that a great crested newt is uncovered at any stage of the development, works must cease immediately, and consultation held with the Ecological Clerk of Works and Natural England to determine any licensing requirements necessary to allow lawful completion of the works.**

5.19 To compensate for the loss of suitable reptile and amphibian habitat, the planting of wildflowers and tussocky grassland and the creation of a log pile within the northern area is to be included as part of development proposals (ACD Environmental, 2023). In addition to this, a single hibernaculum will be created within the northern area. This will measure at least 1m x 1m x 1.5m (above ground height x width x length) and will be created by first digging a 1m x 1.5m hole to a depth of 1.5m, loosely filling the hole with rubble hardcore and logs, and stacking to a height of 1m before loosely covering it with topsoil and turf. This will provide valuable shelter for reptiles, amphibians, and invertebrates. Where possible material created by on-site works should be used to create the hibernacula (ACD Environmental, 2023).

Nesting Birds

5.20 Where areas of potential bird nesting habitat, tussocky grassland require removal, site clearance will be undertaken outside of the bird nesting season (March – August inclusive).

5.21 If avoiding the bird nesting season is not possible, areas of vegetation will be carefully checked by the Ecological Clerk of Works prior to removal. The Ecological Clerk of Works will be able to identify any nesting birds and advise of appropriate safe working distances to ensure compliance with wildlife legislation. Active nests will be left undisturbed until young have fledged, as advised by the Ecological Clerk of Works.

5.22 Three bird boxes (Impeckable Swift Chamber, Impeckable No 2 Nest Box) will be installed on the northern elevations of new industrial buildings, ideally 4m above the ground to prevent predation from cats and foxes.

Bats

5.23 Two receptor bat boxes (e.g. Schwegler 2F / 2F-DFP / 2FN / 1FF) will be installed on the exterior of industrial buildings to enhance the roosting potential of the application site. Boxes will be places at least 4 meters off the ground to avoid predation from cats and foxes, ideally under eaves or at the gable apex end of buildings on south/easterly elevations to be exposed to sunlight during the day and facing preferential commuting and foraging habitat off site.

5.24 [redacted]

Other Species

5.25 Prior to groundworks, the Ecological Clerk of Works (EcOW) will inspect the area for rabbit burrows that may in use by polecats. Should rabbit burrows be recorded, their use by polecats will be established prior to work commencing. The use of rodenticide poison will be avoided on-site to prevent secondary poisoning to polecats.

5.26 A fingertip search will for hedgehogs will be carried out by the Ecological Clerk of Works (EcOW) prior to vegetation clearance. Brash piles should be removed by hand outside of the hibernation

period to prevent disturbance to hibernating individuals Should a hedgehog be discovered; it will be allowed to move away from the working area unhindered. Any building materials such as bricks, stone etc. will be stored on raised pallets and bonfires strictly avoided.

5.27 An insect tower will be incorporated into the northern area which has been enhanced for wildlife. Providing an insect tower will increase the pollinators present as well as invertebrate populations within the Application Site.

6.0 ECOLOGICAL CONDITION MONITORING AND RECORD KEEPING

6.1 Monitoring will be undertaken by the appointed Ecological Clerk of Works and to ensure compliance with this management plan. Visits will be recorded and a formal letter-style reports produced.

6.2 The Ecological Clerk of Works will keep in regular contact with the Construction Manager throughout the construction works. Any breaches of the CEMP: Biodiversity will be brought to the attention of the Construction Manager / applicant.

6.3 As necessary, details of works completed under this management plan will be appended to this document.

Table 2: Ecological Precautionary / Monitoring Requirements

Requirement	Timing	Details	Nature	Sign-off
Provision of Toolbox Talk	Prior to any site activity	A toolbox talk will be provided to site-based personnel by the Ecological Clerk of Works to inform on agreed policies, recommendations and requirements to maintain environmental quality and minimise impacts during construction, generally avoiding unnecessary disturbance and pollution.	Informal meeting. Toolbox talk to be signed by attendees with copy kept within the site office at all times.	No follow up required
Pre-commencement check	Prior to ground works / vegetation clearance	Inspection for vulnerable fauna such as reptiles, hedgehogs, polecats, nesting birds, bats etc. including finger-tip search. A pre-commencement check for any newly established potential badger setts will also be undertaken.	Site attendance immediately prior to works. Contractors to be briefed on any findings / implications.	Details to be sent to the LPA within 5 days.
Supervision of works.	During site clearance.	Supervision of clearance of vegetation and other features that could potentially support vulnerable fauna such as the onsite brash piles, including finger-tip search.	Site attendance during works as required.	Details to be sent to the LPA within 5 days.

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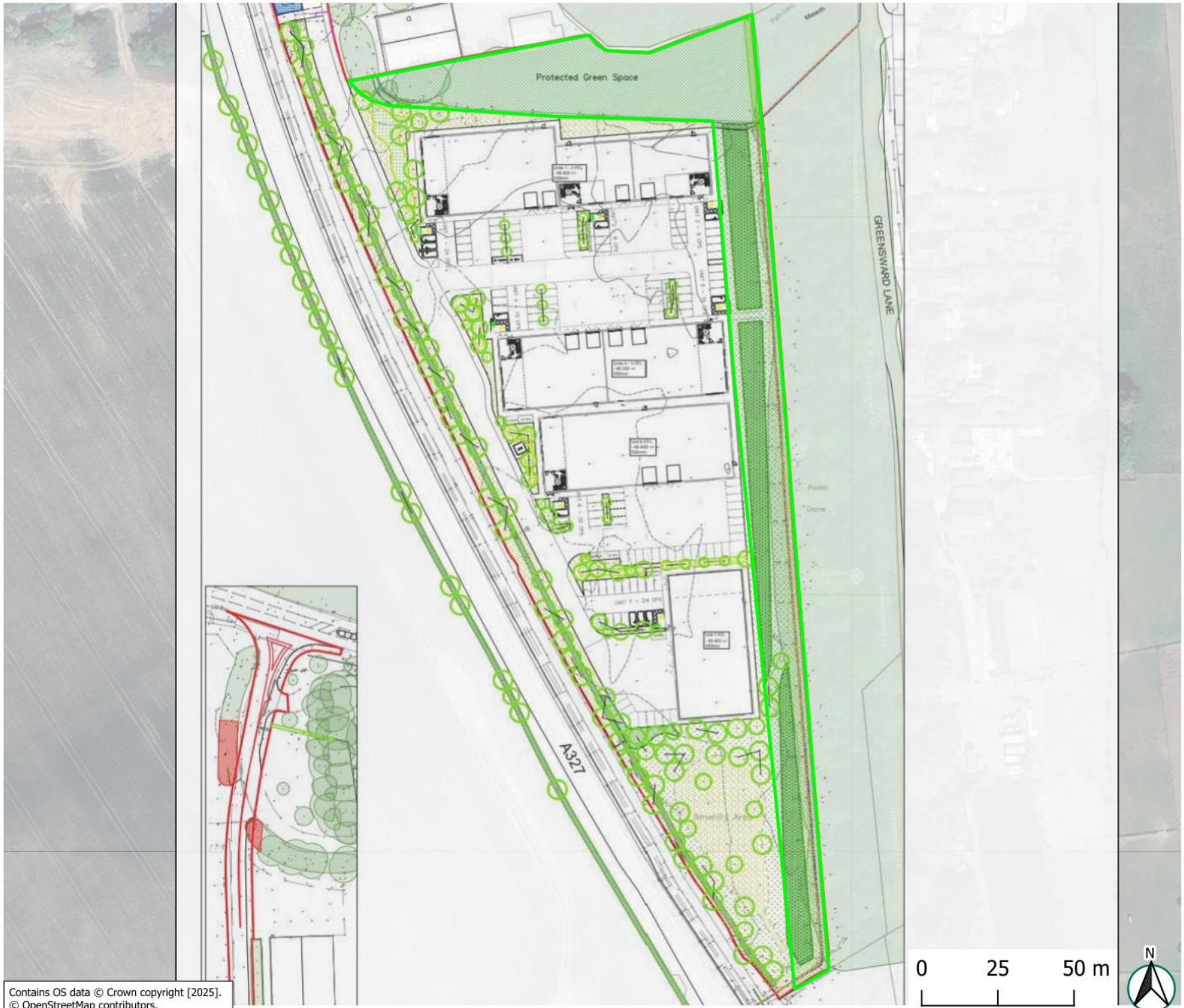
APPENDIX A

Plans

Biodiversity Protection Zones



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Key

Biodiversity Protection Zone

BLADE

30 St. Georges Square, Worcester, WR1 1HX
01905 947 558
www.weareblade.co.uk

CLIENT
Tungsten Properties

PROJECT
Land South of Bridge Farm, Arborfield

DRAWING TITLE
Biodiversity Protection Zones Plan

DRAWING STATUS
Planning

DRAWING NO.	REVISION
201-E-RP-PL-1902CMP	V1
SCALE @ A4	DATE
1:2,629.870724	DEC 2025

APPENDIX B

Risk Assessment

Hazard and Associated Risk	Risk Category	Elimination, Reduction or Control Measures	Residual Risk Category
Hazard: Light produced associated with construction phase of development. Risk: Illumination of favourable habitats for protected/ nocturnal species causing disturbance/ distress.		No flood lighting permitted during construction phase and activities restricted to daylight hours (except for exceptional circumstances where no other options are available; see section 4 for unavoidable lighting guidance).	
Hazard: Heavy vehicles/ machinery on site associated with construction phase of development. Risk: Sensitive features such as retained trees are damaged/ negatively impacted.		Tree protection areas and biodiversity protection zones will be isolated from harmful activity using protective barriers and all-weather durable "Construction Exclusion Zone" signs specified on the Arboricultural Assessment.	
Hazard: Heavy vehicles/ machinery on site associated with construction phase of development. Risk: Killing/ injuring of vulnerable fauna		All machinery / vehicles must remain within areas of hardstanding/ bare ground and must be shut down and made safe when not in use. Inspection for vulnerable fauna such as reptiles, badgers, hedgehogs, polecats, nesting birds, bats etc. including finger-tip search will be conducted prior works commencing	
Hazard: Heavy vehicles/ machinery on site associated with construction phase of development. Risk: Oil/ fuel leaks polluting habitats present.		All machinery to be serviced routinely and maintained in good condition. Where appropriate, drip trays will be placed under static machinery to reduce risks of leaks. Refuelling will take place exclusively on areas of hard standing away from sensitive ecological features e.g retained trees.	
Hazard: Materials removed after being left undisturbed for long periods of time such as mounds of loose material from which fauna may be tempted to use for shelter. Risk: Protected/ vulnerable species injured/ killed through the removal of temporary refugia habitat.		Mounds of loose material must be removed promptly to avoid fauna using it as shelter habitat. Building materials such as bricks, stone etc. will be stored on raised pallets (at least 30cm above ground) and any demolition materials will be stored in skips or similar containers rather than piled on the ground. Pallets and skips must be stored on hardstanding or areas of bare ground.	
Hazard: Noise and dust pollution caused by fixed sources of noise. Risk: Disturbance/ distress caused to local fauna.		Fixed sources of noise (e.g. generators) must be located away from sensitive features (eg. Retained woodland and 15m buffer from Pound Copse) to reduce disturbance to wildlife. If feasible, the use of equipment powered entirely by fossil fuels will be avoided in favour of lower carbon options (e.g. battery powered equipment; low emission vehicles). Where appropriate, machinery that has the potential to generate dust (e.g cutting/grinding machinery) will be fitted with dust collection devices.	

Hazard: Contaminating substances. Risk: Contaminating substances polluting nearby water bodies / ground water.		A secure building or compound must be used to store contaminating substances to ensure that they cannot seep into any nearby water body or groundwater. Empty containers will be immediately removed from the site and disposed of via an appropriately licensed waste contractor. All containers will be regularly checked for leaks, and any leaking containers will be appropriately disposed of. Appropriate spill kits will be always kept nearby to ensure that any leaked material can quickly be contained. In the event of a spillage, the Site Manager will be immediately informed, and if necessary, work halted until the spill is contained.	
Hazard: Excavations and exposed open pipe systems. Risk: Fauna entering and becoming trapped in excavations/ pipe systems.		Any excavations must either be backfilled before nightfall or, if they need to be left open, be provided with a ramp no more than 45 degrees in angle to prevent fauna from becoming trapped. Any excavations that have been left open must be checked for any trapped fauna before filling commences. Any temporarily exposed open pipe system or duct (diameter greater than 200mm) must be capped at the end of each working day in such a way as to prevent wildlife gaining access.	
Hazard: Machinery associated with site clearance and the removal of miscellaneous objects Risk: Killing/ injuring/ causing distress to wildlife		At least one week prior to ground clearance, areas of tall vegetation will be progressively cleared in order to allow any wildlife using the area to disperse away from the construction zone (following fingertip search). An initial cut will be carried out to no less than 150mm, followed by a second cut to 100m then a third cut to 50mm. Ideally, this should be carried out over a three-day period to give wildlife time to disperse. Cutting should proceed from the edge of the existing development inwards to allow wildlife to move ahead of the cutting. This work should be carried out using hand-held tools or a ride-on machine with a flail attachment and be supervised by the Ecological Clerk of Works. The disused shed will be subject to finger-tip search and cleared under supervision of Ecological Clerk of Works.	
Hazard: Heavy machinery/ vehicles associated with construction phase of development. Risk: Soil compaction		Temporary ground protection installed as described in section 3.	

APPENDIX C

Qualifications and Experience

BLADE Ecology Ltd is Registered Practice of the Chartered Institute of Ecology and Environmental Management (CIEEM). A comprehensive range of ecological services are offered including Preliminary Ecological Appraisal (PEA), Ecological Impact Assessment (EcIA), Habitat Regulations Assessment (HRA), Biodiversity Impact Assessment (BIA) and European Protected Species (EPS) Surveys / Licensing.

The practice works closely work closely with clients to achieve their aspirations alongside securing the best outcomes for the environment. With wildlife legislation and policy as its basis; commercial awareness, pragmatism and defensible advice is combined to form BLADE Ecology's approach.

As well as offering a wide range of ecological services, BLADE Ecology offers an in-house collaborative approach in conjunction with BLADE Landscape Architects and BLADE Trees.

Emma Seaton BSc (Hons) MCIEEM

Emma holds a BSc (Hons) degree in Biology from the University of Sheffield and has since gained a postgraduate certificate in Ecological Consultancy. Her ecological experience includes Preliminary Ecological Appraisals, Ecological Impact Assessments (EcIA), surveying for notable / European Protected Species, mitigation / licensing advice and providing Continued Professional Development (CPD) sessions for developers on Biodiversity Net Gain. She has held Natural England survey licences for bats (Class 2), great crested newts and white-clawed crayfish since 2015. She is also a Registered Consultant under the Bat Mitigation Class Licence (BMCL) licence. Emma is a Full member of the Chartered Institute of Ecology and Environmental Management.

Chloe Cookes BSc (Hons) MSc

Chloe joined BLADE Ecology in 2024 as an Assistant Ecologist. She holds a BSc (Hons) in Animal Biology and an MSc in Applied Ecology from The University of Gloucester. She also has experience of co-leading a biodiversity audit at a wildlife reserve, carrying out ecological research on South African savanna grasslands and volunteering with Worcestershire Wildlife Trust.

30 ST GEORGES SQUARE
WORCESTER
WR1 1HX

01905 947558
info@weareblade.co.uk
www.weareblade.co.uk

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