

VISTRY SOUTHERN

Trowe's Lane, Swallowfield

Construction Ecological Management Plan

**REPORT REF.
2507070-ACE-XX-00-RP-C-001**

March 2026

HEAD OFFICE: 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088

EDINBURGH: Suite 35 4-5 Lochside Way Edinburgh EH12 9DT **T** | 0131 516 8111

ESSEX: 1 - 2 Crescent Court, Billericay, Essex, CM12 9AQ **T** | 01277 657 677

KENT: Suite 10, Building 40, Churchill Business Centre, Kings Hill, Kent, ME19 4YU **T** | 01732 752 155

MIDLANDS: Office 3, The Garage Studios, 41-43 St Mary's Gate, Nottingham, NG1 1PU **T** | 0115 697 0940

SOUTH WEST: Temple Studios, Bristol, England, BS1 6QA **T** | 0117 456 4994

SUFFOLK: Suffolk Enterprise Centre, 44 Felaw Street, Ipswich, IP2 8SJ **T** | 01473 407 321

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Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	CONDITION DISCHARGE	AD	AMC	BS	05-11-25
A	FINAL	AD	AMC	AD	07-01-26
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Distribution

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1. Introduction

1.1. Ardent Consulting Engineers (ACE) has been appointed by Vistry Southern to produce a Construction Ecological Management Plan for the residential development at Trowe's Lane, Swallowfield for submission to Wokingham Borough Council (WBC).

1.2. Full permission was granted in July 2023 at appeal (ref APP/X0360/W/24/3340006) for:

"the erection of 81 dwellings (including 40% affordable homes), open space, SuDS, landscaping, biodiversity enhancements, new vehicular access off Trowes Lane, pedestrian and cycle links, and associated infrastructure."

1.3. The development will be brought forward via one phase, with this Construction Ecological Management Plan (CEMP) covering the entirety of the sites construction.

1.4. This CEMP supports an application to discharge Condition 3 of appeal decision notice.. Condition 3 states:

No development hereby permitted shall commence until a construction method statement, including a construction ecological management plan, has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall include but not be limited to the following:

(a) construction of suitable works access

(b) the parking of vehicles of site operatives and visitors

(c) loading and unloading of plant and materials

(d) storage of plant and materials used in constructing the development

(e) the erection and maintenance of security hoarding

(f) wheel washing facilities

(g) measures to control the emission of noise, dust and dirt during construction

(h) a scheme for recycling/disposing of waste resulting from demolition and construction works

(i) hours of construction

(j) hours of delivery

(k) mitigation and avoidance measures for ecology and biodiversity.

1.5. To remain consistent with regional practice, no construction / demolition activities shall take place except between the following hours:

- 0800 – 1800 on Mondays to Fridays inclusive;
- 0800 – 1300 on Saturdays; and
- No noisy work on Sunday or Bank Holidays.

1.6. This CEMP will be administered by Vistry Southern with Kyle Munden appointed as the project manager in charge of the Trowe's Lane development. Their present phone number is 07773 195982.

1.7. The project manager contact details will be displayed at the front of the site.

2. Construction Program

- 2.1. This section provides a brief overview of the wider site program and details the construction programme.
- 2.2. Construction activities on the site will be undertaken in accordance with industry best practice and in line with working hours commonly accepted by Wokingham Council and other local authorities to minimise disruption to surrounding residents and businesses.
- 2.3. The standard hours of operation for construction are proposed as follows:
- Monday to Friday: 08:00 to 18:00
 - Saturday: 08:00 to 13:00
 - Sundays and Bank Holidays: No noisy work permitted
- 2.4. These hours apply to all construction operations, including material deliveries, plant movement, and on-site activities that may generate noise or dust.
- 2.5. Should exceptional circumstances require activity outside of these hours (e.g. for utility connections or crane operations), prior agreement will be sought from the Local Planning Authority, and affected stakeholders will be notified in advance.
- 2.6. A site-specific induction will be provided to all contractors and operatives, confirming permitted hours of operation and reinforcing the importance of minimising disturbance to neighbouring occupiers.

Construction Phasing

- 2.7. The development will be delivered in one construction phase, including site preparation, groundworks, superstructure, internal fit-out, and external works. This construction phase is planned to be carried out over 94 weeks, subject to confirmation with the contractor. The build route for units is shown in **Appendix A**, split into sub-phases to allow for multiple sub-contractor disciplines to be on site at the same time.

3. Construction Traffic: Vehicle Numbers and Types

3.1. This section outlines the expected number and types of vehicles accessing the site during each construction phase, including staff vehicles, material deliveries, plant, and waste removal.

3.2. Typical vehicles expected on site during construction include:

- Staff and visitor vehicles: Cars and small vans
- Deliveries: 7.5t to 18t rigid lorries, tipper trucks, ready-mix concrete trucks, articulated HGVs (occasionally).
- Plant equipment: Excavators, dumpers, rollers, telehandlers (usually delivered on low-loaders)
- Waste removal: Skip lorries and grab lorries

3.3. The nature and volume of vehicle movements will vary depending on the stage of construction. Daily vehicle numbers for each construction phase, which are subject to refinement as the project progresses are approximately as below

- Staff and Visitor Vehicles – 50-60 per day
- Deliveries – 5-10 per day
- Plant Equipment – Delivered at start of development and removed at completion
- Waste Removal – 2 No per week

3.4. As the build progresses, parking will be allocated in different areas within the site boundary if overspill from the 22 spaces is needed. Staff will be encouraged to car / van share to lessen the pressure on parking within the site

3.5. All construction traffic will access the site via Trowes Lane to the north east of the site, using agreed haulage routes that minimise disruption to surrounding residential areas. A construction traffic routing plan is included in **Appendix B**. No access or egress is permitted to the south of the development.

3.6. Site access will be clearly signposted with warning signage in accordance with Chapter 8 of the Traffic Signs Manual. A banksman will be employed during peak delivery periods and all reversing manoeuvres where necessary. It should be noted

that no reversing onto Trowes Lane is permitted even with the presence of a banksman.

- 3.7. Delivery times will be coordinated to avoid conflict with school run hours and peak commuter periods (e.g. 08:00–09:00 and 15:00–16:00). Where possible, deliveries will be scheduled during mid-morning and early afternoon windows.
- 3.8. No idling of vehicles will be permitted at the site entrance or within local streets. Delivery and plant vehicles will be managed via a just-in-time approach to reduce congestion and queuing.

4. Waste Management

- 4.1. The construction works will be carried out in accordance with the principles of the Waste Hierarchy, prioritising prevention, reuse, recycling, and recovery over disposal.
- 4.2. A Site Waste Management Plan (SWMP) will be implemented and maintained throughout the construction period by the principle contractor. The SWMP will detail waste types, volumes, storage methods, disposal procedures, and recycling/recovery targets. The principal contractor will be responsible for monitoring compliance.

Types of Waste

- 4.3. Waste generated during construction is expected to include:

- Excavated material (subsoil/topsoil)
- Concrete, brick, and blockwork offcuts
- Timber and formwork
- Plasterboard and insulation offcuts
- Packaging (plastic wrap, pallets, cardboard)
- General site waste and spoil

On-Site Waste Management Procedures

- 4.4. Waste will be managed in line with best practice, including:

- Segregation at source using clearly labelled skips and bins for key waste streams (e.g. timber, metal, inert waste, general waste).
- Covered and contained skips to prevent windblown litter or water contamination.
- Regular collection and removal of skips by licensed waste carriers.
- Recycling of materials wherever possible, including re-use of excavated material on site for landscaping or sub-base layers, where appropriate.

- 4.5. Hazardous waste (e.g. oils, paints, asbestos if discovered) will be identified, stored in compliance with relevant legislation, and removed by a licensed specialist contractor.

Monitoring and Reporting

- 4.6. The principal contractor will be responsible for:

- Maintaining accurate records of waste quantities, types, and disposal methods
- Ensuring waste carriers are fully licensed and disposal sites are properly permitted
- Reviewing performance against waste minimisation targets

- 4.7. Waste audits may be undertaken periodically during the works, and a summary of waste management performance may be included in project progress reports.

5. Parking for Construction Staff and Visitors

- 5.1. Adequate provision will be made for the **parking of staff, contractor, and visitor vehicles** within the site during all construction phases. This will prevent overspill parking onto the surrounding highway network and protect the amenity of neighbouring residents.
- 5.2. A dedicated parking area will be provided within the construction compound, as shown on the site compound plan in **Appendix C**. These areas will be surfaced with compacted stone or another suitable temporary treatment and managed by the site supervisor.
- 5.3. The number of parking spaces provided will vary by development stage depending on workforce numbers but will typically accommodate 22 vehicles at a time.
- 5.4. The site compound layout is shown indicatively and will be confirmed upon appointment of a contractor.
- 5.5. No contractor or visitor parking will be permitted on surrounding residential streets or verges. Clear signage will be erected at the site entrance and within the compound to direct vehicles to the designated parking area.
- 5.6. Staff and visitors will be informed of parking arrangements as part of their site induction and pre-start information packs. Enforcement measures (such as access control or permit systems) will be put in place if required to ensure compliance.
- 5.7. Where space allows, provision will be made for delivery vehicle holding areas to prevent queuing on the public highway, particularly during concrete pours or large material deliveries.
- 5.8. Delivery vehicles entering and exiting from the site will be fully controlled by a qualified gate person. Within the site there will be adequate areas to hold deliveries. Deliveries are also programmed in with the sub-contractors and agreed by the site management to ensure that maximum capacity is not breached
- 5.9. Parking areas will be regularly inspected and maintained to ensure they remain safe, accessible, and free of obstruction or debris.

6. Construction Compounds and Material Storage

- 6.1. A secure construction compound will be established to accommodate materials, plant, welfare facilities, and contractor operations. The compound will be located at the south-west of the site to ensure operations remain self-contained and minimise disruption to surrounding areas.
- 6.2. The compound layout is shown in **Appendix C** and will include:
- Staff and visitor parking area (see Section 5)
 - Welfare units, including toilets, changing areas, drying room, and a canteen
 - Office and first aid cabin for site management
 - Material storage bays (segregated for timber, steel, bricks/blocks, etc.)
 - Secure plant and equipment storage area
 - Loading/unloading zone with turning space for deliveries
- 6.3. The compound will be enclosed with heras-type fencing or hoarding, including lockable gates and appropriate safety and warning signage. Access will be controlled by the site manager or a designated banksman.
- 6.4. Deliveries will be scheduled and coordinated to avoid congestion within the compound. A just-in-time delivery approach will be used to limit on-site storage where possible and reduce clutter.
- 6.5. Hazardous materials (e.g. fuel, oils, paints) will be stored in accordance with Control of Substances Hazardous to Health (COSHH) regulations in bunded, lockable containers and away from drains, watercourses, and site boundaries.
- 6.6. The compound layout will be reviewed and reconfigured, if necessary, as the works progress, particularly where overlapping phases or constrained working areas occur.

7. Vehicle Turning Arrangements

- 7.1. Safe and efficient turning arrangements will be provided within the site during each phase of construction to ensure that all delivery and construction vehicles can enter and exit the site in a forward gear.
- 7.2. As shown in **Appendix D**, a temporary haul road will be constructed for use by the compound,.
- 7.3. The site layout will allow for the manoeuvring of the following typical vehicle types:
- Rigid HGVs (e.g. 18t tipper or flatbed trucks)
 - Ready-mix concrete trucks
 - Low-loader delivery vehicles (for plant and equipment)
- 7.4. A swept path analysis has been carried out for the site compound to confirm that sufficient space is provided for the safe turning of the largest anticipated vehicle. This drawings will be included in **Appendix D** and will be reviewed and updated as required during the works.
- 7.5. Where temporary constraints restrict on-site turning (e.g. during enabling works), vehicle movements will be managed by a trained banksman. Reversing vehicles will be escorted at all times, and reversing onto the public highway will be strictly prohibited.
- 7.6. Site signage, line markings, and physical barriers will be used as necessary to guide vehicle movements and demarcate turning areas, ensuring safe separation between vehicles and pedestrian routes.
- 7.7. The turning strategy will be regularly reviewed by the site manager and updated in line with construction progress or any changes to site layout.

8. Prevention of Mud on the Highway

8.1. Measures will be implemented throughout the construction period to prevent mud, debris, or dust from being tracked onto the adjacent public highway. These measures will form part of the site's daily housekeeping and logistics procedures.

8.2. The following controls will be in place for each phase of construction:

- **Stabilised site entrance/exit:**

All site access points will be constructed using compacted stone or a proprietary wheel-cleaning grid (e.g. a shaker road or road plate) to remove loose material from vehicle tyres.

- **Wheel wash facilities:**

A manual or automated wheel washing system will be installed at the site exit. All vehicles exiting the site will be inspected and, if necessary, cleaned before entering the public highway.

- **Road sweeping:**

A road sweeper will be made available on a standby basis and deployed as required — particularly during periods of heavy earthworks or poor weather. The frequency of use will be increased during wet conditions.

- **Covered loads:**

All loose material (e.g. soil, stone, aggregates) will be transported in covered wagons or sheeted skips to prevent spillage on and off site.

- **Dust suppression:**

Water bowsters, misters or sprays will be used in dry conditions to control dust on haul routes, compound areas, and storage zones.

8.3. The site manager will conduct daily inspections of the access routes and adjacent public highway to monitor cleanliness. Any mud or debris observed on the highway will be cleared immediately.

8.4. If mud on the highway becomes a recurring issue, the principal contractor will review access arrangements, increase wheel washing frequency, and/or revise haul route surfacing as required.

- 8.5. These measures will remain in place throughout the construction period and will be adapted as necessary to respond to seasonal weather conditions and phase-specific risks.

9. Dust and Surface Water Run-Off Control

9.1. Appropriate measures will be implemented during all construction phases to prevent the generation of excessive dust and the uncontrolled discharge of surface water run-off. These measures are necessary to protect local air quality, reduce nuisance to neighbours, and prevent pollution of nearby drainage networks.

Dust Control Measures

9.2. Dust suppression measures will be applied as required, particularly during dry and windy conditions, demolition works, or bulk earthworks. The following control methods will be used:

- **Water suppression:**
Regular damping down of haul routes, open surfaces, and stockpiles using a water bowser, misting systems, or hose reels.
- **Speed control:**
A low on-site speed limit (typically 5–10 mph) will be enforced to minimise dust from vehicle movements.
- **Stockpile management:**
Topsoil and other fine materials will be stored in low, compacted mounds and covered with sheeting or kept damp to prevent windblown dust.
- **Dust screening:**
Heras fencing with dust netting or solid hoarding will be installed around the site boundary where sensitive receptors (e.g. Universities) are located nearby.
- **Material handling:**
Drop heights for materials will be minimised during loading/unloading, and dust-generating activities (e.g. cutting, grinding) will be carried out using suppression tools where practicable.
- **Monitoring and adjustment:**
Dust levels will be monitored by the site manager through visual inspections and recorded in the daily site log. Additional suppression will be deployed as required.

Surface Water Run-off Control

- 9.3. There is an ordinary watercourse along the eastern boundary of the site, all surface water generated during construction will be managed on-site to prevent discharge of silt, debris, or pollutants into this.
- 9.4. As an early enabling activity, one of the attenuation basins and outfall will be constructed with a temporary silt trap on the outfall. This will be installed at the beginning of the project and used throughout construction to treat run-off prior to discharge.
- 9.5. Run-off from haul routes, compound areas, and hard standings will be directed toward this attenuation basin through temporary grading or drainage channels, allowing water to be filtered before entering the downstream watercourse.
- 9.6. Additional measures to prevent pollution and siltation include:
- Temporary silt traps or settlement areas if required for isolated wet zones
 - Regular sweeping of hardstanding and drainage inlets to prevent blockages
 - Prohibition of washdown activities near drains without proper filtration
- 9.7. The performance of the silt trap unit will be monitored, and maintenance carried out as required during construction to ensure it remains effective.

10. Communication and Engagement Strategy

10.1. Effective communication with staff, contractors, visitors, and the local community is essential to the successful and considerate delivery of the construction works. A clear and proactive strategy will be implemented throughout the duration of the project to keep stakeholders informed and ensure that any concerns are addressed promptly.

Communication with Site Personnel

10.2. All site operatives, contractors, and visitors will receive a site-specific induction, which will include:

- Site rules and emergency procedures
- Working hours and parking restrictions
- Environmental management controls (dust, noise, waste, etc.)
- Community impact awareness and considerate behaviour expectations

10.3. Key environmental and safety procedures will be reinforced through **toolbox talks**, method statements, and regular site briefings.

10.4. Signage will be erected at key locations within the site to communicate important information, such as speed limits, access restrictions, waste segregation, and reporting procedures for spills or complaints.

Communication with Neighbours and Stakeholders

10.5. A Neighbour Communication Plan will be implemented to keep local residents and businesses informed about the construction works and any upcoming activities that may cause temporary disruption.

10.6. As part of this plan:

- A **letter drop** will be carried out prior to the start of works, providing information on the project, duration, working hours, key contacts, and how to raise concerns

- **Follow-up notifications** will be sent to residents in advance of particularly disruptive activities (e.g. piling, road closures, crane operations)
- A **site noticeboard** will be maintained at the entrance, displaying contact details, site rules, and current site activities

10.7. The contractor will appoint a **Community Liaison Officer** (or equivalent site representative) who will act as the main point of contact for all public enquiries or complaints. All correspondence will be logged, investigated, and responded to promptly.

10.8. Contact details (name, telephone number, email address) for the community contact will be included in the initial letter drop and on the site noticeboard.

Complaints Handling and Record Keeping

10.9. Any complaints received from local stakeholders will be logged in a Complaints Register. This will include the time and date of the complaint, nature of the concern, actions taken, and the outcome.

10.10. The complaints process will be reviewed regularly by the site management team to ensure appropriate corrective actions are taken and any recurring issues are addressed.

11. Management of Ecology Impacts

11.1. A Great Crested Newt district license certificate has been obtained for the site; this is shown together with the district License report in **Appendix E**.

11.2. Per licensing agreements, the following will be adhered too as part of the CEMP:

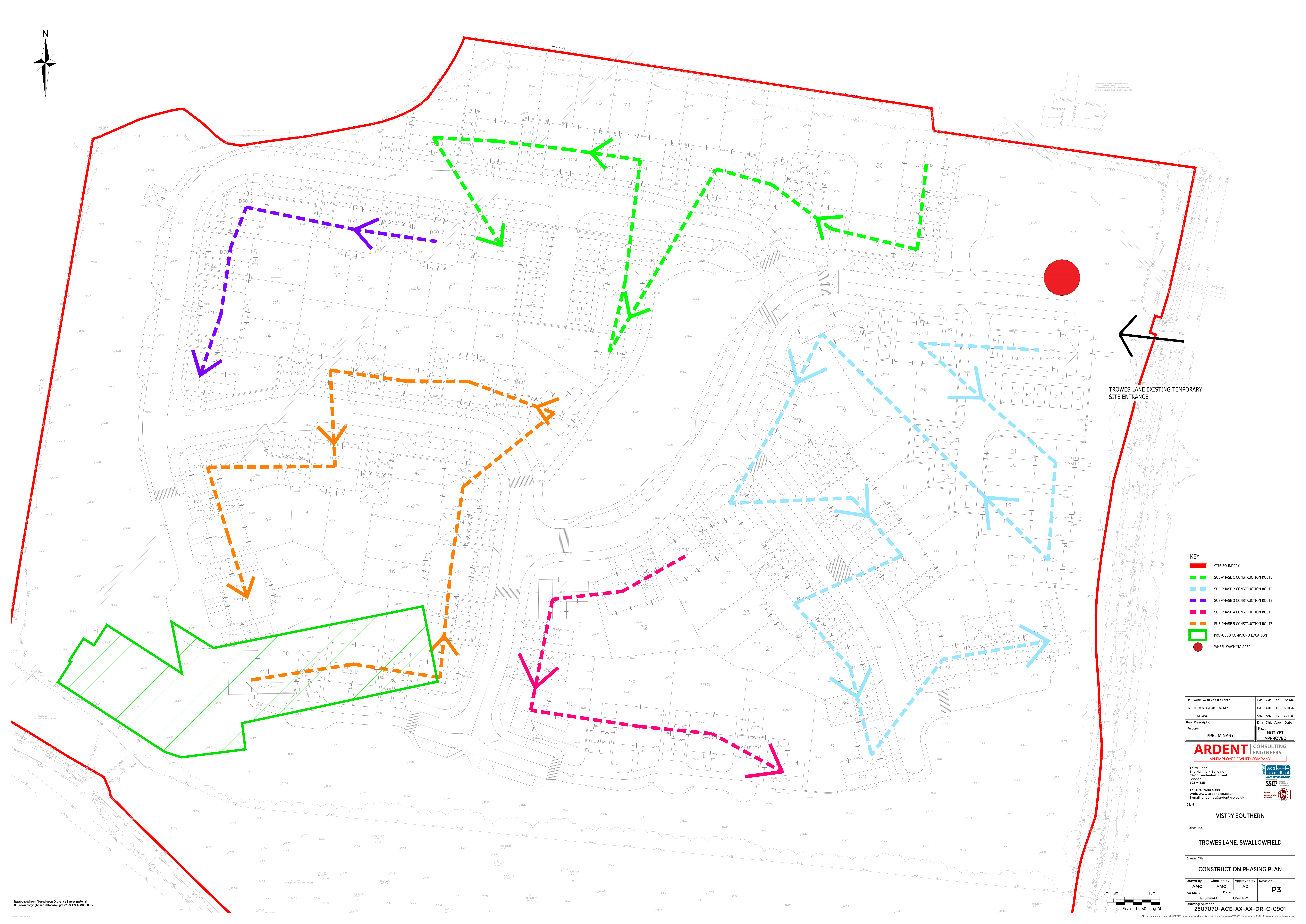
Planning requirement: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR137, or a 'Further Licence') and with the proposals detailed on plan "Land West of Trowes Lane: Impact plan for great crested newt District Licensing (Version 1)", dated 1st November 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informative: It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

Informative: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR137, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

Appendix A
Build Route



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KEY

- SITE BOUNDARY
- SUB-PHASE 1 CONSTRUCTION ROUTE
- SUB-PHASE 2 CONSTRUCTION ROUTE
- SUB-PHASE 3 CONSTRUCTION ROUTE
- SUB-PHASE 4 CONSTRUCTION ROUTE
- SUB-PHASE 5 CONSTRUCTION ROUTE
- PROPOSED COMPOUND LOCATION
- WHEEL WASHING AREA

P1	WHEEL WASHING AREA ADDED	AMC	AMC	AD	10-09-24
P2	TROWES LANE ACCESS ONLY	AMC	AMC	AD	07-09-24
P3	FIRST ISSUE	AMC	AMC	AD	05-11-25
Rev	Description	Dwn	Chk	Appr	Date
Purpose:		PRELIMINARY		Status:	NOT YET APPROVED
ARDENT CONSULTING ENGINEERS AN EMPLOYEE OWNED COMPANY Third Floor The Halkmark Building 52-56 Leadenhall Street London EC3M 5JE Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk					
Client: VISTRY SOUTHERN					
Project Title: TROWES LANE, SWALLOWFIELD					
Drawing Title: CONSTRUCTION PHASING PLAN					
Drawn by	Checked by	Approved by	Revision		
AMC	AMC	AD	P3		
A0 Scale	1:250 @ A0	Date	05-11-25		
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ARDENT CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Third Floor
The Halkmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

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AN EMPLOYEE OWNED COMPANY

Third Floor
The Halkmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
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The Halkmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
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52-56 Leadenhall Street
London
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- SUB-PHASE 2 CONSTRUCTION ROUTE
- SUB-PHASE 3 CONSTRUCTION ROUTE
- SUB-PHASE 4 CONSTRUCTION ROUTE
- SUB-PHASE 5 CONSTRUCTION ROUTE
- PROPOSED COMPOUND LOCATION
- WHEEL WASHING AREA

P1	WHEEL WASHING AREA ADDED	AMC	AMC	AD	10-09-24
P2	TROWES LANE ACCESS ONLY	AMC	AMC	AD	07-09-24
P1	FIRST ISSUE	AMC	AMC	AD	05-11-25
Rev	Description	Drn	Chk	Appr	Date
Purpose	PRELIMINARY	Status	NOT YET APPROVED		

ARDENT CONSULTING ENGINEERS
AN EMPLOYEE OWNED COMPANY

Third Floor
The Halkmark Building
52-56 Leadenhall Street
London
EC3M 5JE
Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

Client: **VISTRY SOUTHERN**

Project Title: **TROWES LANE, SWALLOWFIELD**

Drawing Title: **CONSTRUCTION PHASING PLAN**

Drawn by AMC	Checked by AMC	Approved by AD	Revision P3
AD Scale 1:250@A0	Date 05-11-25	Drawing Number 2507070-ACE-XX-XX-DR-C-0901	

Scale: 1:250 @ A0

KEY

- SITE BOUNDARY
- SUB-PHASE 1 CONSTRUCTION ROUTE
- SUB-PHASE 2 CONSTRUCTION ROUTE
- SUB-PHASE 3 CONSTRUCTION ROUTE
- SUB-PHASE 4 CONSTRUCTION ROUTE
- SUB-PHASE 5 CONSTRUCTION ROUTE
- PROPOSED COMPOUND LOCATION
- WHEEL WASHING AREA

P1	WHEEL WASHING AREA ADDED	AMC	AMC	AD	10-09-24
P2	TROWES LANE ACCESS ONLY	AMC	AMC	AD	07-09-24
P1	FIRST ISSUE	AMC	AMC	AD	05-11-25
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Client: **VISTRY SOUTHERN**

Project Title: **TROWES LANE, SWALLOWFIELD**

Drawing Title: **CONSTRUCTION PHASING PLAN**

Drawn by AMC	Checked by AMC	Approved by AD	Revision P3
AD Scale 1:250@A0	Date 05-11-25	Drawing Number 2507070-ACE-XX-XX-DR-C-0901	

Scale: 1:250 @ A0

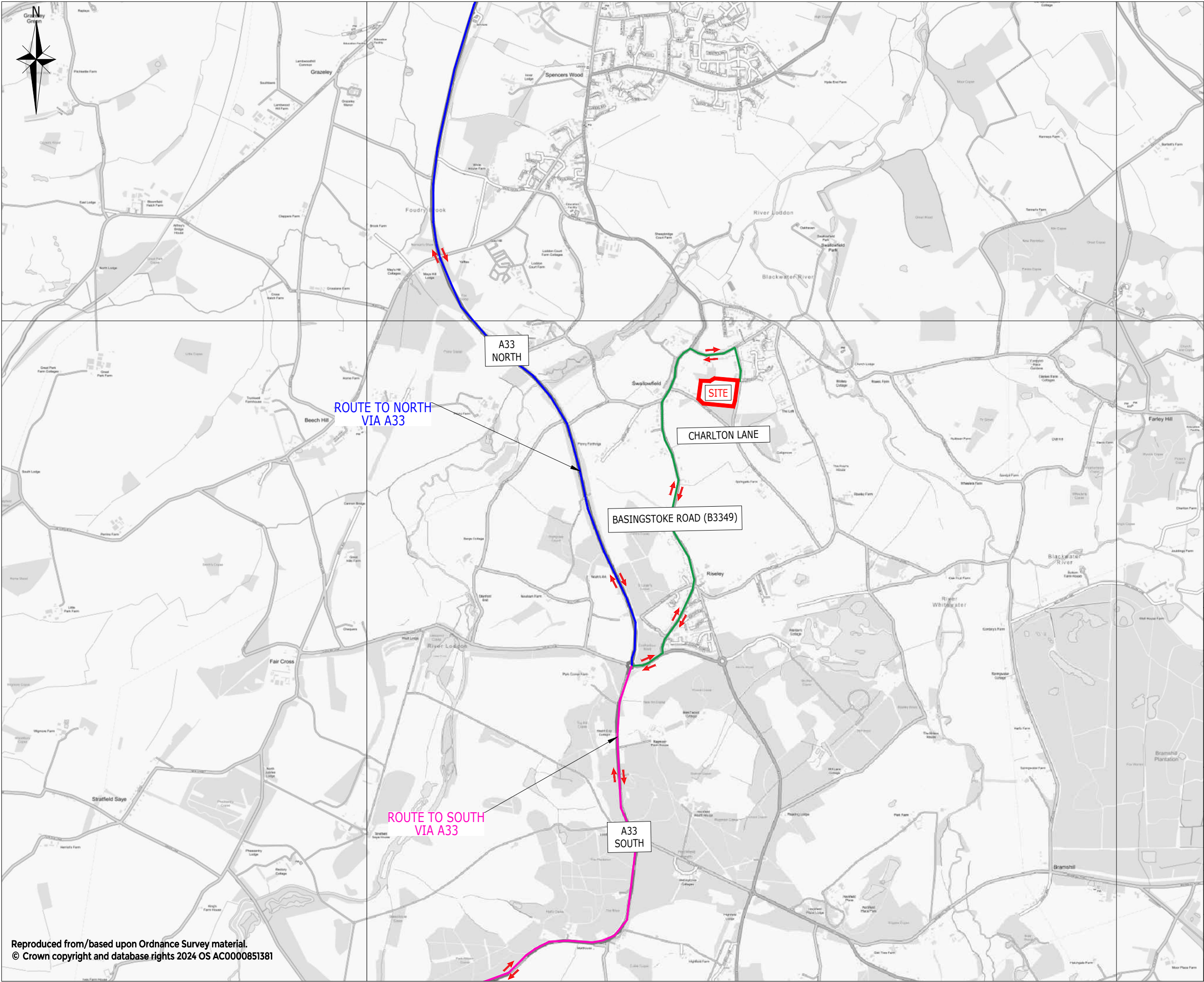
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File Location \client\project\20250705 Trowes Lane, Swallowfield\technical\dwg\25070705-ace-xx-xx-dr-c-0001_01_construction phasing plan.dwg

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File Location \client\project\202070\Trowes Lane\unpublished\technical\dwg\202070-swallow-cs-0003_03_construction phasing plan.dwg

Appendix B
Construction Traffic Routing Plan



- KEY
- DIRECTION OF CONSTRUCTION VEHICLE TRAFFIC
 - LOCAL CONSTRUCTION ROUTING
 - CONSTRUCTION ROUTE TO/ FROM SOUTH
 - CONSTRUCTION ROUTE TO/FROM NORTH
 - SITE BOUNDARY

P2	ACCESS VIA TROWES LANE ONLY	AMC	AMC	AD	07-01-26
Rev	Description	Drn	Chk	App	Date
Purpose:	PRELIMINARY	Status: NOT YET APPROVED			

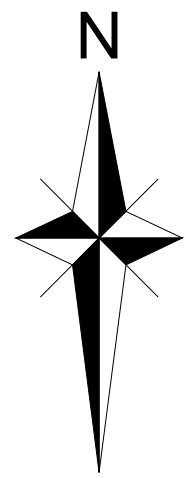
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52-56 Leadenhall Street
London
EC3M 5JE

Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
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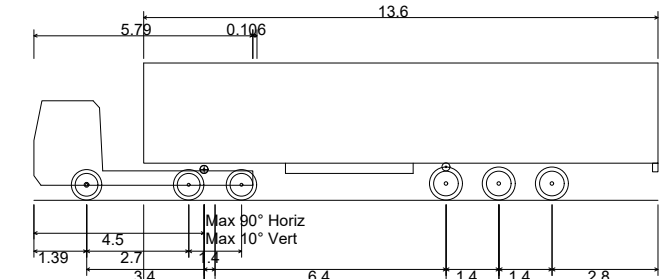
Client VISTRY SOUTHERN			
Project Title: TROWES LANE, SWALLOWFIELD			
Drawing Title: REGIONAL ROUTING PLAN			
Drawn by SR	Checked by AMC	Approved by AD	Revision P2
A3 Scale 1: 25,000		Date 05-11-2025	
Drawing Number 2507070-ACE-XX-00-DR-C-0902			

Appendix C
Proposed Compound Layout



KEY

SITE BOUNDARY



Max Legal Articulated Vehicle (16.5m)
Overall Length 16.500m
Overall Width 2.500m
Overall Body Height 3.632m
Min Body Ground Clearance 0.396m
Max Track Width 2.500m
Lock to lock time 6.00s
Kerb to Kerb Turning Radius 6.870m

P3	TRACKING ADDED	AMC	AMC	AD	24.02.26
P2	TROWES LANE ACCESS ONLY	AMC	AMC	AD	07-01-26
P1	FIRST ISSUE	AMC	AMC	AD	05-11-25

Rev	Description	Drn	Chk	App	Date
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Purpose:	PRELIMINARY	Status:	NOT YET APPROVED
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AN EMPLOYEE OWNED COMPANY

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE

Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

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PAINTERS



Client

VISTRY SOUTHERN

Project Title:

TROWES LANE, SWALLOWFIELD

Drawing Title:

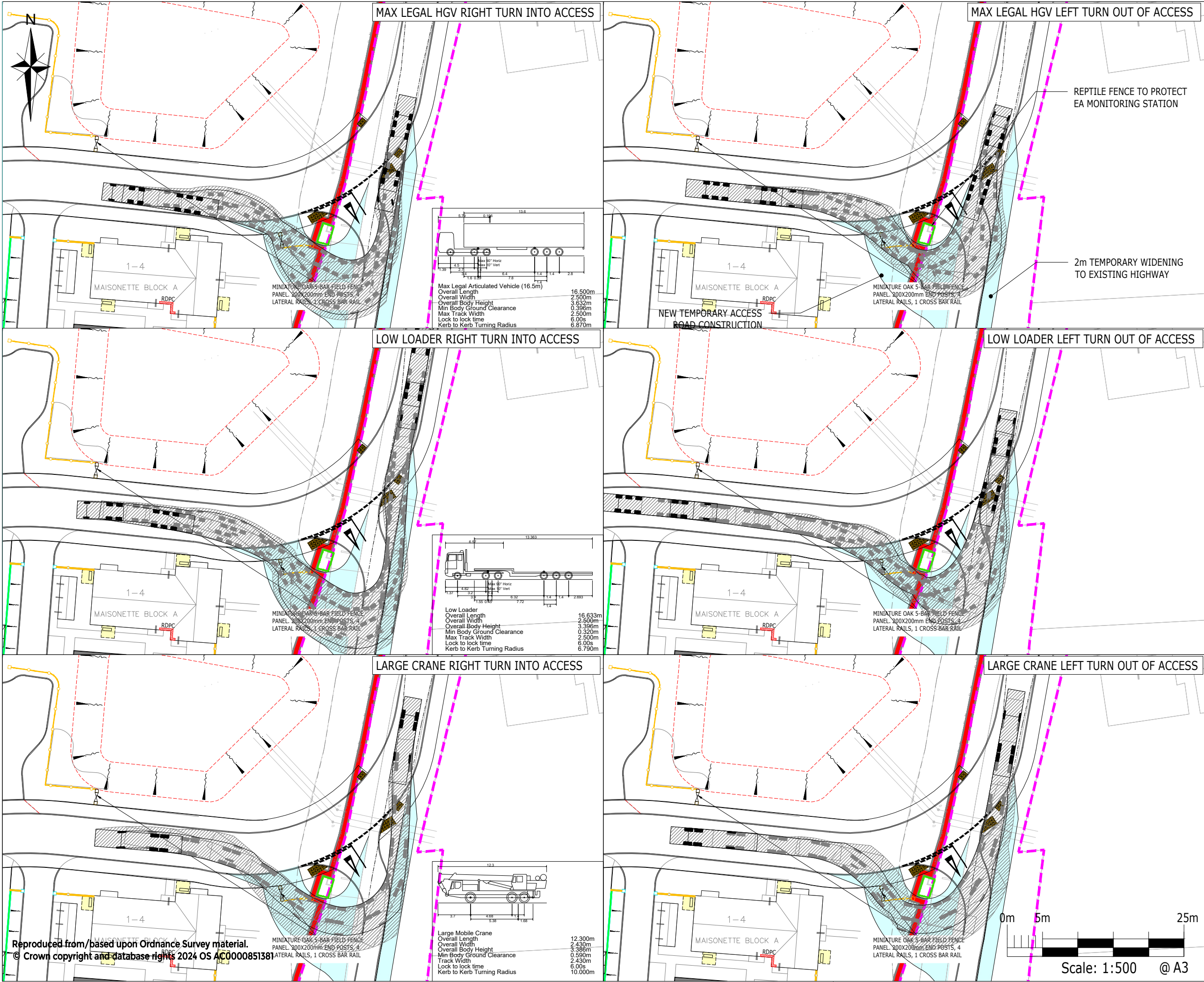
PROPOSED COMPOUND LAYOUT

Drawn by AMC Checked by AMC Approved by AD Revision

Scale 1:250@A0 Date 05-11-25 **P3**

Drawing Number 2507070-ACE-XX-XX-DR-C-0903

Appendix D
Compound Vehicle Tracking



NOTES:

- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
- ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

P3	ADDITIONAL VEHICLES ADDED	BT	BT	AD	24.02.25
P2	ALIGNMENT AMENDED	BT	BT	AD	02.12.25
Rev	Description	Drn	Chk	App	Date
Purpose:		Status:			
PRELIMINARY		NOT YET APPROVED			

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AN EMPLOYEE OWNED COMPANY

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JE

Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

WORKSITE

SSIP

ISO 9001

BSI

Client

VISTRY SOUTHERN

Project Title:

TROWES LANE, SWALLOWFIELD SECTION 278

Drawing Title:

PROPOSED CONSTRUCTION ACCESS

Drawn by	Checked by	Approved by	Revision
BT	AMC	AD	P3
Scale	Date		
1:500@A3	25.11.25		
Drawing Number			
2507070-SK01			

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Appendix E
NatureSpace Great Crested Newt District Licensing Certificate and Report

NatureSpace Great Crested Newt District Licensing Scheme

Certificate

A CERTIFICATE DOES NOT PERMIT LICENSABLE WORKS TO COMMENCE. A FORMAL AUTHORISATION FROM
WOKINGHAM BOROUGH COUNCIL TO WORK UNDER THEIR DISTRICT LICENCE MUST BE OBTAINED PRIOR TO
COMMENCEMENT.

Date of certificate issue: **13th January 2026**

Development title: **Land West of Trowes Lane**

Developer name: **Vistry Group**

Development location (8 figure grid reference): **SU 7234 6450**

Development address: **Land West of Trowes Lane and North of Charlton Lane, Swallowfield, RG7 1RT**

Planning application reference: **230422 granted at appeal APP/X0360/W/24/3340006**

Development plan reference: **"Land West of Trowes Lane: Impact plan for great crested newt District
Licensing (Version 1)", dated 1st November 2023**

This certificate confirms that the above development (as proposed in the assessed development proposals on plan "Land West of Trowes Lane: Impact plan for great crested newt District Licensing (Version 1)", dated 1st November 2023) has been evaluated by NatureSpace Partnership and (if/when planning approval has been granted) can be covered under the District Licence (WML-OR137 or a 'Further Licence').

This proposed development has been evaluated in relation to the terms and conditions of the District Licence and to the NatureSpace great crested newt strategy and no further compensation actions are required by the developer.

Once the planning authority has granted the developer an authorisation to cover works under their District Licence for great crested newts, licensable works may proceed at the site. The authorisation is a written letter, signed by the planning authority's signatory, and it forms a separate document to the planning permission Decision Notice.

Under the requirements of the District Licence, the planning permission must include the following planning requirement wordings and information points. In this instance, the requirement wording will be added to the Construction Ecological Management Plan (CEMP) which the applicant is required to submit to Wokingham Borough Council in order to discharge Planning Condition 3 of Decision 230422 granted at appeal APP/X0360/W/24/3340006:

Planning requirement: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR137, or a 'Further Licence') and with the proposals detailed on plan "Land West of Trowes Lane: Impact plan for great crested newt District Licensing (Version 1)", dated 1st November 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informative: It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.

Informative: It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR137, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newt are thereby committed then criminal investigation and prosecution by the police may follow.

The licence requires authorisations to specify which activities and operations are permitted from the list in Annex B of WML-OR137.

In this case, the **licensed activities and operations will be as follows: A5, A6, A7, A8, A11**

The following Protocol conditions will apply: P2, P3, P4, P5, P8, P11

Please see Annex 1 for full details of these activities and operations.

Once authorised, developers working under the District Licence also should note:

- 'Authorised developers' authorise (in writing) additional persons (e.g., employees, contractors) to act as 'Accredited Agents' under the District Licence;
- Authorised developers must ensure that all persons using the licence (including any Accredited Agents) must possess appropriate knowledge, training and experience to undertake licensed activities in accordance with the District Licence and accepted best practice;
- Developers must maintain a record of activities carried out under the District Licence and a list of any persons you authorise to act as 'Accredited Agents' - and provide a record of these activities and persons to Wokingham Borough Council or NatureSpace Partnership in a timely manner;
- It is a condition of any authorisation under the District Licence that reasonable requests for permission to access the site will be granted to employees and representatives of the Planning Authority and or Natural England for monitoring purposes;
- It is recommended that the attached Best Practice Principles are followed for all works on site.

Licensable acts which will be made lawful when an authorisation for the proposed development is issued under the District Licence:

Capture; Possess; Transport; Disturb; Killing & injuring; Damage & destroy resting places.

NATURESPACE PARTNERSHIP**SIGNED** (on behalf of **Nature Space Partnership**)

by



PROJECT OFFICER



SENIOR OFFICER

Important:

This certificate is not an authorisation to work under a District Licence. Authorisations are issued separately by the Licensee (Wokingham Borough Council), in writing once the development has been granted a valid planning permission.

District Licence expiry date note:

The District Licence (WML-OR137) is held by the Planning Authority, which is able to issue authorisations to developers with planning approval. All references to WML-OR137 within this document refer to the latest version of the licence as issued by Natural England. At the time of writing, this is referenced WML-OR137 issued on 22nd October 2023. The current District Licence is set to expire on 21st October 2026, at which point it will be renewed. The current 5-year limit on licence duration means that authorising documents will need to be amended as and when the licence is reissued by Natural England. The licence conditions expressly provide for 'Further Licences', and NatureSpace will manage the updating of this certificate and any authorisation documents at the appropriate time.

Planning Appeals:

In the event that the proposed development is refused, and a subsequent appeal made to the Planning Inspectorate, the District Licence documents will need to be reconfirmed by NatureSpace and then submitted to PINs as part of the appeal documentation. The applicant should contact NatureSpace in the event of an appeal to expedite this. Failure to do so could mean that the development would not be able to receive authorisation under the District Licence if approved at appeal.

Enquiries:

For any enquiries relating to this report please contact NatureSpace Partnership:

Email: info@naturespaceuk.com

Tel: 01865 688307

Website: <https://naturespaceuk.com/>

For any enquiries relating to District Licensing, please contact either NatureSpace Partnership, your planning authority or Natural England - gcndll@naturalengland.org.uk

Annex 1. Activities, Operations and Protocols under a District Licence

The District Licence contains a 'Protocol for activities and operations affecting great crested newts within the licensed area' (see Annex B of the licence) – which contains a list of activities, operations, and licensable acts. The full list in the District Licence does not apply in every authorisation under the District Licence. This report details the activities, methods and acts which would be permitted for the proposed development, based on the impacts as assessed.

Permitted activities and operations under the District Licence (subject to receiving planning approval and written authorisation from the planning authority):

- A5 Capture, exclusion, and relocation of great crested newts from terrestrial habitat (by hand, hand searches of suitable features and/or destructive searches, night/torch searching, exclusion fencing (including upright and one-way temporary amphibian fencing). NB: This includes fence installation and removal.
- A6 Relocating great crested newts at imminent risk of harm on Development Land (by hand, hand searches and/or destructive searches)
- A7 Site clearance - including removal of vegetation, hard- standing, buildings and landscaping
- A8 Removal of rubble and log piles and other potential hibernacula
- A11 Construction activities

Note that in this case, the activities and operations referenced A5 are not required under the licence, but will be included in the authorisation, to legally permit those activities should you have need for them (e.g., if you wish to install temporary amphibian fencing at any location to reduce risks to great crested newts during works).

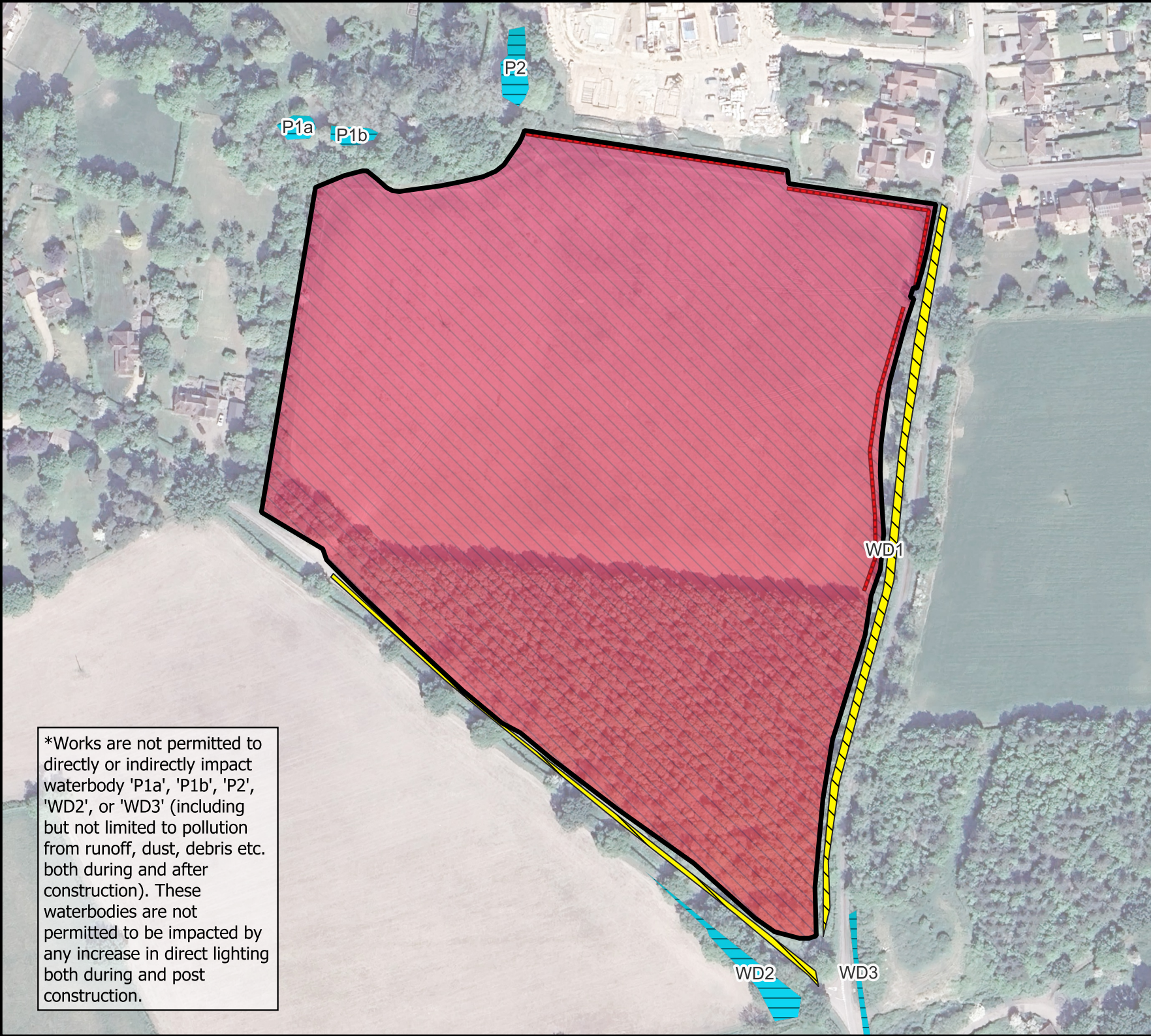
Protocols

Annex B of the District Licence is a 'Protocol for activities and operations affecting great crested newts within the licensed area' and includes a number of additional 'Protocol conditions'. The full list does not apply in every authorisation under the District Licence. This report details the 'Protocol conditions' which would apply to this site, based on the impacts as assessed.

Protocol conditions (which would apply upon authorisation):

- P2 Certain activities permitted by this licence require ecological expertise. Activities subject to this condition can only be carried out by an ecologist with an appropriate Great Crested Newt Survey Licence or under the direct supervision of such a person.
- P3 Where licence or protocol conditions refer to publications, licence users are expected to refer to the most up to date iteration available. Natural England can direct users to the relevant iterations.
- P4 The biosecurity guidelines in Amphibian Disease Precautions: A guide for UK fieldworkers, Advice Note 4 (available from www.arguk.org) must be observed by all licence users.
- P5 Great crested newts must not be relocated outside the Licensed Area, over a distance greater than 1 kilometre or beyond a significant physical barrier to dispersal without the permission of Natural England.
- P8 Persons capturing newts under this licence are expected to follow the advice on welfare considerations for capture programmes in the 'Great Crested Newt Mitigation Guidelines' available from Natural England.
- P11 Great crested newts are not to be translocated to Compensation Land or other locations within the Licensed Area unless the terrestrial and/or aquatic habitats are suitable for great crested newts. The suitability of the site is to be confirmed by a suitably qualified person (e.g., an ecologist with a great crested newt survey licence).

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LEGEND:

 Proposed development boundary

Terrestrial habitat impacts:

 Permanent impacts permitted

Linear habitat impacts:

 Permanent impacts permitted.

Aquatic habitat impacts:

 Permanently degraded

 Impacts prohibited*

0 20 40 60 m

1:2000 at A4



Central GR: SU 7234 6450

Projection: OSGB 36 BNG - ESPG 27700



TITLE: Land West of Trowes Lane: Impact Plan for great crested newt District Licensing

1st November 2023

VERSION 1

Map data: © Google, Maxar Technologies

*Works are not permitted to directly or indirectly impact waterbody 'P1a', 'P1b', 'P2', 'WD2', or 'WD3' (including but not limited to pollution from runoff, dust, debris etc. both during and after construction). These waterbodies are not permitted to be impacted by any increase in direct lighting both during and post construction.



NATURESPACE
P A R T N E R S H I P

NatureSpace Great Crested Newt District Licensing Scheme

District Licence Report

Land West of Trowes Lane

202208031

12th January 2026

Instructions for planning officers

If/when an application to amend planning appeal consent APP/X0360/W/24/3340006 for planning application 230422 is approved:

Attach the mandatory planning conditions and informatives listed in this report (page 7) to the decision notice. Wording must be transposed exactly with no alterations.

An authorisation to work under the Council's District Licence can *only* be issued when:

- A) Planning permission is granted, bearing correct planning conditions (see page 7)
- B) The NatureSpace Certificate (ref. NSP1171WOKI, issued alongside this report) has been submitted to support the application



Report version

Version	Date	Description
1	20/11/2025	Original site assessment for 230422 (appeal reference APP/X0360/W/24/3340006).
2	12/01/2026	Report issued alongside NatureSpace Certificate ref. NSP1171WOKI to confirm formal scheme entry.

Contents

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District Licence summary.....	6
Planning conditions and informatives	7
Activities and operations under a District Licence.....	8
Protocol Conditions.....	10
Maps	11
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Terrestrial impacts	15
Landscape-Level Assessment.....	17
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Planning appeals	19
District Licence – Conditions of use	20

Executive Summary

This report details the results of the assessment undertaken by NatureSpace Partnership on 8th November 2023. The assessment followed the agreed processes and protocols as set out in the District (organisational) Licence granted to Wokingham Borough Council (WML-OR137) and this report summarises how the proposed development can be dealt with under the District Licence. If authorisation under the District Licence is sought, this report should be submitted to the planning authority as part of the planning application. This report is issued alongside NatureSpace Certificate ref. NSP1171WOKI, to confirm formal entry to the District Licence scheme.

The impact unit score is -2.62.

There was a second stage fee requirement of £43,439 (+VAT). This fee has been paid, as confirmed by NatureSpace Certificate ref. NSP1171WOKI.

There will be a requirement for one planning condition relating to the great crested newt District Licence, to be attached to the planning consent, if granted (full details on p.7):

Condition 1 links the planning consent to the district (organisational) licence WML-OR137.

Important note:

The planning authority may only issue a formal 'Authorisation' under the District Licence once planning permission has been granted and the NatureSpace Certificate required under condition 2 (see above and p.7)/ ref. NSP1171WOKI (issued alongside this report) has been submitted to the planning authority.

Background information

Great crested newts are a European protected species (EPS) and are protected in the UK under the Conservation of Habitats and Species Regulations 2017 (as amended) and, to a certain extent, the Wildlife and Countryside Act 1981 (as amended). Where works would harm this species or its habitats, a licence is required in order to make those activities lawful. Natural England is the licensing authority and has granted great crested newt 'District Licences' to certain Councils in England. This enables those Councils ('Licensees') to issue authorisations to developers for specific parcels of development land, without further application (by the developer) to Natural England. This report details whether and how the proposed development can be dealt with under the relevant District Licence and contains technical details relating to planning and licensing requirements.

Developments which utilise the District Licensing Scheme contribute proportionately (depending on the impacts of each development proposal) to the conservation strategy. This funds the creation, management, and monitoring of local compensation sites. NatureSpace and the Newt Conservation Partnership take on all responsibilities for compensation delivery, 25 years of management and monitoring, and annual reporting to Natural England.

Project reference: 202208031

Developer name/organisation: Vistry Group

Site name: Land West of Trowes Lane

Site location: Land West of Trowes Lane and North of Charlton Lane, Swallowfield, RG7 1RT

Site grid reference: SU 7234 6450

Planning application reference: 230422 granted at appeal APP/X0360/W/24/3340006 (to be amended)

Development impact map reference (upon which this assessment is based): "Land West of Trowes Lane: Impact plan for great crested newt District Licensing (Version 1)", dated 1st November 2023.

Consultant ecologist name & organisation: Mark Rose, CSA Environmental

Planning officer: Mark Croucher

Date of habitat survey information (upon which this assessment is based): August 2023, which was confirmed to be the same in May 2024. Survey information to underpin a licensing assessment should be less than two years old. If more than two years has passed since the survey (e.g., by May 2026), then it may be necessary to undertake a walkover survey to confirm the assessment remains valid before an Authorisation can be issued (consult NatureSpace) to permit the start of works.

District Licence summary

1. Confirmation the proposal can be dealt with under the District Licence: Yes
2. Location (zone): Green
3. National Character Area: Thames Basin Heaths
4. Is any in-situ great crested newt compensation required: No
5. Are there any working restrictions relating to great crested newts: No
6. Required planning conditions (if consent is granted): See next page
7. Impact metric score: -2.62.
8. Financial 'second-stage' contribution required to contribute to delivery of strategic great crested newt conservation, proportionate to the impacts of the proposal: £48,439 (+VAT) – This fee is split between the £5,000 (+VAT) remainder of the first-stage fee and the £43,439 (+VAT) second-stage fee (the proportionate impact fee calculated during the assessment). This fee has been paid and formal scheme entry is confirmed by NatureSpace Certificate ref. NSP1171WOKI.

This report confirms that, subject to the requirements listed above (sections 4 - 8), the development proposal can be covered under the District Licence (WML-OR137, or a 'Further Licence') provided that the planning authority is satisfied that the proposal is not contradictory to local planning policy and planning consent is granted with the conditions listed below.

Planning conditions and informatives

This sets out the planning requirements if planning permission is to be granted. In accordance with District Licence WML-OR137, the following planning conditions and informatives will be required, for the Council to be able to then authorise this development under the District Licence. Without these conditions, it will not be possible for the development to be authorised under the District Licence.

Conditions:

1. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR137, or a 'Further Licence') and with the proposals detailed on plan "Land West of Trowes Lane: Impact plan for great crested newt District Licensing (Version 1)", dated 1st November 2023.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML-OR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informatives:

It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR137, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

Activities and operations under a District Licence

The District Licence contains a 'Protocol for activities and operations affecting great crested newts within the licensed area' (see Annex B of the licence) – which contains a list of activities, operations, and licensable acts. The full list does not apply in every authorisation under the District Licence. This report details the activities, methods and acts which would be permitted for the proposed development, based on the impacts as assessed.

Permitted activities and operations under the District Licence (subject to receiving planning consent and written authorisation from the planning authority):

A5—Capture, exclusion, and relocation of great crested newts from terrestrial habitat. Permitted methods:

- by hand,
- hand searches of suitable features,
- destructive searches,
- night/torch searching,
- exclusion fencing (including exclusion by, upright and one-way temporary amphibian fencing)

Note this includes fence installation and removal. Note also that the above activities may only be carried out by someone with an appropriate great crested newt licence. Further details are contained in the NatureSpace Great Crested Newt Best Practice principles.

A6—Relocating great crested newts at imminent risk of harm on Development Land. Permitted methods:

- by hand,
- hand searches,
- destructive searches

A7—Site clearance—including removal of vegetation, hard-standing, buildings and landscaping

A8—Removal of rubble and log piles and other potential hibernacula

A11—Construction activities

Note that in this case, the activities and operations referenced A5 are not required under the licence, but will be included in the authorisation, to legally permit those activities should you have need for them (e.g., if you wish to install temporary amphibian fencing at any location to reduce risks to great crested newts during works).

Licensable acts which would be made lawful by an authorisation for the proposed development under the District Licence:

Capture; Possess; Transport; Disturb; Killing & injuring; Damage & destroy resting places.

Protocol Conditions

Annex B of the District Licence is a 'Protocol for activities and operations affecting great crested newts within the licensed area' and includes a number of additional 'Protocol conditions'. The full list does not apply in every authorisation under the District Licence. This report details the 'Protocol conditions' which would apply to this site, based on the impacts as assessed.

Protocol conditions (which would apply upon authorisation):

P2 Certain activities permitted by this licence require ecological expertise. Activities subject to this condition can only be carried out by an ecologist with an appropriate great crested newt Survey Licence or under the direct supervision of such a person.

P3 Where licence or protocol conditions refer to publications, licence users are expected to refer to the most up to date iteration available. Natural England can direct users to the relevant iterations.

P4 The biosecurity guidelines in Amphibian Disease Precautions: A guide for UK fieldworkers, Advice Note 4 (available from www.arguk.org) must be observed by all licence users.

P5 Great crested newts must not be relocated outside the Licensed Area, over a distance greater than 1 kilometre or beyond a significant physical barrier to dispersal without the permission of Natural England.

Note: the 'Licensed Area' refers to the district covered by the Planning Authority's District Licence. See the NatureSpace Great Crested Newt Mitigation Principles for full detail about protocols for translocation of newts under the District Licence.

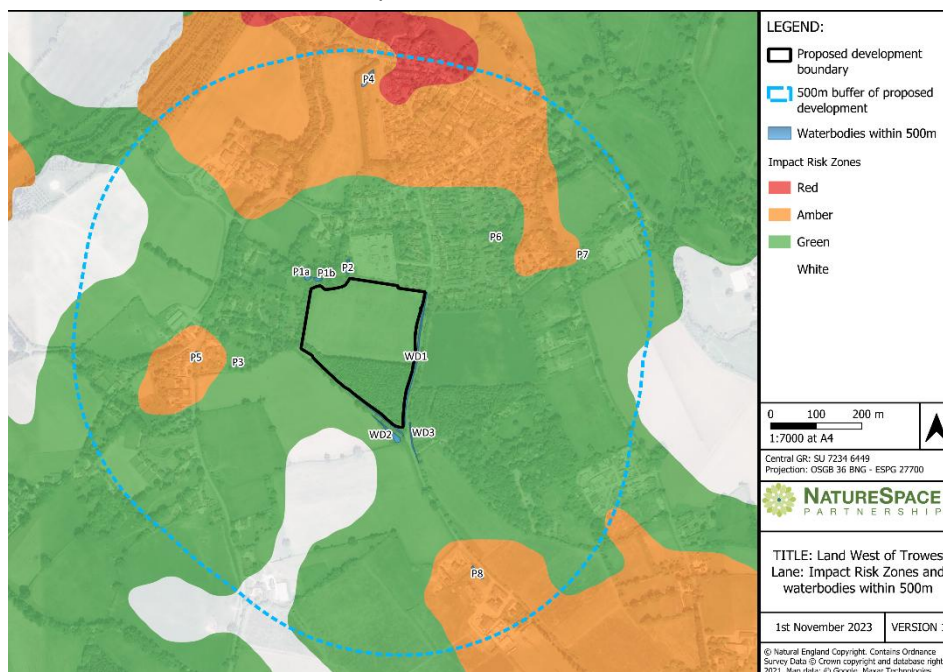
P8 Persons capturing newts under this licence are expected to follow the advice on welfare considerations for capture programmes in the 'Great Crested Newt Mitigation Guidelines' available from Natural England.

P11 Great crested newts are not to be translocated to Compensation Land or other locations within the Licensed Area unless the terrestrial and/or aquatic habitats are suitable for great crested newts. The suitability of the site is to be confirmed by a suitably qualified person (e.g., an ecologist with a great crested newt survey licence).

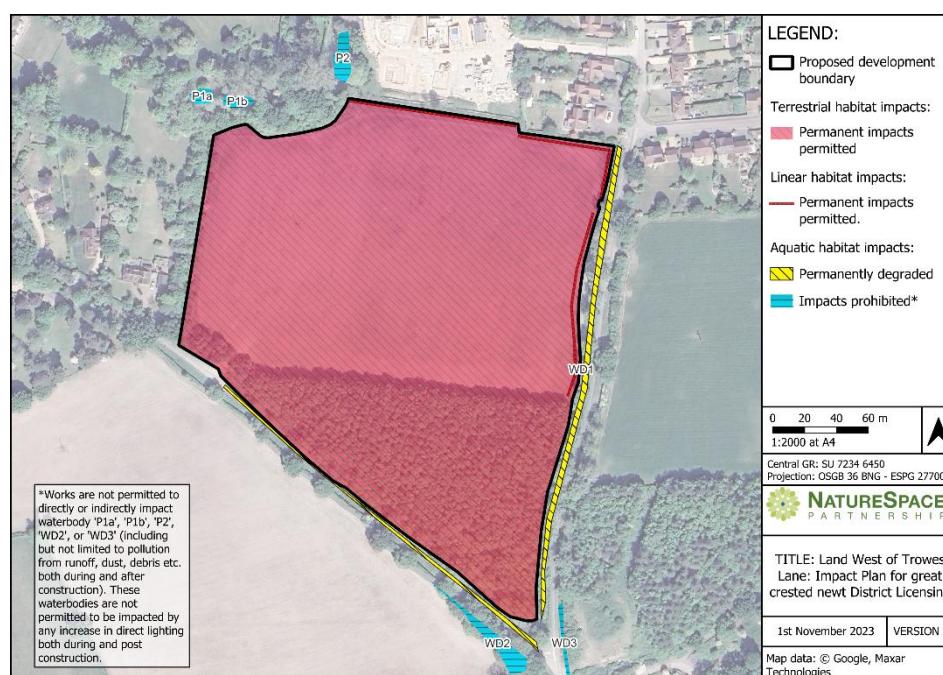


Maps

Map 1— Development Site Location Plan - Impact Risk Zones and ponds within 500m



Map 2— Development Impact Plan - as assessed under the District Licensing protocols - provided by NatureSpace on 1st November 2023.





Map 3 — On-site habitat plan – provided by CSA Environmental on 11th November 2025.



Aquatic impacts

In this section, the aquatic impacts of the proposed development are summarised. Impacts on aquatic habitat may be direct or indirect. Waterbodies on the development site and up to 500 metres away are considered, depending on the presence of barriers to newt movement.

Total number of great crested newt-accessible waterbodies within 500m: 12

Number unimpacted: 11

Number damaged: 0

Number lost: 0

Number degraded: 1

Pond details:

Waterbody ref	HSI score*	Pond area (m ²)	Distance from development site (m)	Pond impact	Duration
P1a	0.32	114	19	Prohibited	Permanent
P1b	0.32	115	11	Prohibited	Permanent
P2	0.35	257	10	Prohibited	Permanent
P3	0.5	472	137	Prohibited	Permanent
P4	0.65	383	421	Prohibited	Permanent
P5	0.59	158	227	Prohibited	Permanent
P6	0.53	235	186	Prohibited	Permanent
P7	0.44	83	351	Prohibited	Permanent
P8	0.65	181	341	Prohibited	Permanent
WD1	0.7	949	0	Degraded**	Permanent
WD2	0.7	500	13	Prohibited	Permanent
WD3	0.7	163	13	Prohibited	Permanent

* If HSI score is not available, a score of 0.7 is assumed for waterbodies within 250m of the development site and a HSI score of 0.5 for waterbodies 250-500m from the development site.

** A 'Degraded' classification means that there is a reduction in the suitability of a waterbody for great crested newts as a result of development works (construction phase or following works completion). In this case, WD1 is permanently degraded due to an increased risk in pollutants from the development site entering the waterbody as per the drainage proposals.

Terrestrial impacts

This part of the report summarises the terrestrial impacts. Impacts on linear terrestrial habitats are assessed and summarised separately from general terrestrial habitat impacts. Impacts on terrestrial habitats may be direct or indirect.

Hibernation features present on site? Yes

Terrestrial impact details:

Habitat type	Area (ha) affected	Impacts permitted / prohibited?	Impact duration
Arable	3.791	Permitted	Permanent
Broad-leaved plantation	1.689	Permitted	Permanent
Ruderal field margins	0.238	Permitted	Permanent
TOTAL:	5.718 ha		

Total terrestrial habitat with permitted impact:	Total area (ha)	Good/moderate terrestrial area (ha)
Within 50m of a pond:	2.753	1.568
50-250m from a pond:	2.965	0.359
250m+ from a pond:	0.000	0.000
TOTAL:	5.718 ha	1.927 ha

Linear Habitats	Length (km) affected	Impacts permitted / prohibited?	Impact duration
Hedgerow	0.203	Permitted	Permanent
Line of trees	0.103	Permitted	Permanent
TOTAL:	0.306 km		

Total linear habitat with permitted impact:	Length (km)
Within 50m of a pond:	0.235
50-250m from a pond:	0.072
250m+ from a pond:	0.000
TOTAL:	0.307 km

Landscape-Level Assessment

Connectivity assessment: Highly connected to waterbodies and priority habitats for migration and dispersal with low levels of fragmentation and no permeability barriers

Range assessment: Low impact to wider landscape great crested newt distribution/range

Contribution to Strategic Opportunity Area: Site is located within a Strategic Opportunity Area and is of high importance

Prospects assessment: Poor

Other relevant information:

It is recommended that current management practices persist on-site during the timeframe between this Report issue and Authorisation under the District Licence. This is to ensure the site does not become more suitable for great crested newts in the interim period.

Planning appeals

In the event that the proposed development is refused, and a subsequent appeal made to the Planning Inspectorate, the District Licence documents will need to be reconfirmed by NatureSpace and then submitted to PINs as part of the appeal documentation. The applicant should contact NatureSpace in the event of an appeal to expedite this. Failure to do so could mean that the development would not be able to receive authorisation under the District Licence if approved at appeal.

District Licence – Conditions of use

Once authorised, a developer becomes an ‘Authorised Developer’ under the Council’s District Licence, which includes certain conditions of use (in addition to any planning conditions). When working under a District Licence, Authorised Developers are advised to retain ecological support from an appropriate ecological consultant, and it is recommended that the NatureSpace ‘Best Practice Principles’ are adhered to.

There are some specific licence conditions for Authorised Developers to note:

- Authorised Developers authorise (in writing) their employees, officers, or contractors to act under the District Licence as Accredited Agents or Assistants.
- Authorised Developers must ensure that all persons working under the District Licence have the appropriate knowledge, training, and experience to undertake licensed activities in accordance with the terms and conditions of the licence and best practice. For example, where capture of newts is required, this operation must be undertaken by, or supervised by, someone with the appropriate experience and training (and licence to handle newts).
- All persons working under the licence must comply with the terms and conditions of the licence.
- In the red zone, Authorised Developers must comply with the approved Great Crested Newt Mitigation Principles (the separate ‘Best Practice Principles’ are a recommendation for all developments operating under a District Licence and the ‘Great Crested Newt Mitigation Principles’ are a mandatory requirement in the red zone).
- Authorised Developers may (on application to the Planning Authority) request a transfer of an authorisation to another developer.
- Authorised Developers must keep certain records and provide these to the Planning Authority or to NatureSpace in a timely manner. Records must be kept of:
 - All persons, companies and organisations authorised to act under the licence and in what capacity
 - Details of licensed activities: dates work commenced and was completed; aquatic and terrestrial impacts; any in-situ compensations; details of any great crested newts captured/moved, etc.
 - Any changes to development land (including management changes)
 - Any surveying/monitoring information
 - Any incidents or reports of activities in breach of the licence or the great crested newt planning conditions (including details of action taken, such as disciplinary and remedial actions)

- Any other material plans or records relating to the use of the District Licence.
- Authorised Developers must permit an officer of Natural England reasonable access to monitor work being undertaken under the authority of the District Licence.
- Natural England must be informed of any breaches to the District Licence within 48 hours of any person becoming aware of a breach. The Licensee will take any necessary steps to address any breaches or poor practice.
- A failure to comply with the terms and conditions of the District Licence by an Authorised Developer, their Accredited Agents or Assistants will, by default, render the authorisation for the development site null and void.

Important:

This report is not an authorisation to work under a District Licence.

Authorisations are only issued by the Licensee, in writing and only for developments that are in receipt of a valid planning permission, and which have paid any necessary compensatory payments to the Compensation Scheme.

Enquiries:

For any enquiries relating to this report please contact NatureSpace Partnership:

Email: info@naturespaceuk.com

Tel: 01865 688307

Website: <https://naturespaceuk.com/>

For any enquiries relating to District Licensing, please contact either NatureSpace Partnership, your planning authority or Natural England - gcndll@naturalengland.org.uk

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Best Practice Principles

This advice note sets out best practice principles recommended for use on any development site authorised under one of the district licences issued under the NatureSpace District Licensing Scheme and are in respect of great crested newts only. There may be other ecological considerations which should also be taken into account when planning works.

All works must be carried out in accordance with ANNEX B of the licence (Protocol for activities and operations affecting great crested newts within the Licensed Area). Individual authorisations will specify which sections of the ANNEX B Protocol apply to a specific development site.

Further guidance can be found in the most up-to-date version of the Great Crested Newt Mitigation Guidelines (English Nature, 2001), the great crested newt mitigation licence method statement template (Natural England 2017), the Great Crested Newt Conservation Handbook (Langton et al, 2001) and the Amphibian Habitat Management Handbook (Baker et al, 2011).

Any captured newts also become protected under the Animal Welfare Act 2006 and the requirements under this legislation must also be complied with.

Any capture/relocation of great crested newts must be carried out by or under supervision of a licenced great crested newt ecologist.

BEST PRACTICE MEASURES RECOMMENDED UNDER THE DISTRICT LICENCES

1. Before any works commence:

- **advice should be sought from a suitably qualified ecologist:**
 - (i) on the requirements of the licence and any recommendations to apply at the development site any of the measures listed at 3. Below; or
 - (ii) any other measures (leaving aside those listed at 2. below which should be followed at every development site) to reduce the risks of harm to great crested newts.

When providing this advice, the qualified ecologist should consider what is reasonable and proportionate, taking into account the relevant impact risk zone of the development site, the suitability of habitats at the development site, the proximity of the development site to ponds and the nature of the development works)¹;

¹ In NatureSpace's view, obtaining and following such ecological advice and following the reasonable avoidance measures listed in paragraph 2, is likely to assist in avoiding liability for offences which protect GCN under the Wildlife & Countryside Act 1981 (as amended).



- A site induction **tool box talk** should be arranged for site personnel, to be provided by a suitably experienced newt ecologist to include great crested newt identification and what to do if newts are found, the legislative protection and the reasonable avoidance measures to be adopted on site.
2. **The following reasonable avoidance measures** should be employed at every development site to reduce the risks to great crested newts during works (both development works, and any habitat creation/enhancement works):
- a) In advance of works, vegetation should be managed to reduce suitability for newts, to discourage newts from areas which will be soon stripped:
 - i. Cut scrub and tall grass no lower than 150mm; carefully remove arisings and leave habitat undisturbed for 48 hours
 - ii. To be followed by directional vegetation clearance (avoiding wet weather during the active period) and soil stripping – the direction of working to be determined by the location of good newt habitat to be retained (starting furthest away from the favourable habitat and working towards it, to encourage newts to disperse towards safe areas)
 - b) Vegetation management should be undertaken at the appropriate time of the year and in appropriate weather conditions, to avoid killing/injuring newts
 - c) Working areas should avoid any retained habitat
 - d) Measures should be implemented to avoid indirect impacts on retained or off-site habitats, such as run-off or accidental encroachment from working vehicles, material or operatives
 - e) Machinery, materials etc should be stored on areas of hardstanding or raised off the ground on pallets where possible
 - f) Waste materials should be removed off site immediately or stored in skips where possible
 - g) Excavations should be backfilled, covered overnight, or ramps placed in to allow any animals to escape
 - h) Excavations and working areas should be managed so as not to create temporary waterbodies which may attract newts onto site
 - i) Access roads should use existing roads and tracks and keep habitat disturbance to a minimum, avoiding any areas of sensitive or potentially valuable habitat
3. **The following further avoidance measures (licensed activities)** should be carried out under the district licence (by or under the supervision of a suitably experienced and licensed great crested newt ecologist) where (as above) advised by a suitably qualified ecologist:
- a) Hand searches, destructive searches and/or night searches may be undertaken ahead of site works, to reduce the risk of newts being on the site during works (see further below regarding these methods).



- b) If it is suspected or known that great crested newts are using a pond, any works to the pond should take place during the autumn/winter (normally mid-September to early February). This can include, where necessary, pond drain down during using a fine mesh filter, and followed by hand/destructive searches of the pond bed and immediate surroundings to capture any animals present.

If it is essential that a known great crested newt pond is drained down in the spring or summer, it may be recommended that a trapping exercise at the pond should be undertaken before drain-down. This should be in accordance with the requirements in section 8.3.2.3 of the Great Crested Newt Mitigation Guidelines (except that a minimum 60 days of (bottle) trapping is acceptable (rather than 90 days) when undertaken in conjunction with the use of netting and a high density of traps, to supplement the trapping). If the pond holds insufficient water for bottle trapping, or has a hard substrate with little vegetation, the use of netting alone instead of bottle trapping is acceptable.

- c) Where suitable habitat will remain on site or adjacent to a development site, temporary amphibian fencing (TAF) may be installed, to assist with reasonable avoidance measures and prevent newts moving onto the development site during works. This must be removed promptly at the end of the construction works.

Newt capture

Captured newts are subject to the protection of the Animal Welfare Act 2006, which means that it is an offence to cause any unnecessary suffering to an animal under the control of man.

Newt capture may only take place during the active season, which is generally February to October. The season is dependent upon weather (very cold late springs can delay the active season, and early or late onset of frosts in the autumn will bring forward or delay the hibernation season). Attempts to capture newts should avoid cold conditions (<6°C air temperature) and extended periods of very dry weather (particularly during June – mid-August).

Any captured newts should be kept in suitable lidded, ventilated containers and released as soon as possible after capture. Newts should be released in sheltered areas in sufficient good quality habitat and close to a suitable refuge, with landowner permission if required. Release sites should ideally be as close as possible to the site of capture but within a maximum 1km of the site from which they were captured, with no barriers to newt movement. If there is no suitable release site within 1km, NatureSpace Partnership can advise on any alternatives which may be available under the district licence.



Under the district licence, records must be kept of any movement of newts, with dates, sites of capture and release, sex and ages of all captured and released newts. Any injury or mortality must also be recorded. All records must be submitted to NatureSpace or the local planning authority.

Hand searches

This refers to the careful searching, by hand, of potential refuges and suitable habitat features, and under the licence, this does allow for the removal of checked features. Hand searching may be done throughout the active season, providing weather conditions are suitable (e.g. not during very hot dry weather). Hand searches are ineffective on large expanses of habitat and are suited to searching of distinct habitat features, such as log piles. The time it takes to complete hand searches is dependent upon the extent and complexity of the features to be searched. Hand searching often requires less than 1 day where only small, simple features are present. Where there are large and complex features across the works area it may require 1-5 days.

Night searches

This refers to searches by torchlight of suitable habitat where newts will be visible above ground. Night searches are best carried out during dispersal periods (March-June for adults and August-September particularly for juveniles) and during suitable weather conditions conducive to newt movements – i.e. warm, wet nights. Night searching along drift fences can be particularly effective. The method is only effective in habitats that allow the surveyor to easily see newts as they disperse, and so areas with long vegetation or complex topography are not suitable. Typically night searching is carried out for at least 25 days.

Destructive searches

This is the careful dismantling of features (such as hedgerows, rubbles piles), with ongoing supervision to check for animals as works progress. Destructive searching may be done throughout the active season, providing weather conditions are suitable (e.g. not during very hot dry weather) and is usually combined with hand searches (and is similarly not suitable for large expanses of habitat). The time it takes to complete destructive searches is dependent upon the extent and complexity of the features to be searched and dismantled. In typical cases, destructive searches can be completed within 1-5 days.

Amphibian fencing

Where suitable habitat will remain on site or off site, temporary amphibian fencing (TAF) may be installed at the ecologist's discretion, under the district licence, to assist with reasonable avoidance measures and prevent newts moving onto the development site during works. Temporary amphibian fencing includes exclusion fencing and one-way fencing. Amphibian fencing design, installation and maintenance requirements are outlined in section 8.4.2.1 of the Great Crested Newt Mitigation Guidelines. Fencing may be installed year-round (unless in hibernation habitat, in which case fencing



must not be installed during the hibernation season, unless this may be done without disturbing potential hibernation features). Temporary amphibian fencing must be removed promptly upon completion of the development works, at the appropriate time of year to avoid disturbing hibernating animals.

Refugia

Reptile capture programmes using fencing and/or artificial refugia may also capture newts. If a site is covered by a district licence, great crested newts may also be moved if found during the course of a reptile translocation programme. Also see notes above on newt capture.

Relocating great crested newts at imminent risk of harm

Great crested newts should only be handled by a suitably experienced and licensed newt ecologist, and any capture exercise must be undertaken by or under the direct supervision of, a suitably licensed ecologist. However, if a great crested newt is at imminent risk of harm, a non-licensed person may 'rescue' and release the newt. See notes above on newt capture, regarding how to move newts and record keeping.

Biosecurity

The biosecurity guidelines in Amphibian Disease Precautions: A guide for UK fieldworkers, Advice Note 4 (available from www.arguk.org) must be observed by all licence users.

Experience requirements

The supervising ecologist should as a minimum hold a great crested newt survey licence, as this demonstrates the licence holder has experience in handling newts and has appropriate understanding of welfare and biosecurity issues. Supervising ecologists should also have appropriate knowledge and relevant previous licence experience for the techniques and methods being used under the district licence.