

Palatine Homes Limited

**Land at Johnson Drive
Finchampstead**

**Construction Environmental Management Plan
(CEMP)**

**Job No: 233292
November 2024**



Environmental Consultants

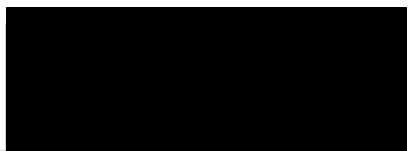
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Land at Johnson Drive Finchampstead

Issued by



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Approved by



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Issue Date	Issue
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18 November 2024	Final
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Figure 1 Site Set-up Plan

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1.0 INTRODUCTION

Overview and Baseline Setting

- 1.1 AA Environmental Limited (AAe) has been commissioned by Palatine Homes Limited to produce a Construction Environmental Management Plan (CEMP) for the site. The purpose of this CEMP is to ensure that the works are carried out sensitively to minimise any impact on sensitive receptors and protected habitats and species. In addition, this report will provide the information to assist with discharging Condition 5 attached to the Decision Notice (Wokingham Borough Council Application ref: 223592) which states:

Construction Environmental Management Plan

No development (including demolition, earth moving, ground works and site clearance) shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of biodiversity protection zones.*
- c) The location and timing of sensitive works to avoid harm to biodiversity features.*
- d) Practical measures to avoid or reduce impacts during construction (both physical measures and sensitive working practices)*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.*
- g) Responsible persons and lines of communication.*
- h) Use of protective fences, exclusion barriers and warning signs.*
- i) the control of noise (including noise from any piling)*
- j) the control of dust*
- k) the control of surface water run-off*
- l) the control of lighting*

No development, demolition, earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved CEMP. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved CEMP and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To protect residential amenity and biodiversity. Relevant policy: Core Strategy policies CP3 & CP6 and CP7.

- 1.2 The site is located off Johnson Drive in Finchampstead, centred at National Grid Reference: SU 805651 and covers approximately 1.3 hectares. The site comprised the existing buildings, associated hardstanding and grassland areas. The site was bordered by woodland to the north and east and by residential properties and associated gardens to the south and west.
- 1.3 Based on the BGS geology maps, the underlying bedrock geology is Bagshot Formation - sand. No superficial deposits were recorded. A suitable drainage strategy will be agreed with the Statutory Undertaker.

Project Description

- 1.4 The consented scheme is for the erection of five residential dwellings with double garages. This will require the demolition of the existing outbuildings and the clearance of some vegetation. The majority of the established boundary vegetation will be retained, protected and enhanced as part of the works. Given the scale of the proposals, it is anticipated that the work intensity will be low. The works will include the following activities:

- Installation of protection measures for existing onsite trees and the adjacent Deciduous Woodland;
- erection of storage areas, welfare facilities and car parking for site operatives;
- site clearance, including the demolition of the existing outbuilding(s);
- earthworks associated with the approved engineering works (foundations and associated utilities and drainage), and;
- soft and hard landscaping details.

1.5 Site access and egress will be via Johnson Drive (as shown on Figure 1).

Purpose

- 1.6 This CEMP describes the measures that will be undertaken to minimise the potential environmental/ecological impacts of the project during construction. The CEMP covers all construction works, however the site once developed and occupied does not fall within the scope of this CEMP.
- 1.7 Nuisance can arise from a range of issues including noise, vibration, dust and loss of amenity due to the operation of plant or from the movement of construction traffic. Construction activities can impact on routes utilised by wildlife, as well as different types of users, including pedestrians and cyclists. There is also the potential for impacts on the natural environment through disturbance to wildlife and biodiversity, pollution of controlled waters or by the storage of materials near to ecologically sensitive areas.
- 1.8 Impacts may be related to the construction programme, methods of working and numbers and types of machinery and plant. For the purposes of this assessment the types of activities that might give rise to significant effects are considered and recommendations made as to how these can be avoided or mitigated to minimise the risk of nuisance or impact on sites or features of interest.

2.0 GENERAL CONTROLS

Construction Site Management

- 2.1 An experienced and suitably qualified Site Manager will be appointed to manage the works at the site and to ensure that the measures detailed within this CEMP are implemented in full and throughout the construction phase. The Site Manager will be responsible for enlisting suitable specialist contractors/consultants to carry out the activities associated within this CEMP, as required.
- 2.2 The site and this CEMP will be periodically audited and reviewed by the Site Manager every two months. In the event of any significant amendments, the Local Planning Authority (Wokingham Borough Council) will be notified.
- 2.3 A review of environmental aspects and associated risks/issues of the project has been set out in Appendix A. The register identifies the key risks and points to the relevant controls detailed within this plan.

Legal and Contractual Environmental Requirements

- 2.4 The Site Manager will maintain access to environmental legal requirements applicable to the environmental risks associated with this project, as necessary.

Liaison with Local Authorities, Statutory Consultees and the Public

- 2.5 This CEMP will be submitted to Wokingham Borough Council to discharge Condition 5 attached to the decision notice, with any measures implemented prior to commencement of the development and any additional controls required, agreed and implemented.

- 2.6 Notice boards will be displayed and maintained for the duration of the works and will be positioned where clearly visible to persons passing the site. These will provide key contact details.
- 2.7 The Site will operate a complaint system, and any complaints and/or enquiries will be recorded and made available for inspection.
- 2.8 The Site Manager (or his/her representative) will notify all neighbours and relevant authorities prior to commencement of works.

3.0 BIODIVERSITY, ECOLOGY & TREE PROTECTION

Overview

- 3.1 The site comprised the existing buildings, associated hardstanding, grassland, individual trees, boundary broad-leaved woodland, tall ruderal, lawn and bare ground. Ecological surveys have been carried out by ACD Environmental Limited, Deepdene Ecology Limited and AAe Limited and found the site to supports a population of slow worms and grass snake [REDACTED].
- 3.2 There is Deciduous Woodland, a Habitat of Principal Importance (HPI), also noted in the National Forest Inventory, located adjacent to the northern and eastern boundaries of the site.

Bats

- 3.3 The barns and stable block did not provide any roosting opportunity for bats (lacking any separate roof voids and/or crevice dwelling opportunities) and consequently assessed to provide **negligible** roosting opportunities for bats. The majority of the trees were recorded at the site boundaries and assessed to provide **negligible** to **low** roosting opportunities for bats due to their age/species and lack of any obvious PRF's. A single semi-mature alder, due to the presence of split and broken limbs and a hole in the main trunk, was assessed to provide **moderate**¹ roosting opportunities for bats. The site being dominated by modified grassland only provided limited foraging habitat for bats, with the adjacent woodland providing preferable foraging habitat.
- 3.4 Although the mature trees are scheduled to be retained, if the semi-mature alder (which has been assessed to provide **moderate** suitability for supporting roosting bats) is to be felled then further survey work would be required (such as a tree climbing inspection) to determine presence or likely absence of bats and to advise on any restrictions. As part of the induction all relevant site operatives will be given a toolbox talk on the possibility of encountering bats and the legal protection they and their roosts are afforded (copy of a toolbox talk has been attached at Appendix B for reference).

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

¹ The tree was previously assessed by Deepdene Ecology Limited as of **high** value, however, the tree had only a few potential roosting features that could be used by bats and unlikely to support a roost of high conservation status.

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Hedgehogs

- 3.6 The site controls applied [REDACTED] will also be applicable for hedgehogs. In addition, any areas of dense vegetation or piles of logs/brush will be carefully checked by hand for hedgehogs prior to clearance. If any hedgehogs are found these will be removed and deposited within a safe area located away from the construction works. Prior to the works commencing all relevant site personnel will be given a toolbox talk to inform them about the potential presence of hedgehogs (toolbox talk has been attached at Appendix D).

Herpetofauna

- 3.7 As the site supports a population of slow worms and grass snake in restricted areas of the site, works will be carried out in accordance with the Reptile Mitigation and Enhancement Strategy and supervised by an ECoW, a copy of which has been attached at Appendix E for reference.

Nesting Birds

- 3.8 In order to avoid contravention of current legislation, site clearance works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive.
- 3.9 If this is not possible, a bird nesting survey will be carried out by a suitably qualified and experienced ecologist prior to any clearance works to ensure there are no active nests present. Once the site has been confirmed free of any active nests then the clearance works should be completed by the appointed contractors within 48-hours of the visual inspection.
- 3.10 In the event of encountering an active nest during any works, the following controls will be implemented:
- The nest will be clearly identified along with a suitable buffer zone (minimum 5 m radius around the nest). This area will be clearly marked-up on the ground (using red spray paint and/or rope) and not cleared.
 - Nests located during the survey will be monitored until they are assessed as no longer active, after which the area can be cleared.

Tree and HPI Deciduous Woodland Protection

- 3.11 In order to protect the established trees and adjacent HPI Deciduous Woodland to be retained, tree protection fencing will be installed. To avoid any accidental damage, any overhanging branches should be pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 3998: 2010 '*Tree Work - Recommendations*'. Further details are shown on the Site Set-up Plan (Figure 1).
- 3.12 In the unforeseen event that a tree is damaged and/or dies, the Local Planning Authority will be notified. The details of the replacement tree will be agreed in writing with the Local Planning Authority.

Ditch

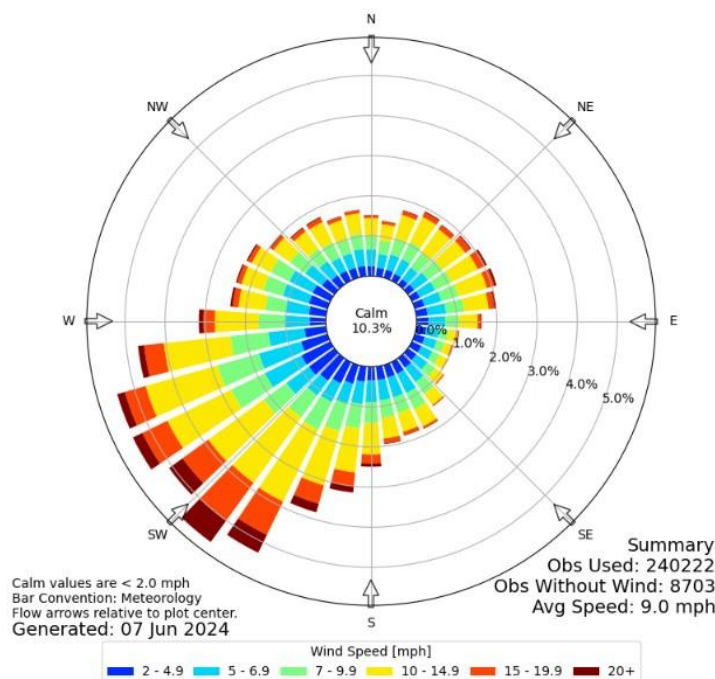
- 3.13 The ditch will be protected during the works, with any works in close proximity to this sensitive receptor carried out carefully to avoid any potential pollution, with standard controls applied as detailed within the Pollution Prevention Guidelines produced by the Environment Agency.

Ecological Enhancement

- 3.14 Biodiversity enhancement measures will be included within the scheme, as outlined within the Biodiversity Enhancement Plan to discharge Condition 8 attached to the decision notice.
- 3.15 Any proposed landscaping will aim to use native species, but where this is not practicable then species of known value for wildlife will be used, as outlined within the Landscape and Ecology Management Plan to discharge Condition 9 attached to the decision notice.

4.0 DUST AND AIR QUALITY

- 4.1 Impacts on air quality may arise from the operation of construction plant associated with on-site activities and from journeys to and from the site by construction related traffic and the construction workforce. Construction plant and road vehicles emit a mixture of exhaust gases, which could add to the level of air pollutants in the locality.
- 4.2 The site was bordered by woodland to the north and east and by residential properties and associated gardens to the south and west.
- 4.3 The nearest residential properties are located to the south and west of the site with intervening barriers including trees and private gardens.
- 4.4 The prevailing wind direction is from the north-east to the south-west as presented on the Rose Diagram below. The nearest available contemporary dataset for the site is Farnborough Airport, located approximately 12 km south-east of the site. There is a low risk of dust being blown onto the adjacent HPI Deciduous Woodland located to the north and east of the site.



General Provisions

4.5 The Site Manager will ensure that air quality impacts (principally dust) from construction-related activities and construction traffic are controlled through careful planning of works and effective site management. With respect to general provisions, the Site Manager will as far as practicable:

- ensure that the site is managed in accordance with the requirements of the CEMP and relevant legislation (including health and safety);
- ensure all operatives are aware of the sensitivity of land uses to dust emissions from the site activities, in particular the adjacent woodland and residents. Works will be carefully supervised and designed to prevent significant fugitive emissions in these areas;
- control site activities and handle complaints – all air quality complaints will be recorded, investigated at the earliest opportunity and any corrective measures implemented; and
- operate a 'no burning' policy on site.

4.6 All construction traffic will access/egress the site via Johnson Drive.

Dust Monitoring

4.7 Daily site inspections will be undertaken of potentially problematic areas (e.g. site compound and in particular the area for loading and unloading material), site area and boundary by site staff during normal operations. This will consist of visual inspections of areas adjacent to the works site.

4.8 In the unlikely event of ongoing dust emissions and substantiated complaints, the Site Manager will review the likely sources and implement suitable controls. In the unlikely event that these additional measures are not adequate then further controls, such as quantitative monitoring regime and action thresholds will be discussed and agreed with the Wokingham Borough Council's Environmental Health Department.

Dust Mitigation

4.9 Dust control within the site will incorporate the following measures:

- any stockpiles will not exceed 3 metres in height and will have a gradient of no more than 1:2. Stockpiles will be compacted once formed to minimise wind entrainment and located as far away as possible from sensitive land uses and the site perimeter. Water bowsers will be used to dampen stockpiles or stockpiles will be sheeted;
- any Heras panels, used for tree protection and security fencing, will be clad with wind netting mesh to provide a suitable barrier to dust and dampen wind loading through the site;
- double handling will be avoided wherever practicable;
- material drop heights from plant and equipment will be minimised during loading/unloading;
- if fugitive emissions are caused, the dust suppression systems will be operated;
- during dry periods, a misting system or suitable dust suppression will be deployed over the working areas to prevent the release of dust. Working areas include brick structures and the site compound area(s);
- vehicles carrying friable materials into or out of the site will be sheeted; and
- storage areas and hard surfaces will be swept regularly, as necessary.

4.10 To minimise emissions from construction plant and equipment, the following controls will be implemented, wherever possible:

- plant and equipment will be procured with the least potential for pollutant emissions, allowing for economic constraints and practicability;
- wherever practical, plant and equipment will be powered by mains electricity;
- all plant and equipment will be routinely serviced in line with the manufacturers' guidance or in the event that either a site inspection or a review of an incident identifies a malfunction;
- no vehicle or equipment emitting visible black smoke from its exhaust system other than during ignition will be used on the construction site; and
- plant will not be left idling when not in use or, where this is not practicable, reduced to the lowest setting.

4.11 To minimise emissions associated with vehicle movements (from re-suspended road dust, spilling of materials and exhaust emissions etc.), the following control measures will be implemented:

- site operatives' vehicles will be parked within the designated parking area, which will have an appropriate surfacing to minimise dust generation;
- the site compound will have an appropriate surface to minimise dust generation;
- all haulage vehicles carrying friable materials will be sheeted or enclosed;
- drivers of vehicles will be required to switch off their engines whilst not in use, where practicable; and
- a speed limit of 10 mph will be established and enforced when entering the site.

4.12 With the implementation of the above mitigation measures, it is considered unlikely that there will be any significant dust or air quality issues associated during the works.

Management of Unforeseen Incidents

4.13 In the unlikely event that controls fail to be applied in an area of the site, there is a low risk that the HPI Deciduous Woodland, and the downwind residential properties would be impacted by dust from site activities.

4.14 If significant fugitive dust emissions are being generated at the site, monitoring indicates elevated standards, or a complaint is received, the following corrective measures will be implemented:

- the cause of the elevation will be immediately identified and reviewed;
- relevant operations will be suspended whilst control is applied;

- appropriate corrective measures will be applied. This may include, for example; the use of bowzers or misting system for dampening, replacement of faulty machinery or compaction of stockpiles;
- visual inspection frequency will be increased to twice daily to assess whether the measures are effective and will not be reduced until measures are successful; and
- the actions undertaken will be recorded in the Site Diary.

5.0 NOISE AND VIBRATION

5.1 Noise and vibration are key issues associated with construction works. The extent of noise and vibration impacts will vary throughout the construction period and will depend on the appointed contractor's chosen methods of working as well as the timing and phasing of certain operations.

5.2 The CEMP establishes the framework within which noise and vibration from the works will be controlled.

Working Hours

5.3 All site operatives will carry out the works in such a way as to limit, as far as reasonably practicable, the adverse noise and vibration impact of the construction activities.

5.4 Control of working hours is a fundamental method of minimising the potential for nuisance from noise and vibration. Normal working hours will be as follows:

Working Hours		
Activity	Working Hours	Days
Construction operations and delivery hours	0800* to 1800 hrs	Monday to Friday
	0800* to 1300 hrs	Saturday
No works	N/A	Sunday & Bank Holidays

* Plant machinery will not be operational prior to 0800 hrs each day site is active.

5.5 No machinery will be operated or any off-loading and on loading completed outside the working hours, set out above.

Noise Mitigation

5.6 The appointed contractor(s) will adhere to British Standard BS 5228: Part 1: 2009 and the 'Control of Pollution Act 1974'. In the event that complaints are received, the Local Authority will determine whether best practicable means are being applied. Should this not be the case, action under the Control of Pollution Act 1974 may be undertaken.

5.7 The following measures will be implemented to ensure that noise levels are attenuated as far as is reasonably practicable:

- low noise emission machinery will be used where feasible;
- all mobile plant will be fitted with smart audible alarms adjusted to background noise levels at all times, where applicable and fitted to machinery;
- plant will be orientated away from the noise sensitive receptors;
- machines which are used intermittently will be shut down between periods of activity;
- all machinery will be well-maintained (abnormal increases of noise are often associated with wear and tear or are indicative of mechanical failure); and
- all construction work will be undertaken in accordance with codes of practice as outlined in BS 5228.

Vibration

- 5.8 Given the types of operation it is not considered that vibration will be a concern during the works and consequently no mitigation is required.

6.0 CONSTRUCTION TRANSPORT MANAGEMENT PLAN

- 6.1 Construction traffic will all access via Johnsons Drive. No parking or waiting will be permitted at any time on Johnsons Drive or the surrounding residential areas. Neighbours will be provided with details of who to contact should they have a complaint.
- 6.2 All parking for vehicles of site personnel, operatives and visitors will be confined within the site (Site Set-up Plan; Figure 1) and a speed limit of 10 mph enforced. Contractors will be allocated 1 car space each and will have to arrange car sharing from off-site parking if they need more.
- 6.3 There will be a fenced material storage area, a loading/unloading/turning area, wheel washing area and skip recycling area within the confines of the site. These areas are shown in Figure 1.
- 6.4 Under no circumstances will delivery lorries be allowed to lay-up in the surrounding roads. The Site Manager will ensure this is communicated to all third-party contractors prior to visiting the site.
- 6.5 Delivery hours will be limited to the working hours (defined in Section 5).

Mud on Roads

- 6.6 The Site Manager (or his/her representative) will take strict measures to minimise mud on the local road network. Wheel washing can also be employed by the contractor before vehicles exit the site if required. These will include, but not necessarily limited to:
- Regular checks with the road cleared every day of any debris. In the event that fugitive debris/mud is observed on the road, the use of a mechanical road sweeper will be employed.
 - The provision of easily cleaned hardstanding for vehicles entering, parking and leaving the site, as shown on Figure 1.
 - Adequate sheeting or enclosure of each lorry to prevent spillage during transport.

7.0 PROTECTION OF SURFACE WATER AND GROUNDWATER RESOURCES

- 7.1 The site is located in Flood Zone 1.
- 7.2 Based on the BGS geology maps, the underlying bedrock geology is Bagshot Formation - sand. No superficial deposits were recorded.

Protection of Controlled Waters during Construction

- 7.3 During the site induction, all relevant personnel will be briefed on the importance of water resources, their location and pollution prevention measures; site works will be carefully controlled and carried out following best practice and guidance provided by Environment Agency's Pollution Prevention Guidelines.
- 7.4 Any spillages and environmental incidents will be managed in accordance with Environment Agency guidelines. Spill kits will be held on-site, close to main storage areas, with a variety of absorbent materials to be used in the event of a spill of fuel, oils or chemicals. Site operatives will be trained on how to use these correctly. All incidents and the manner in which they were dealt with will be recorded.

- 7.5 The storage of all potentially polluting substances (primarily fuel, oil and lubricants for plant) will be in accordance with the Oil Storage Regulations 2015. All areas presenting a risk of spillage, such as fuel stores, will have appropriate drip trays/bunds. Any damaged, leaking or empty drums will be removed from the site and disposed of via a registered waste disposal contractor. Further guidance is provided in 'PPG 26: Safe Storage - Drums & intermediate bulk containers'.
- 7.6 Bunds will be able to contain 110% of the volume of the largest container stored within it or 25% of the aggregate capacity of all storage containers. For drum storage a drip tray with a capacity of 25% of the maximum volume of material stored is sufficient. The maximum number of barrels and/or containers that can be stored in a bund at any one time will be indicated on a notice close to the bund. It will be ensured that the bund volume is not compromised by rainwater. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.
- 7.7 Refueling will be undertaken within the site compound and/or by small scale handheld decanting. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.

Drainage and Disposal of Water

- 7.8 During the construction phase, all site surface water drainage will be discharged to a suitable water management system.
- 7.9 Dust build-up and mud deposits will be avoided. Dust suppression measures will be used to minimise migration of pollutants, including the incorporation of silt fencing at the site perimeter, particularly important at the western boundary to protect the integrity of the existing ditch.
- 7.10 The Site Manager will ensure that any water that has come into contact with unforeseen contaminated materials or accidental fuel spills/leaks will be disposed of correctly. Signs of contamination can include colour, smell or an oily sheen; however, visual examination or smell alone cannot detect some sorts of contamination and therefore in the event of any potential pollution, basic characterisation environmental testing will be undertaken to determine type and source.

Monitoring

- 7.11 A visual inspection of any standing surface water on site will be completed on a regular basis to ensure no visible signs of contamination.

Management of Unforeseen Incidents

- 7.12 The Site Manager will be responsible for ensuring suitable controls are applied at all times. The Site Manager will liaise with the Local Planning Authority (Wokingham Borough Council) and the Environment Agency during the works as necessary and will ensure that, in the unlikely event of any nuisance-related issues, they are dealt with effectively and promptly.
- 7.13 In the event of a complaint or evidence of pollution of controlled waters, the Site Manager will review the incident as follows:
- the cause will be immediately investigated;
 - relevant operations will be suspended;
 - corrective measures will be applied and relevant operations will recommence;
 - if corrective measures are not effective, the relevant operations will again be suspended and further controls applied; and
 - actions undertaken will be recorded in the Site Diary.

8.0 WASTE

Handling and Disposal of Waste

- 8.1 All material generated from the works will be segregated to maximise re-use and recycling opportunities, where possible. Control measures may be required for the storage of material which is contaminated. Liquid wastes/materials will be stored within a lockable, bunded area and clearly labelled. Liquids of a hazardous nature will be controlled in accordance with Control of Substances Hazardous to Health (COSHH) Regulations. The following waste types are anticipated to be segregated for recovery or disposal:
- top soil and sub soils; and
 - mixed waste from demolition and construction operations.
- 8.2 An audit trail of the material re-use or disposal process will be kept. Waste Transfer Notes and any consignment notes (either hard or electronic copies) will be held by the Site Manager for three years and made available for inspection by the relevant authorities on request.
- 8.3 As far as practicable, the site will be kept clean and tidy with all litter/rubbish collected on a regular and systematic basis. Suitable bins will be provided for general waste and will be regularly emptied. The Site Manager (or his/her representative) will complete daily site inspections with any litter collected and disposed of appropriately.

9.0 LIGHTING

- 9.1 Temporary lighting may be required for site safety and security. The Site Manager will ensure that lights are managed to avoid any direct beams towards sensitive properties and land uses. Lights will be directed as such that light does not spill into the adjacent Deciduous Woodland HPI or retained vegetation. Where lighting is necessary at the edge of the site, baffles will be fitted to ensure there is no light spillage outside the site boundary.

10.0 ENVIRONMENTAL EMERGENCIES AND INCIDENTS

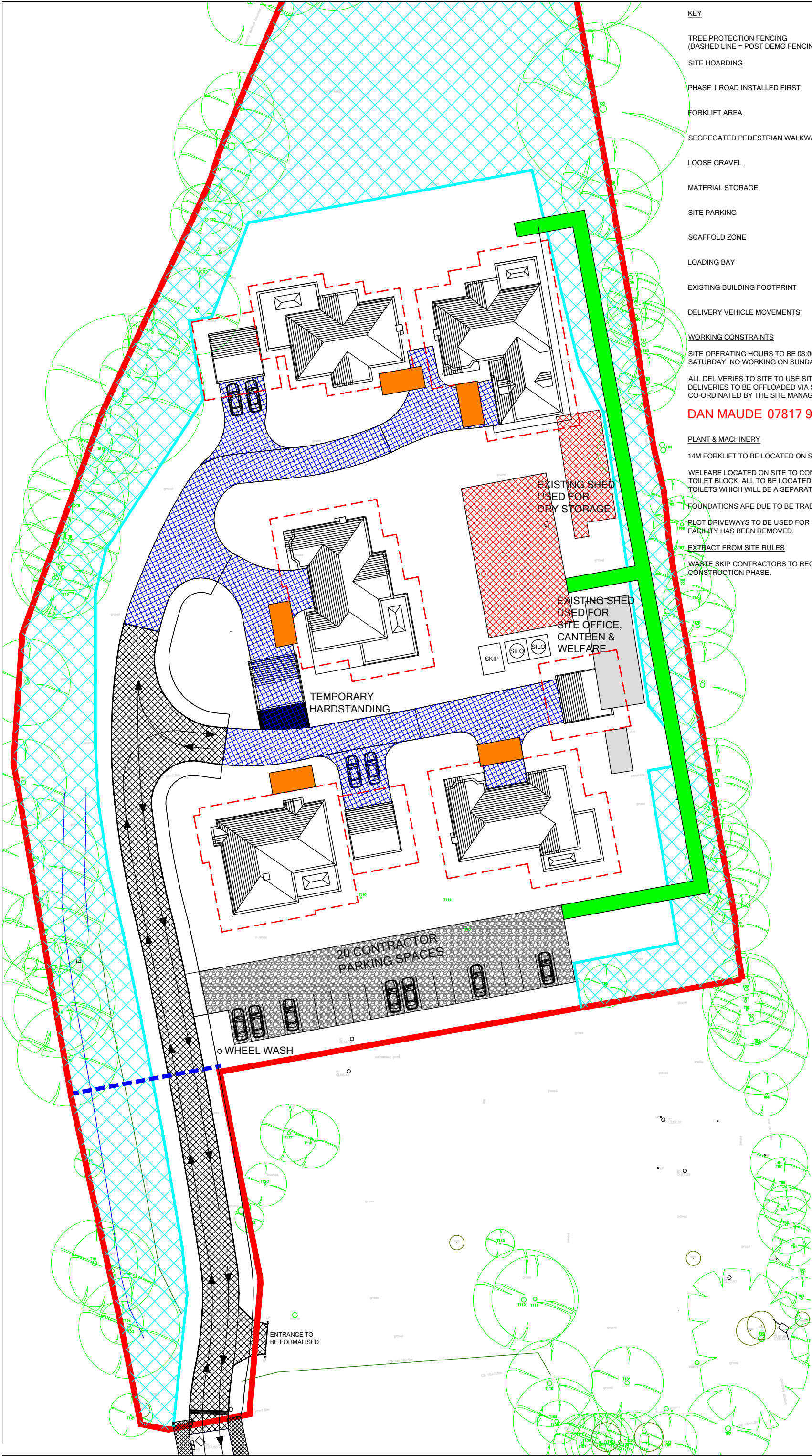
- 10.1 The Site Manager will implement an Environmental Incident Procedure, this procedure will detail the contact details of the Emergency Services, Local Authorities, the EA and other statutory authorities.
- 10.2 Emergency contact details for the Site Manager will be issued to the Local Authorities, Emergency Services and statutory authorities, as necessary. The telephone service will have these emergency contact details.

233292/CEMP

AA Environmental Limited

November 2024

Figure 1
Site Set-up Plan



KEY

TREE PROTECTION FENCING
(DASHED LINE = POST DEMO FENCING)

SITE HOARDING

PHASE 1 ROAD INSTALLED FIRST

FORKLIFT AREA

SEGREGATED PEDESTRIAN WALKWAY

LOOSE GRAVEL

MATERIAL STORAGE

SITE PARKING

SCAFFOLD ZONE

LOADING BAY

EXISTING BUILDING FOOTPRINT

DELIVERY VEHICLE MOVEMENTS

WORKING CONSTRAINTS

SITE OPERATING HOURS TO BE 08:00am - 18:00pm MONDAY TO FRIDAY AND 8:00am - 13:00pm SATURDAY. NO WORKING ON SUNDAYS OR BANK HOLIDAYS.

ALL DELIVERIES TO SITE TO USE SITE ENTRANCE TURNING HEAD. DELIVERIES TO BE OFFLOADED VIA SITE FORKLIFT. ALL DELIVERIES TO BE CO-ORDINATED BY THE SITE MANAGER AS FOLLOWS:

DAN MAUDE 07817 924304

PLANT & MACHINERY

14M FORKLIFT TO BE LOCATED ON SITE THROUGHOUT BUILD UNTIL SCAFFOLD DROPPED.

WELFARE LOCATED ON SITE TO CONSIST OF SITE OFFICE, CANTEEN, DRYING AREA AND TOILET BLOCK, ALL TO BE LOCATED IN THE EXISTING OUTBUILDINGS ON SITE EXCEPT FOR TOILETS WHICH WILL BE A SEPARATE BUILDING.

FOUNDATIONS ARE DUE TO BE TRADITIONALLY DUG.

PLOT DRIVEWAYS TO BE USED FOR CONTRACTOR PARKING ONCE TEMPORARY PARKING FACILITY HAS BEEN REMOVED.

EXTRACT FROM SITE RULES

WASTE SKIP CONTRACTORS TO RECYCLE ALL RECYCLABLE MATERIALS DURING THE CONSTRUCTION PHASE.

PALATINE HOMES			
Rev	Date	Amendment	By
A	11.11.24	Material Storage amended	RJM
Status INFORMATION			
Project Address Johnson Drive Finchampstead			
Drawing Title Site Set Up Plan			
Drawn By RJM		Date 09.09.24	
Check		Scale 1:250 @ A1	
Drawing No. JDF-1002			Rev. A

Appendix A

Register of Environmental Effects

Site	Land at Johnson Drive, Finchampstead	Prepared by	Nicholas Braybrook	Date	18.11.2024
		Reviewed by	Alan Beaumont	Date	18.11.2024

NOTES

The consented scheme is for the erection of five residential dwellings with double garages. This will require the demolition of the existing outbuildings and the clearance of some vegetation. It is anticipated that the majority of the boundary vegetation will remain unaffected by the works.

In the table below, under Environmental Impacts, assess levels of impact significance for each Development Activity and Aspect, as L, M or H, in accordance with following risk matrix. Mitigation measures are required where significance of impact is assessed as M or H.

Likelihood of Activity resulting in impact.	Severity of Subsequent Impact		
	Low (L)	Moderate (M)	High (H)
Negligible	L	L	M
Unlikely	L	M	M
Likely	L	M	H
Certain	M	H	H

Register of Environmental Effects

Activity	Aspect	Impact	Impact Significance (without design or operation mitigation)							Control and Mitigation (Include ref. to appropriate method statement, etc.)	Residual Impact Significance	
			Likelihood				Severity					Resulting Significance
			Negligible	Unlikely	Likely	Certain	Low	Moderate	High			
A. Activities affecting water resources												
N/A	Abstraction of surface or groundwaters	Deterioration in water resource quantity & quality								N/A		N/A
N/A	Impoundment of watercourses	Deterioration in water resource quantity & quality								N/A		N/A
N/A	Discharge of process effluent	Deterioration in water resource quality								N/A		N/A
Run-off; Use of water for dust suppression	Discharge of site drainage	Deterioration in water resource quality			x			x		Moderate	Refer to CEMP	Low
Site welfare	Discharge of foul drainage	Deterioration in water resource quality			x			x		Moderate	Site facilities to be disposed of by third party contractor on a periodic basis.	Low
Land drainage	Physical (temp & perm) works to watercourses & Rivers	Deterioration in water resource quality Change in flow regime Loss of Biodiversity			x			x		Moderate	Refer to CEMP	Low
N/A	Physical (temp & perm) works to flood defence works	Deterioration in water resource quality Change in flow regime Loss of Biodiversity								N/A		N/A
Oil and fuel storage for plant; refuelling	Spillages of hazardous chemicals	Pollution to watercourses and land contamination			x			x		Moderate	Refer to CEMP	Low
Oil and fuel storage; Possible coincidental haz waste	Storage and Processing of hazardous substances	Pollution to watercourses and land contamination			x			x		Moderate	Refer to CEMP	Low

Activity	Aspect	Impact	Impact Significance (without design or operation mitigation)							Control and Mitigation (Include ref. to appropriate method statement, etc.)	Residual Impact Significance	
			Likelihood				Severity					Resulting Significance
			Negligible	Unlikely	Likely	Certain	Low	Moderate	High			
Surface run-off	Flooding	Pollution to watercourses and land contamination			x			x		Moderate	Refer to CEMP	Low
B. Works affecting Ecological Habitat and Species												
Disturbance/nuisance to Habitats of Principal/National Importance	Works affecting Ecological Important Habitats	Loss or improvement of bio-diversity			x			x		Moderate	Refer to CEMP	Low
Protected/notable species	Works affecting species during site clearance and construction	Killing/injury of protected/notable species			x				x	Moderate	Refer to CEMP	Low
C. Impact to Historic/Archaeological Importance												
N/A	Direct Impact	Loss of Historic/Archaeological value								N/A		N/A
D. Disturbance of Contaminated Land												
Earthworks	Physical Disturbance	Potential spread of contaminated land & pollution		x				x		Moderate	Site derived materials to be re-used or disposed of in accordance with Waste Duty of Care.	Low
E. Nuisance (atmospheric emissions, noise, mud on the road, vibration light emissions)												
Haulage and site works	Mud and debris on road	Nuisance to local population				x		x		High	Refer to CEMP	Low
Importation and placement of material	Construction dust	Nuisance to local population			x			x		Moderate	Refer to CEMP	Low
Construction of structures	Process dust emissions	Nuisance to local population			x			x		Moderate	Refer to CEMP	Low
Lighting	Construction light emissions	Nuisance or driver distraction		x			x			Low	Refer to CEMP	Low

Register of Environmental Effects

Activity	Aspect	Impact	Impact Significance (without design or operation mitigation)							Control and Mitigation (Include ref. to appropriate method statement, etc.)	Residual Impact Significance	
			Likelihood				Severity		Resulting Significance			
			Negligible	Unlikely	Likely	Certain	Low	Moderate	High			
Construction / Demolition	Construction noise	Nuisance to local population			x			x		Moderate	Set working hours. Refer to CEMP	Low
N/A	Process odour emissions	Nuisance to local population								N/A		N/A
Construction operations	Impacts to public areas i.e. Public Rights of Way	Loss of amenity value		x				x		Moderate	Refer to CEMP and boundary fencing.	Low
Haulage and construction operations	Impacts on visual amenity	Loss of amenity value		x			x			Low	Refer to CEMP	Low
F. Waste												
Site generated materials	Waste Disposal (Duty of Care)	Contamination Nuisance Pollution				x		x		Moderate	Refer to CEMP	Low
G. Emergency Preparedness												
All operations	Emergency Scenario testing	Emergency preparedness		x				x		Moderate	Emergency Incident Plan to be developed and implemented by Site Manager.	Low

Appendix B

Toolbox Talk (Bats)

TOOLBOX TALK:

BATS

Did you know?

- Bats are the world's only flying mammal.
- There are 17 species of bat known to be breeding in the UK, 6 of which are endangered or rare and 6 are classed as vulnerable.
- Bats can be found across the country in urban and rural locations.
- They are often sighted at dusk as they leave their roost, flying around hedgerows, woodland and waterbodies, feeding on insects.
- Throughout the year bats will often change their roost, depending upon the season.
- Usually a pregnant female will only have one baby a year, this makes colonies vulnerable to population decline.
- During the winter bats hibernate and may not wake up, even if disturbed. Therefore it's important not to work on sites with bats during these months.
- Bats may not use the same roost throughout the year, however they are legally protected with or without a bat occupying them.

Identification

- You may find bats in any number of places, they tend to prefer dark, quiet spots with good shelter, such as holes and cracks in trees, roofs and walls of buildings, under bridges, old tunnels and in caves.
- Signs of bat presence include discarded moth wings, staining around crevices and small mouse-like droppings which crumble easily.

Legislation

- All bats and their roosts are protected by UK and European Law. This makes it **illegal to kill, injure, capture or disturb bats** or obstruct access to, damage or destroy their roosts and protects important feeding areas from damage or disturbance.
- Under law, a roost is any structure or place used for shelter or protection.

Site Controls

- There is always a **risk** that bats, as they move between different roost sites and occupy new roosts, could be encountered during site works.
- **If any bats are encountered during works the following controls must be applied to avoid breaking the law:**
 1. If bats are discovered/suspected works must stop **immediately** with any bat left in-situ and AAe immediately contacted (contact details above).
 2. If any injured bats are found during the works AAe would care for them and where possible be released in the same location once recovered.
 3. During works staff must wear gloves in case of accidental contact with bats.
 4. Any roof tiles will be lifted straight up, rather than being rolled over, minimising the risk of harming bats which may be sheltering underneath.
 5. Areas must be fully checked for any bats or their evidence prior to filling any gaps and repointing any brickwork.
 6. Any lighting must be installed must avoid illuminating vegetation and or bat boxes/access points.

These controls have been put in place to protect all site operatives from breaking the law. You're not expected to be able to identify bats or their presence so remember, **if in doubt shout and contact the relevant person.**

Key Contacts

AA Environmental Ltd, Units 4-8 Cholswell Court, Shippon, Oxfordshire, OX13 6HX
Tel: 01235 536042



Brown long-eared bat.

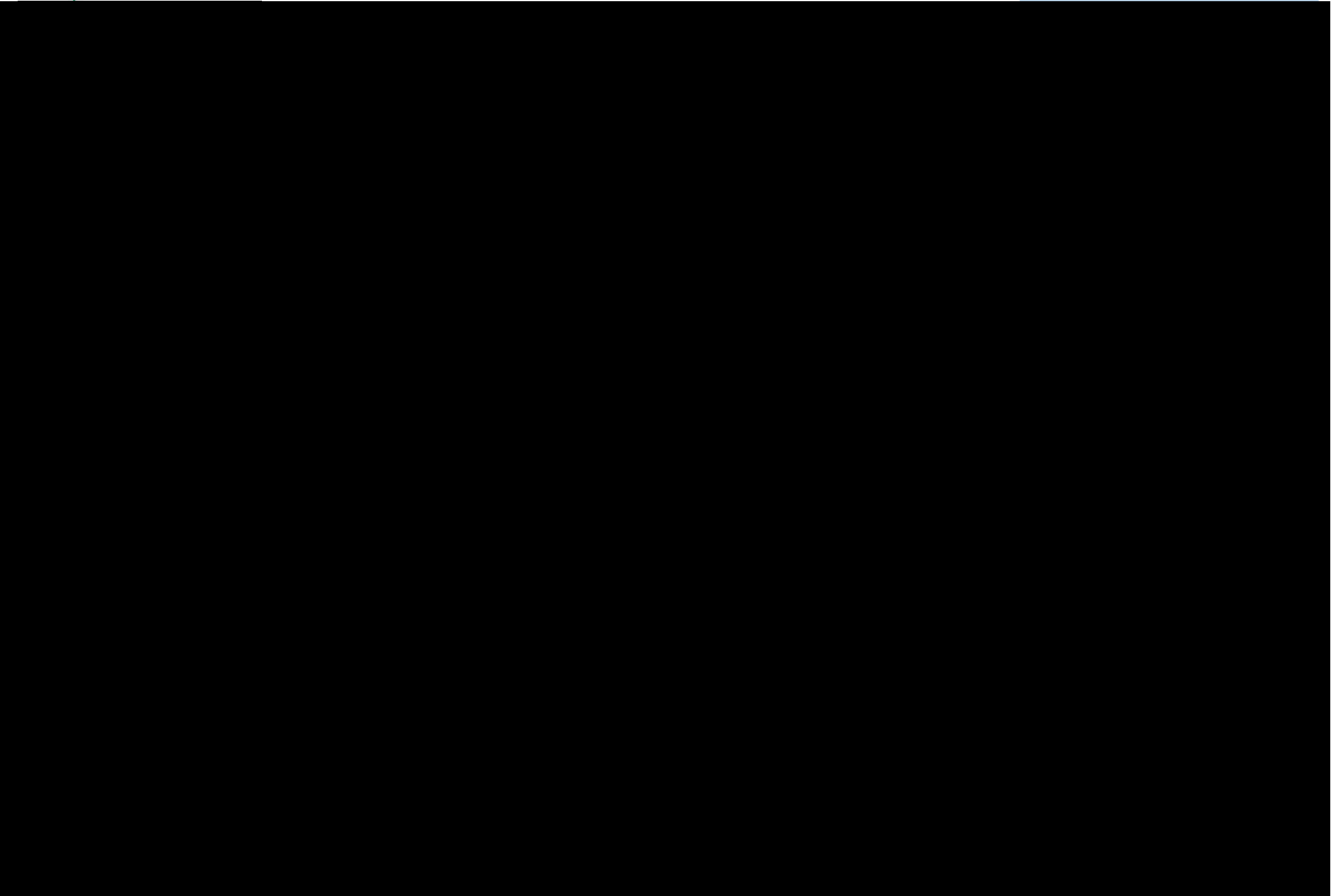


Lesser horseshoe bat in rail tunnel.



Common pipistrelle bat.





Appendix D

Toolbox Talk (Hedgehogs)

TOOLBOX TALK: HEDGEHOGS

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell
Court, Shippon, Oxfordshire, OX13 6HX

Tel: 01235 536042

Did you know?

- Hedgehogs eat all kinds of invertebrates, as well as amphibians, birds' eggs and anything else they can catch; they particularly like beetles and earthworms
- Hedgehogs are mostly nocturnal, you may see or hear one snuffling around the garden.
- Hedgehogs hibernate over winter, from about November to April, in a nest of leaves or logs called a 'hibernaculum'.

Identification

- Hedgehogs are unique and unmistakable, the hedgehog is small, brown and round, with yellow-tipped spines over its back, and a fur-covered face.
- As hedgehogs are elusive, footprints and droppings (*spraint*), which are dark in colour and contain bits of insects and worms, are used as indicators of their presence.
- In summer they spend most of the day sheltering in a nest of leaves, moss and grass.

Legislation

- Hedgehogs are a Protected Species under the Wildlife and Countryside Act 1981; the Wild Mammals Protection Act (1996) and are a Species of Principle Importance in England under the Natural Environment and Rural Communities (NERC) Act 2006.
- This makes it **illegal** to kill or capture hedgehogs by certain methods.
- Cruel treatment to hedgehogs is prohibited.

Site Controls

The following site controls should be implemented to avoid contravention of current legislation and to prevent harm to any hedgehogs that may be present within the site:

- Caution is needed in case of nesting or sheltering hedgehogs when clearing the ground prior to development, particularly piles of deadwood or leaves and areas of long grass or dense vegetation.
- In accordance with good practice, removal of potential hibernation habitats such as log piles, dense scrub, piles of leaf litter and brash piles should be avoided during November to March.
- Any deep excavations that remain open overnight must have a means of escape (e.g. a ramp), in case any animals fall in.
- Any obvious access to shelters should **not** be blocked.
- All pipework and other materials stored on site should be checked for hedgehogs before being moved. N.B. Hedgehogs can enter narrow pipework, and therefore all pipework should be capped-off in accordance with good practice.
- In the event that a hedgehog or an active or suspected active nest is recorded, then all works will cease, with the area made safe and the nest left in-situ until advice from the Project Ecologist has been sought.

Hedgehogs, like all wild animals, are dynamic and react to internal and external stimuli in ways which are not always predictable and can excavate new shelters or re-occupy others, therefore, there is always a **risk** that they could be encountered during site works.

These controls have been put in place to protect all site operatives from breaking the law. You're not expected to be able to identify their presence on site so remember, **if in doubt shout and contact AAe** (details provided above).



Adult
hedgehog.

Photo credit © Tom
Marshall



Hedgehog
hibernaculum.

Photo credit ©
Judith Wakelam



Hedgehog spraint,
note dark colour and
insect fragments.

Photo credit
© Darren Tansley



Hedgehog
Prints

Olatara Landcare

Appendix E

Reptile Mitigation and Enhancement Strategy

**Land at Johnson Drive
Finchampstead**

Report for:
Palatine Homes Limited
Ospreys
Scotswood Close
Beaconsfield
Buckinghamshire
HP9 2LJ

1.0 INTRODUCTION

As the site supports a population of slow worms and grass snake in restricted areas of the site, in accordance with best practice, all works will be carried out carefully and follow the controls set out in this mitigation strategy. A copy will be circulated to key site staff and other site operatives so that they are fully aware of the sensitivity of the works and of the possibility of encountering reptiles, with a copy kept on site.

2.0 LEGISLATION

All reptile species are protected at some level under Schedule 5 of the *Wildlife and Countryside Act 1981 (as amended)* and *The Conservation of Habitats and Species Regulations 2010 (as amended)*. The more common species of reptiles, which include slow-worm (*Anguis fragilis*), common or viviparous lizard (*Zootoca vivipara*), adder (*Vipera berus*) and grass snake (*Natrix helvetica*) are protected by the *Wildlife and Countryside Act 1981 (as amended)* by part of Section 9(1) and all of Section 9(5). This means that they are protected against intentional or reckless killing and injuring (but not 'taking') and against sale and transporting for sale.

3.0 SITE CONTROLS TO BE APPLIED

Overview

A 'traffic light' system has been adopted for the site. These areas will then be demarcated on the ground, either pegged or with suitable fencing (Heras or equivalent) to delineate the area to be sensitively cleared.

To prevent any animals re-colonising the construction site temporary reptile-proof fencing will be erected surrounding the construction zone, as shown on Figure 2. The temporary reptile-proof fencing will be maintained in good condition, with any damage immediately repaired and periodic strimming to prevent overgrowing vegetation carried out as necessary. Although the erection of the reptile-proof fencing will be located within the 'red zone' as the works will be restricted, the fencing works can be completed at any time of year, with the excavation of the trench supervised by the Ecological Clerk of Works (ECoW). In the unlikely event that any species of herpetofauna are found during the exercise, these will be caught and placed in a container and released in suitable retained habitat.

Table 1: Site Sensitivity Zones (to be read in conjunction with Figure 1)

	Low Risk – No supervision required during vegetation management or subsequent site clearance activities.
	Moderate Risk – Vegetation management works may proceed unsupervised. In the event that breaking ground or soil removal is required, direct supervision by the ECoW.
	High Risk – All works within this area will be completed carefully by the ECoW, with timing restrictions applied.

Green Zone

Within the green zone there are no timing restrictions when works can be completed and no requirement for site supervision by the ECoW.

Amber Zone

Within the amber zone there are no timing restrictions when works can be completed. Supervision is only required during certain works, such as where breaking ground or soil removal is required. This work will be completed under the direct supervision by the ECoW with the following controls applied;

- Prior to the works all site personnel will be given a toolbox talk to inform them about the potential presence of reptiles on site and the legal protection they are afforded (a toolbox talk is attached at Appendix A).
- The 'amber zone' will be clearly demarcated on the ground with a series of pegs, or equivalent.
- A hand search of these areas will be carried out, with any natural or artificial refugia found, such as logs, stones, rocks etc., lifted and checked for sheltering animals before being removed from the area.
- Once the ECoW is satisfied with this initial check, a destructive search would be carried out. This involves the removal of the turf to leave bare earth, which is carried out under the direct supervision of the ECoW.

Any species found during the exercise will be caught and placed in a container and released within habitat around the boundaries to remain unaffected by the works. In the event that high numbers of reptiles are being encountered then the works will cease and the more detailed controls to be applied to the red zone will be implemented.

Red Zone

Timing restrictions will apply. Works within the red zone will only be completed during suitable weather conditions, although temperature dependent, reptiles are usually fully active from April to October inclusive, with all works directly supervision by the ECoW.

All works within the red zone will be carried out sensitively as detailed below:

- Prior to the works all site personnel will be given a toolbox talk to inform them about the potential presence of herpetofauna on site and the legal protection they are afforded (a generic toolbox talk for reptiles is attached at Appendix A).
- If considered practicable, vegetation management within the 'construction zone' could be carried out – the purpose of this is to render the area less attractive to species of reptiles (and amphibians), which will move into the more suitable adjacent habitat outside the area of works, scheduled to be retained. This is carried out carefully and in a phased approach using hand-held strimmers/brush cutters, with the sward height reduced over a number of days. All arisings should be removed using plastic rakes and used to create compost piles outside the construction zone **N.B. if vegetation management is considered necessary, then this would need to be carried out when reptiles are active and before the reptile proof fence has been installed.**
- A clearance exercise, in accordance with the guidelines produced by the Herpetofauna Groups of Britain and Ireland (1998), will then be carried out until the numbers caught indicate the majority of the population has been removed.
- Once the site has been cleared of the majority of the animals, a destructive search would be carried out. This involves the removal of the turf to leave bare earth, which is carried out under the direct supervision of the ECoW. Once this has been completed the construction phase can commence.

Any species found during the exercise will be caught and placed in a container and released within habitat around the boundaries to remain unaffected by the works. All interested parties will be kept informed of the works while they are being carried out and a brief summary report will be issued when the works are complete. The on-site ecologist will keep a daily log of the works along with a series of photographs for reference.

4.0 ENHANCEMENT AND MONITORING

Hibernacula

In order to enhance the sheltering opportunities for reptiles on the site two hibernacula will be created within the on-site wildlife area and wildlife corridor. The hibernacula created will also be monitored, with any remedial works carried out as necessary.

Log Piles

Log piles will be created to provide enhanced shelter and overwintering for invertebrates and other species. Any larger material arising from on-site management operations will be added to the log piles so that the log piles are maintained and contain wood in a varying state of decay.

Monitoring

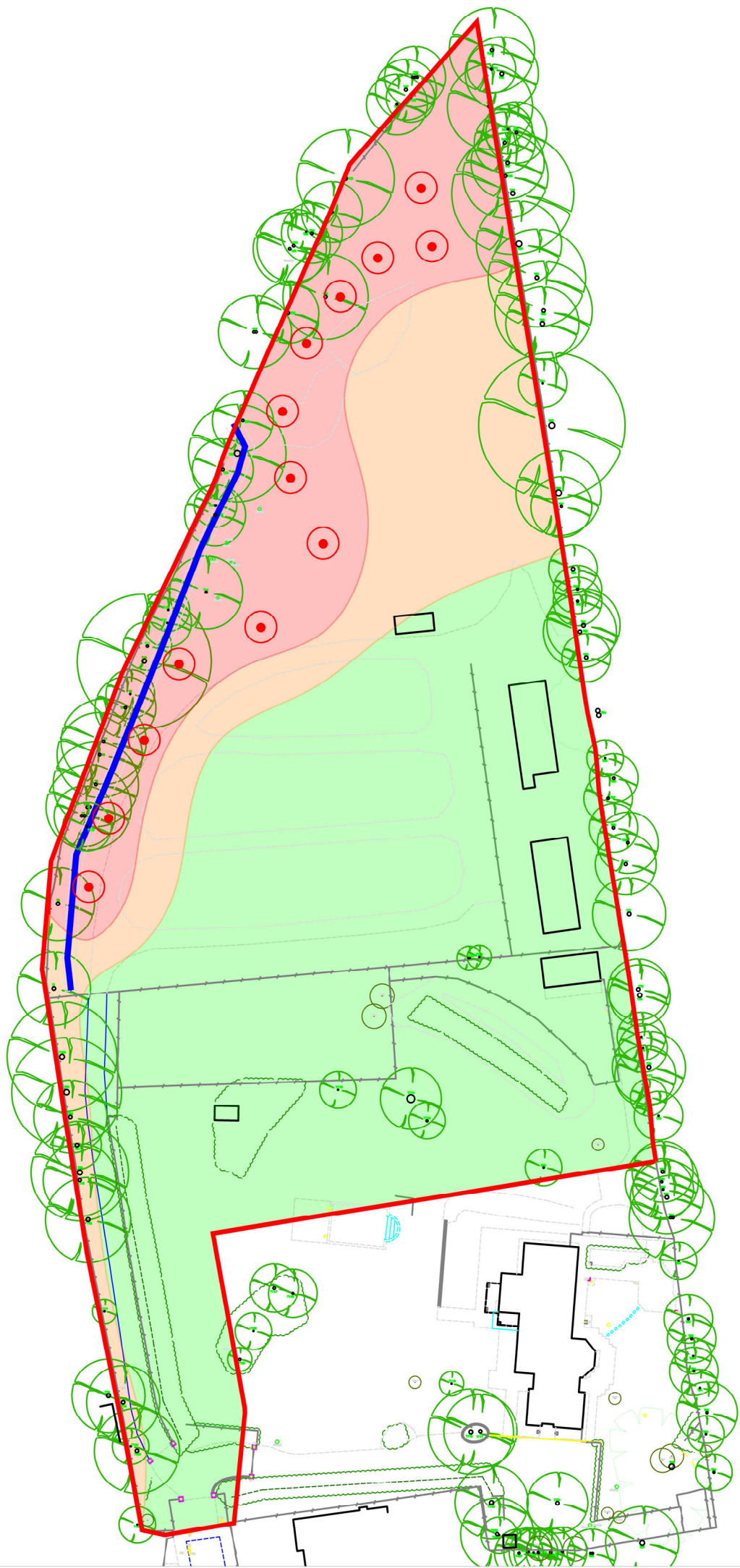
In accordance with good practice, monitoring of the receptor site will be necessary to establish whether the translocation exercise has been successful. In accordance with Natural England's '*Reptile Mitigation Guidelines*', post-development monitoring of the site will be required in the form of a presence/absence and habitat suitability assessment annually for 2 years post-construction.

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Oxon OX13 6HX

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T 01235 536042
F 01235 523849

Figure 1
Sensitivity Plan



KEY

-  Site Boundary (Indicative)
-  No supervision required
-  Partial Supervision Required*
-  Direct Supervision Required

* Vegetation management works may be carried out unsupervised, following Reasonable Avoidance Measures (RAMs) in accordance with the Method Statement. In the event that breaking ground or soil removal is required, direct supervision by a suitably qualified and experienced ecologist will be necessary.

Notes

Populations of slow worms and grass snake were recorded within the north-west of the site.

-  Individual Trees (Topographed)
-  Vegetation
-  Ditch
-  Reptile Record (Indicative)

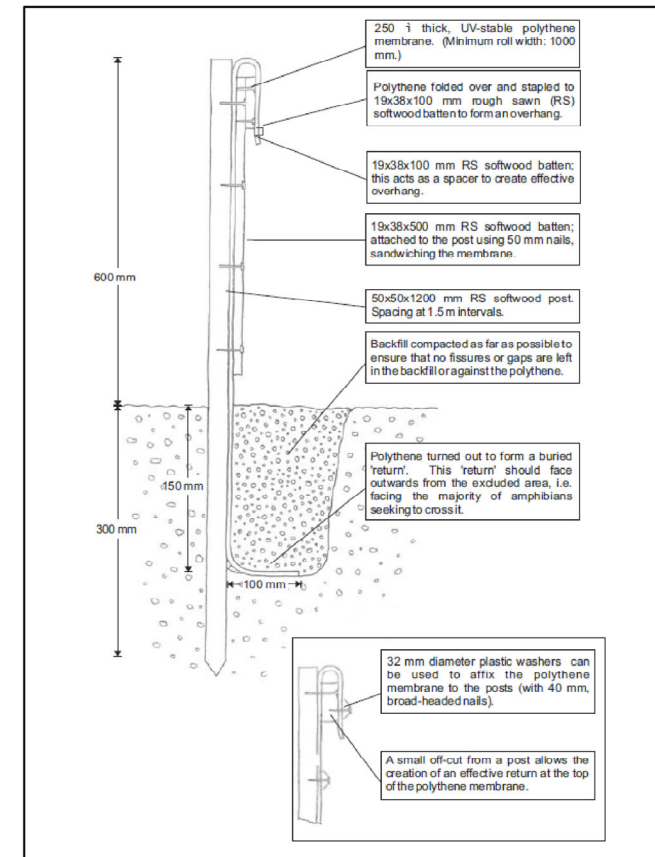
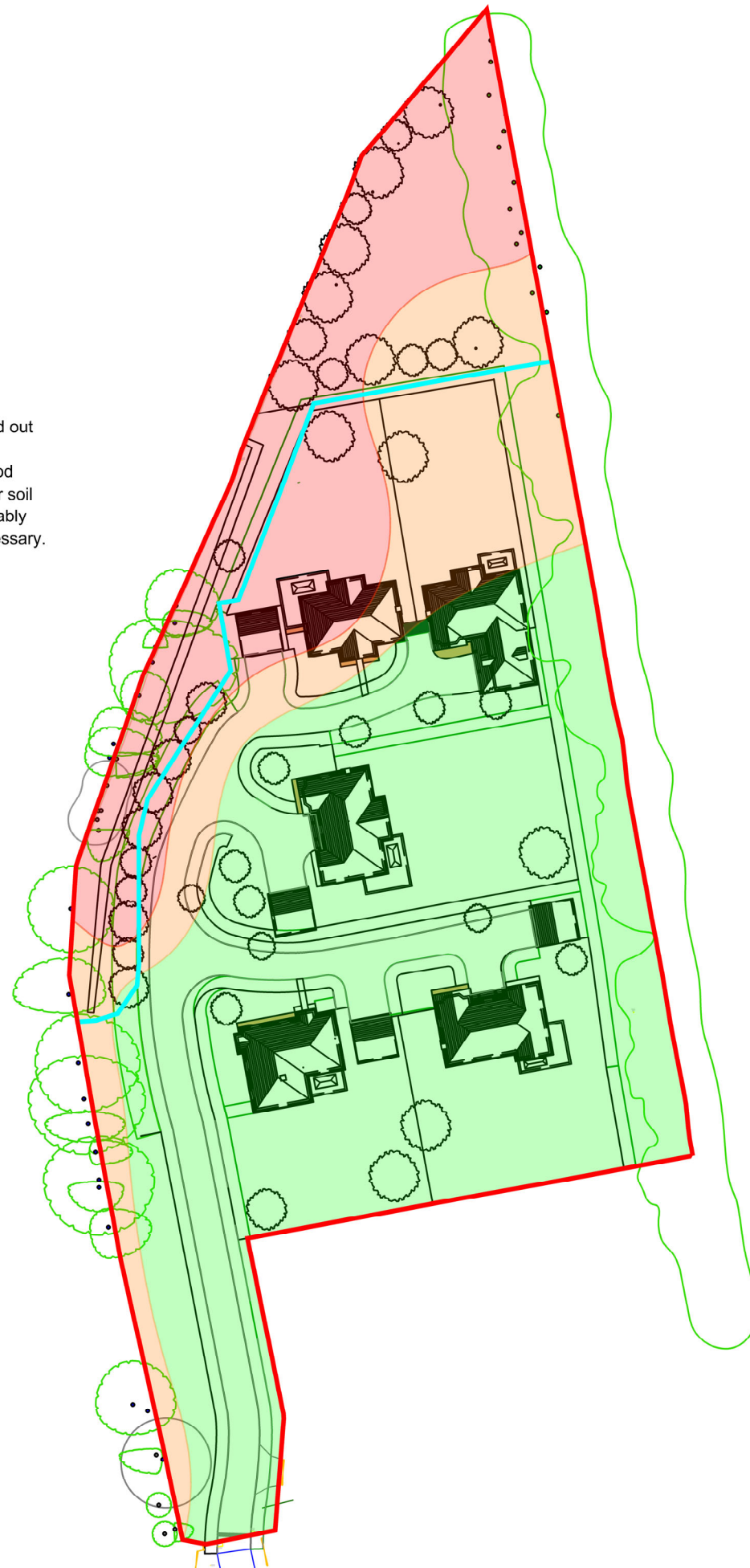
Rev.	Details	Drawn Chkd.	Date
Project 233292 Land at Johnson Drive Finchampstead			
Title Sensitivity Plan			
 AAe Environmental Consultants AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon. OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk			
Scale As shown	Date 08.11.24	Drawn NAB	Chkd. ARB
Drg. No. Figure 1			Rev.

Figure 2
Reptile Proof Fencing Plan

KEY

- Site Boundary (Indicative)
- No supervision required
- Partial Supervision Required*
- Direct Supervision Required

* Vegetation management works may be carried out unsupervised, following Reasonable Avoidance Measures (RAMs) in accordance with the Method Statement. In the event that breaking ground or soil removal is required, direct supervision by a suitably qualified and experienced ecologist will be necessary.



KEY

- Site Boundary*
 - Reptile Proof Fencing*
- *Indicative Locations

Notes

The fence should use heavy-duty builder's plastic (or equivalent) dug into the ground to at least a 100 mm depth and then stapled to 50 x 50 mm stakes at no more than 2 m intervals, to a **minimum** 600 mm above ground height. A 50 x 25 mm baton along the top of the 600 mm high fence is recommended, for the top of the plastic to be stapled to. It is important that no gaps are left between the plastic where sheets join as reptiles could pass through any small gaps.

Rev.	Details	Drawn Chkd.	Date
Project 233292 Land at Johnson Drive Finchampstead			
Title Reptile Proof Fencing Plan			
AA Environmental Ltd Units 4-8 Cholswell Court Shippon Abingdon Oxon OX13 6HX T:(01235) 536042 F:(01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk			
Scale As shown	Date 18.11.24	Drg. No. Figure 2	Rev.

Appendix A

Toolbox Talk (Reptiles)

TOOLBOX TALK: REPTILES

Did you know?

- There are six species of reptile native to the UK, three of which are snakes and three are lizards.
- Smooth snakes and Sand lizards are very rare and are presently restricted to a few localised areas.
- Adders, Grass snakes, Common lizards and Slow-worms are widespread and found in a number of different urban and rural habitats across the UK.
- All reptiles are ectothermic. This means they rely upon the sun's heat for warmth. As a result, you may find reptiles basking in sunny places. If it becomes too warm they will seek shade, to avoid overheating.
- Reptiles movement will be slower in cooler conditions.
- Reptiles hibernate during the winter and may not wake up if disturbed. This makes them vulnerable to site works during winter months.
- Reptiles depend upon a varied habitat for survival. They need basking spots, shade, protection from predators, food resources and somewhere to hibernate!

Identification

- Reptiles may be found in a variety of habitats within a site. Most species favour scrubland, heathland or long grassland. Railway embankments are also highly favoured.
- On the right are photos of the reptiles you are most likely to encounter on a site, if any.
- Adders can be distinguished from Grass snakes by the diamond (or jagged) stripe running down the centre of their back.
- Slow-worms look a lot like a snake but are in fact legless lizards! They tend to be light brown/golden in colour, with a smooth appearance.
- Common lizards are fast-moving, but may be sighted from a distance when basking.

Legislation

- All reptile species are protected under UK law.
- This makes it **illegal** to intentionally or recklessly kill or injure and protects them against sale and transporting for sale.

Site Controls

- There is always a **risk** that as reptiles move through the habitat that they could be encountered during site works.
- **If any reptiles are encountered during works the following controls must be applied to avoid breaking the law:**
 1. If reptiles are discovered/suspected works must stop **immediately**, with any reptiles left in-situ and AAe immediately contacted (contact details above).
 2. During works, operatives must wear gloves in case of accidental contact with reptiles.
 3. Site operative must not intentionally handle reptiles.
 4. Care must be taken when moving logs, stones or rubble. These are favoured habitats for reptiles and they may be found sheltering underneath.
 5. Stockpiling of materials is only permitted within designated areas. Any building materials must be stored above ground on pallets and any waste material must be placed into skips, to prevent the risk of reptiles taking refuge within them.
 6. Trenches must be covered overnight to prevent animals falling into them.

These controls have been put in place to protect all site operatives from breaking the law. You are not expected to be able to identify reptiles or their presence so remember, **if in doubt shout and contact the relevant person.**

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell Court, Shippon, Oxfordshire, OX13 6HX

Tel: 01235 536042



Adder.



Grass snake.



Pair of Common lizards.



Slow-worms.

