

240 Nine Mile Ride, Finchampstead

Construction Environmental Management Plan (CEMP)

(to address the requirements of Condition 16
of Application Ref: 232298)

July 2025

Quality Management	
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Project:	240 Nine Mile Ride, Finchampstead
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1 Introduction

1.1 Background and Proposals

1.1.1 Aspect Ecology has been commissioned by Elivia Homes Ltd to produce a Construction Environmental Management Plan (BEP) in respect of planning condition 16 of outline planning consent 211889 for proposed works at 240 Nine Mile Ride, Finchampstead (approximately centred at grid reference SU801648), shown within the red line on Plan 6087/CEMP1, referred to in this report as 'the site'.

1.1.2 This report has been produced for the approval of reserved matters pursuant to outline planning consent 211889 for the erection of up to 26 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping and demolition of two existing dwellings. Appearance, Landscaping, Layout and Scale to be considered.

1.2 Overview

1.2.1 The site is located south of the B3430 Nine Mile Ride, in the south of Wokingham. The main body of the site is set back from the road, beyond existing residential properties and associated curtilages (numbers 232 to 242 Nine Mile Ride), with 2 separate existing access drives leading into the site between the properties. Accordingly, the northern site boundary lies adjacent to Nine Mile and associated residential properties, with further residential development beyond. East and west of the site is further residential development, along with areas of woodland and grassland. The southern site boundary is marked by Wick Hill Lane (Restricted Byway) with further residential properties and open farmland beyond.

1.2.2 The site itself is formed by the existing residential properties at 238 and 240 Nine Mile Ride and their associated access and curtilages, along with an area of woodland. Accordingly, habitats present include the existing woodland, along with buildings, hardstanding, amenity grassland and planting and a number of individual trees.

1.3 Relevant Planning Condition

1.3.1 Planning Condition 16 which is addressed by this LEMP is set out below in *italics*. Reference to relevant parts of this document pertaining to the issues raised has been noted below (not in italics) as appropriate.

1.3.2 Condition 16 states:

"No development shall take place (including demolition, ground works, and vegetation clearance) until a Construction Environmental Management Plan (CEMP): Biodiversity has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall include details of the following:

i. Risk assessment of potentially damaging construction activities; (see Section 3)

ii Practical measures to avoid or reduce impacts during construction (these may be provided as a set of method statements); (see Section 4)

iii. The location and timing of sensitive works to avoid harm to biodiversity features; (see 5.1)

- iv. The times during construction when specialist ecologists need to be present on site to oversee works; (see 5.2)*
- v. Responsible persons and lines of communication; (see Section 2)*
- vi. The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person; (see 2.4).*
- vii. Use of protective fences, exclusion barriers and warning signs. (see 4.12).*

The approved CEMP: Biodiversity shall be implemented in accordance with the approved details and adhered to throughout the construction period."

1.4 Purpose of the Report

- 1.4.1 This report aims to address the requirements of condition 16 of the planning permission by setting out the relevant measures that will be implemented. Where relevant information is specified in detail in other documents, these are cross-referenced rather than repeating their content.
- 1.4.2 This approved CEMP shall be implemented in accordance with the approved details and adhered to throughout the construction period.

2 Responsibilities

2.1 Tenure and Responsibility

- 2.1.1 The site is currently owned by Elivia Homes Ltd. The owner is responsible for the implementation of the protection measures set out within this strategy.
- 2.1.2 Should there be any queries regarding the programme or efficiency of work, the respective Site Manager or Foreman should be contacted. Details will be communicated during the site inductions for all staff and displayed in site offices.
- 2.1.3 Post-development the monitoring and maintenance of ecological features within the site is expected to be transferred to an appropriate management company once sufficient units have been sold to make this viable.

2.2 Project Manager

- 2.2.1 The Project Manager will act on behalf of the owner, with responsibility for managing the development within the agreed environmental constraints, in conjunction with all other necessary construction processes. The Project Manager will also be responsible for coordinating and managing all the environmental activities during the construction phase on a day-to-day basis.

2.3 Site Manager

- 2.3.1 The Site Manager will report to the Project Manager and will be responsible for directing and managing all on-site activities during the construction phase. The Site Manager will provide a key point of contact for the Ecological Clerk of Works (ECoW).
- 2.3.2 The duties of the Site Manager will include:
 - Ensure ecological and arboriculture protection measures are implemented on site through direct liaison with the Project Manager and the ECoW;
 - Supervise and co-ordinate the site workforce, including subcontractors, material suppliers and utility providers as necessary to ensure compliance with protection measures; and
 - Report any ecological or arboriculture issues encountered during the construction process to the Project Manager and the ECoW.

2.4 Ecological Clerk of Works

- 2.4.1 The ECoW role will be provided by the Site Developer. The ECoW will oversee implementation of ecological safeguards and mitigation measures throughout the construction period. The ECoW will report to and provide feedback to the Project Manager and Site Manager to aid with the review and delivery of the CEMP procedures.
- 2.4.2 All contractors and sub-contractors on site will be made aware of relevant matters during site inductions and toolbox talks (see Appendix 6087/1-3) delivered by the ECoW, with a 'sign in' sheet required to be completed to agree their understanding of the specific site requirements.

2.4.3 The ECoW will ensure that appropriate signage is provided on all biodiversity protection zone fencing in accordance with Error! Reference source not found. (see Plan 6087/CEMP1).

2.4.4 The duties of the Clerk of Works will include:

- Supervise mitigation measures during construction and provide pre-works checks and toolbox talks, as necessary, to ensure compliance with the CEMP;
- Ensure that appropriately trained ecological specialists carry out specialist tasks where necessary;
- Identify ecological competence requirements for all staff working on the development and ensure delivery of ecological training to relevant personnel;
- Keep up to date records of ecological protection measures implemented and record any relevant events which occur at the site; and
- Act as a main point of contact between the regulatory authorities and the developer on ecological issues.

3 Risk Assessment of Potentially Damaging Construction Activities

3.1 Construction Activities

3.1.1 The activities listed below will be undertaken during construction. These have the potential to result in adverse effects on ecological resources present within and in close proximity to the site.

- Vegetation Clearance: potential to affect resources that may be present, such as roosting bats and nesting birds.
- Vehicle and Plant Movement: potential to encroach into retained habitats (woodland and trees).
- General Construction Works: potential to affect wildlife that may incidentally or unexpectedly be present on site.
- Noise and Lighting: potential to disturb wildlife in proximity.
- Water Pollution: potential to cause adverse effects on receiving waters and adjacent areas.

3.1.2 Ecological resources that are present in proximity and which might be affected by the above activities are described in the sections below.

3.2 Designated Sites

3.2.1 No part of the site is subject to any statutory or non-statutory ecological designation and no such designation in the surrounding area will be significantly affected by the proposals. No action is required in respect of the protection of designated sites during construction works.

3.3 Habitats and Ecological Features

3.3.1 Habitats and ecological features within and immediately adjacent to the site included buildings and hard standing, amenity gardens, woodland, individual trees, and invasive species. Those of ecological value, or supporting important ecological features, or for which ecology-related actions are required, are summarised below:

3.3.2 Buildings: Three buildings are present within the site. While of intrinsically low ecological interest, buildings were subject to further investigation regarding roosting bats (see 3.4.1).

3.3.3 Woodland: Woodland within the site is considered likely to qualify as UK Priority Habitat. The woodland canopy is dominated by Birch *Betula pendula*, with more occasional scattered Oak *Quercus robur*, Sweet Chestnut *Castanea sativa* and Scot's Pine *Pinus sylvestris*. The understorey is relatively dense including frequent Holly *Ilex aquifolium* and Bramble *Rubus fruticosus* agg. The invasive species *Rhododendron* (see 3.3.9) is present at woodland edges. Ground flora is largely absent and dominated by leaf litter, with some more open areas supporting Bracken *Pteridium aquilinum*, Ivy *Hedera helix* and Periwinkle *Vinca* sp. Occasional Bamboo was also present.

- 3.3.4 The woodland has received little management which has allowed invasive non-native species (particularly Rhododendron, but also including Periwinkle and Bamboo to spread), reducing its overall ecological value.
- 3.3.5 Part of the woodland will be removed by the proposals. Retained woodland will be enhanced by removal of non-native invasive species, followed by selective thinning and the introduction of a long-term management regime aimed at enhancing biodiversity.
- 3.3.6 Measures to safeguard retained woodland during construction are set out at 4.2 below.
- 3.3.7 Trees: The Arboricultural Implications Report¹ has confirmed that no mature, ancient, veteran or notable trees, no category 'A' trees, and no trees of high landscape or biodiversity value are to be removed by the proposals, and that incursions into the root protection zones of trees that are retained are minor and should not result in significant damage.
- 3.3.8 Measures to safeguard retained trees during construction are set out at Appendix 3 of the Arboricultural Implications Report and are referenced in 4.3 below.
- 3.3.9 Invasive Species: Rhododendron, Montbretia and Wall Cotoneaster are present within the site. All of these are listed under Schedule 9 Part II of the Wildlife and Countryside Act 1981 (as amended) making it an offence to cause them to grow in the wild.
- 3.3.10 Other (not legally controlled) invasive species are present, including Periwinkle and Bamboo.
- 3.3.11 Recommendations for removing Schedule 9 species are provided at 4.10.

3.4 Fauna

- 3.4.1 Bats: *Buildings*. Surveys undertaken in 2021 identified the presence of bat droppings in the roof voids of Buildings B1 and B3, confirmed as Common Pipistrelle and Brown Long-Eared Bat after laboratory analysis. This confirms that these buildings are bat roosts.
- 3.4.2 Emergence/re-entry survey work was subsequently undertaken. This confirmed three species (Common Pipistrelle, Soprano Pipistrelle and Brown Long-eared Bat) to be present. No emerging or re-entering bats were recorded during the summer maternity period (May/June), whilst only very small numbers of individuals were recorded during surveys in September 2021. It was concluded that the roosts are transitional roosts used by small numbers of these bat species.
- 3.4.3 All buildings will be removed by the proposals. Further surveys will be undertaken as appropriate to inform a protected species licence application which will be required for the proposals, and appropriate relevant mitigation measures delivered.
- 3.4.4 *Trees within Woodland*. Two trees (T1 and T4) within the area of woodland affected by the proposals were identified as having suitability to support roosting bats.
- 3.4.5 Tree T1 (a mature Sweet Chestnut; numbered 160 in the arboricultural implications report) was subject to emergence surveys during June, July and September 2021. No

¹ SJA Trees (2023). Arboricultural Implications Report, Land at and to the rear of 240 Nine Mile Ride, September 2023.

evidence of roosting bats was identified. This tree has been subsequently assessed in 2024 in accordance with current Bat Conservation Trust guidance and categorised as a potential roost site for individual bats. As such the precautionary measures previously recommended as set out below, for soft felling of this tree, remain appropriate.

3.4.6 Tree T4 was a fallen Aspen supported at a 45° angle by surrounding vegetation. The tree had fallen completely to the ground by the time of survey, and was deemed to be unsuitable to support roosting bats.

3.4.7 *Trees within the Site.* Trees within the site to be removed are identified within the Arboricultural Implications Report. None of these trees have been assessed by surveys undertaken as supporting potential bat roosting features.

3.4.8 *Activity.* Most bat activity was recorded at the northern part of the site within the existing residential curtilage, with bats foraging around boundary trees. Lower levels of activity occurred within the woodland and southern parts of the site (attributed to dense vegetation and clutter restricting flight routes).

3.4.9 The majority of bat activity at the site was by Common Pipistrelle and Soprano Pipistrelle, with very low numbers of registrations of other species (all of which were common and widespread bat species). Activity was attributed to frequent foraging Pipistrelle species at the specific location of the static bat detector (at the interface of the woodland edge and residential garden) rather than indicating an important strategic corridor used by large numbers of bats.

3.4.10 Accordingly, it is concluded that foraging and commuting bats will not be significantly affected by construction works and no specific measures during construction are required in respect of foraging and commuting bats.

3.4.11 [REDACTED]

3.4.12 *Hedgehog:* The site provides suitable habitat for this species, which is known to be present in the wider area. Precautionary safeguards would be put in place to minimise the risk of harm to Hedgehog in the event that this species is present during construction works.

3.4.13 *Reptiles:* Habitats within the site are generally unsuitable to support reptiles, with the exception of small areas of open margins at the south of the woodland. Accordingly, it is extremely unlikely that reptiles will be present or affected by proposed development. No specific measures during construction are recommended.

3.4.14 *Birds:* Woodland, trees and to a lesser extent garden vegetation is suitable for use by nesting birds. Accordingly, safeguards to protect nesting birds during vegetation clearance are proposed.

4 Avoiding or Reducing Potential Impacts During Construction

4.1 Overview

4.1.1 In accordance with the outcomes of Section above, actions during construction will be implemented in relation to the following ecological considerations:

- Retained Woodland – measures to safeguard retained woodland during construction;
- Retained Trees – measures to safeguard retained trees during construction;
- Bats – bat roosts in buildings;
- Bats – precautionary measures during tree felling;
- Bats, Birds and other wildlife – disturbance from lighting during construction;
- [REDACTED]
- Hedgehog – safeguards during construction;
- Nesting birds – safeguards during vegetation clearance;
- Invasive Species – recommendations to prevent spread during works;
- Pollution prevention measures to safeguard receiving waters and adjacent areas.

4.1.2 The approach to implementation of measures will be flexible and responsive to progress and conditions on site during construction.

4.1.3 Protection measures will be incorporated into construction risk registers and implemented as appropriate when particular activities are carried out. The ECoW will be kept informed of progress during construction and provide advice or make recommendations for additional protection measures if required.

4.2 Protection of Retained Woodland

4.2.1 Retained woodland in the southern part of the site will be fenced against the boundary of the construction works area to prevent encroachment by works or vehicles, so as to protect woodland in accordance with the recommendations of the Arboricultural Implications Report (set out at Section A1.5 of that report).

4.2.2 Construction exclusion zones (CEZs) will be formed by erecting protective fencing around retained on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels would be securely fixed with wire or scaffold clamps.

4.2.3 Fencing will be regularly inspected and maintained throughout the duration of the construction period. Fencing will be used to delineate the boundary of retained woodland to exclude site personnel and vehicles. The line of this fencing is shown on Plan 6087/CEMP1.

- 4.2.4 Fencing will be removed when adjacent areas to the retained woodland are landscaped, following the completion of construction works.

4.3 Protection of Retained Trees

- 4.3.1 Retained trees within the site will be protected in accordance with the recommendations of the Arboricultural Implications Report² and the Tree Protection Plan shown at Appendix 3 of that report.
- 4.3.2 Construction exclusion zones (CEZs) will be formed by erecting protective fencing around retained on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at maximum intervals of 3.5m. Onto this, welded mesh panels would be securely fixed with wire or scaffold clamps.
- 4.3.3 Fencing will be used as appropriate to prevent encroachment or damage arising from works or vehicles in proximity. Fencing will be regularly inspected and maintained throughout the duration of the construction period.
- 4.3.4 Heras fencing will be used to protect isolated retained trees so as to exclude site personnel and vehicles.
- 4.3.5 Fencing will only be removed when adjacent areas to the retained trees are landscaped, following the completion of construction works.

4.4 Bat Roosts in Buildings

- 4.4.1 All British bats are classed as European Protected Species under the Conservation of Habitats and Species Regulations 2010 (as amended) and are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). As such, bats and their roosts (breeding sites and resting places) receive full legal protection. If proposed development work is likely to otherwise result in an offence, protected species licence would need to be obtained from Natural England to permit the works. The licence would be subject to appropriate measures to safeguard bats.
- 4.4.2 The proposals will require the loss of Buildings B1 and B3 and hence the loss of transitional roosts used by three common bat species. A protected species licence will be required for the proposed works. Based on Natural England recommended guidance these roosts are considered to be of *low conservation significance*, for which recommended mitigation requires “*Flexibility over provision of bat boxes, access to new buildings etc. No conditions about timing or monitoring*”.
- 4.4.3 Accordingly, appropriate mitigation can be provided by bat boxes and bat roost units within new buildings at the site (delivered in accordance with Condition 15), and appropriate measures during construction and contractor briefings, to ensure that bats are not adversely affected by the proposals during construction.

² SJA Trees (2025). Arboricultural Implications Report – Reserved Matters Application for the proposed re-development at Land at and to the rear of 240 Nine Mile Ride Finchampstead and Compliance with Conditions nos. 4, 13 and 14 of Outline Permission 211889, March 2025. Ref. SJA air 23350-01a

- 4.4.4 Demolition of buildings B1 and B3 will be undertaken under a European Protected Species (EPS) licence, which will be obtained from Natural England following the granting of planning permission.
- 4.4.5 Demolition of buildings B1 and B3 will be undertaken during favourable weather conditions (i.e. not during heavy rain, high winds or periods of particularly low temperature) in order that any bats that may be displaced can relocate safely to alternative roost sites.
- 4.4.6 During building demolition, features that might be used by roosting bats, including barge board/ridge tile interfaces and gaps associated with tiles such as edge tiles and ridge tiles, would be removed with care by hand, under the supervision of the ECoW or an appointed ecologist.
- 4.4.7 Construction personnel will be instructed regarding the potential presence of bats and their responsibilities by toolbox talk (see Appendix 6087/1) delivered by the ECoW. Appropriate relevant information including a copy of the toolbox talk will be made available to all site staff at all times by way of the site HSEQ noticeboard.

4.5 Bats: Tree Felling

- 4.5.1 Trees within the site to be removed are identified within the Arboricultural Implications Report. With the exception of Tree T4, none of these trees have been assessed by surveys undertaken as supporting potential bat roosting features. All trees to be removed would be subject to confirmatory checks for the presence of features that may be suitable for use by individual roosting bats.
- 4.5.2 Tree T4, which contains features suitable to support single roosting bats (but for which emergence surveys showed no indication of roosting activity), along with any other trees found to support roosting features would be felled using a 'soft-felling' approach, under supervision of the ECoW, whereby sections of the tree will be cut and lowered to the ground, followed by leaving the felled sections on the ground for a period of at least 24 hours to allow any bats that might be present, to disperse. Removal of such trees would be undertaken between April and October during conditions suitable for bats to forage and commute.
- 4.5.3 Visual inspections undertaken in 2024 identified no trees that support features likely to be used by multiple bats. In the unlikely event that any trees to be felled are found to provide roost features that may support multiple bats, these trees would be subject to further survey prior to their removal. Such measures may include climbing inspections to investigate potential roosting features, as well as soft felling as described above.
- 4.5.4 If evidence of the presence of roosting bats is identified, works on the tree concerned will be suspended and consideration will be given to the need to obtain a European Protected Species (EPS) licence, and a licence application will be made to Natural England if required.
- 4.5.5 Construction personnel will be instructed regarding the potential presence of bats and their responsibilities by toolbox talk (see Appendix 6087/1) delivered by the ECoW. Appropriate relevant information including a copy of the toolbox talk will be made available to all site staff at all times by way of the site HSEQ noticeboard.
- 4.5.6 As trees can also be used by nesting birds, the measures set out at 4.9 will also be implemented in relation to trees to be felled.

- 4.5.7 Dead and decaying wood will be retained where practical. Arisings from vegetation clearance will be used to create habitat piles in accordance with the Biodiversity Enhancement Plan for the proposals.

4.6 Lighting During Construction

- 4.6.1 Some limited potential exists for indirect disturbance from lighting to foraging and commuting wildlife such as bats, and roosting birds that may be present at habitat features around the site, such as the woodland edge. Accordingly, in order to minimise any such potential disturbance, the following measures will be implemented at the site throughout the construction phase:

- Temporary lighting will only be operational during hours of poor/no natural light, within working hours, and will be switched off outside these hours. Accordingly, for the majority of the year, there will be no lighting required, as the working day will be within daylight hours. As such, temporary lighting will only be required for short periods (likely 15:30-18:00 depending on sunset time) on weekdays during winter months; and
- Temporary lighting will be carefully directed and orientated, so that light spill is directed away from all potentially sensitive habitats. This can be achieved through the installation of lights so that the main beam angle of lights is directed downwards, or the use of a cowl or hood on top of the light fixture.

4.7

[illegible]

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

[REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

4.8.1 The construction safeguards listed above in respect of Badger will also be relevant to the protection of Hedgehogs that may be present within the site during construction activities. The following additional measure would also be implemented:

- ## 4.9 Nesting Birds

- 4.9.2 Accordingly, to avoid a potential offence under the relevant legislation, vegetation removal will preferentially be undertaken outside the typical bird-nesting season (taken as 1st March to 31st August inclusive). Where vegetation clearance takes place outside this period, any potential bird nesting habitat to be removed will be checked by a competent ecologist prior to clearance. Any active bird nests identified would then be cordoned off (typical 5m buffer) and protected until the end of the nesting season or until young birds have fledged. These checking surveys would be carried out no more than three days in advance of vegetation clearance.

- 4.9.3 Construction personnel will be instructed regarding the potential presence of nesting birds and their responsibilities by the relevant toolbox talk (see Appendix 6087/3)

delivered by the ECoW. Appropriate relevant information including a copy of the toolbox talk will be made available to all site staff at all times by way of the site HSEQ noticeboard.

4.10 Invasive Species

4.10.1 Rhododendron, Montbretia and Wall Cotoneaster have been identified within the site. These species are listed in the Wildlife and Countryside Act 1981 (as amended) under Schedule 9 Part II, which makes it an offence to cause to grow in the wild any plant listed on the schedule. As such, relevant precautions should be taken when carrying out actions that could potentially spread these plants.

4.10.2 Prior to clearance of vegetation, an invasive species survey will be undertaken by an invasive species specialist. This will inform an appropriate control and eradication strategy, which will give consideration to the removal, long-term management and control of these species in addition to identifying control measures to ensure soils brought into the site are free from invasive species. Should further stands of these species be found during construction works, advice will be taken from a specialist invasive species control company.

4.10.3 Construction personnel will be instructed regarding the presence and the requirement to prevent the spread of invasive species by the relevant toolbox talk (see Appendix 6087/4) delivered by the ECoW. Appropriate relevant information including a copy of the toolbox talk will be made available to all site staff at all times by way of the site HSEQ noticeboard.

4.11 Pollution Prevention

4.11.1 In order to safeguard receiving waters and adjacent areas from the effects of run-off or water pollution during construction, best management practice will be followed based on advice issued by the Environment Agency in its (now withdrawn) Pollution Prevention Guidelines³ or relevant updated documents. This will effectively reduce potential pollution effects to nil, minimising risk of harm to wildlife. Relevant safeguards include the following measures:

- Siting of storage areas for chemicals, fuels, etc. away from watercourses, and stored of materials on an impervious base within an oil-tight bund with no drainage outlet;
- Implementation of dust management (such as damping down and road sweeping);
- Water washing of vehicles, particularly those carrying fresh concrete and cement, mixing plant, etc. in a contained area as far from watercourses as practicable;
- Refuelling of plant in a designated area on an impermeable surface; and
- Routing of construction traffic to avoid sensitive areas wherever possible.

³ Primarily: Environment Agency (2012) 'Working at construction and demolition sites: PPG6 Pollution Prevention Guidelines', 2nd Edition

4.12 Fencing and Signage

Protective Fencing

- 4.12.1 Protective (Heras) fencing will be used to separate active construction areas from retained woodland (see 4.2) and individual retained trees (see 4.3).
- 4.12.2 Fencing will be used to prevent encroachment into retained habitats and trees by construction vehicles, plant and personnel.
- 4.12.3 Fencing and appropriate signage, as well as advice regarding specific measures that will be implemented by all construction personnel, will be used to identify the locations of any invasive species in accordance with the advice of a specialist invasive species control contractor.
- 4.12.4 The ECoW will regularly inspect protective fencing to ensure that it is maintained, intact, appropriately signed, and correctly positioned.

Temporary Fencing

- 4.12.5 Temporary fencing, taking the form of indicative tape, will be used to mark the locations of stands of invasive species for removal and areas temporarily cordoned off where nesting birds are present.

4.12.6 [REDACTED]

- 4.12.7 This indicative fencing is to mark areas in which disturbance of vegetation and soil should not take place until specific measures (relating to invasive species or nesting birds as appropriate) have been undertaken.

Warning Signs

- 4.12.8 Appropriate warning signage will be used to indicate the reasons for deployment of the above fencing and its purpose, with an emergency contact number for the ECoW in the event that their attention or action is required.
- 4.12.9 As specified in the Arboricultural Implications Report, "TREE PROTECTION ZONE - KEEP OUT" or similar notices will be attached to exclusion fencing provided to protect retained trees.

5 Schedule of Works

5.1 Location and Timing of Sensitive Works

5.1.1 The locations and times of sensitive works relating to ecological resources, as well as those responsible, are summarised in Table 1 below.

Table 1 – Schedule of Works

Activity	Notes and Phasing	Time Restrictions	Responsibility
Roosting Bats	Protected Species licence required prior to commencement of construction works	Surveys required to inform licensing to be undertaken May-July	ECoW or appointed ecologist
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
Demolition of buildings B1 and B3	Can only be undertaken once protected species licence for bats is secured	Seasonal restrictions may apply as specified in the protected species licence	Site Manager to ensure that construction work is supervised by the licensed ecologist and undertaken according to specified methods
Tree felling	Trees to be inspected prior to felling by ECoW or appointed ecologist. Felling undertaken using soft-felling method under ecological supervision	April-October during favourable weather conditions	Site Manager to ensure that construction work is supervised by the ECoW and undertaken according to specified methods. ECoW to deliver toolbox talk advising all staff of responsibilities, and ensure talk is available on site HSEQ noticeboard
Invasive species survey and control strategy	Invasive species specialist contractor to advise on methodology for control, removal and long-term management of invasive species within the site.	Prior to vegetation clearance. No seasonal restrictions	Site Manager (or appointed member of staff) and ECoW to liaise with the invasive species specialist contractor.
Nesting bird checks of vegetation for removal Toolbox talk to be delivered by ECoW	Ecologist to carry out nesting bird check of vegetation no more than three days before removal.	Only required if vegetation clearance is carried out between March and August, or evidence of actively nesting birds is discovered.	Site Manager (or appointed member of staff) will inform the ECoW when checks are required. ECoW or appointed ecologist will then carry out the check(s). ECoW to deliver toolbox talk advising all staff of responsibilities, and ensure talk is available on site HSEQ noticeboard. All staff to be aware of risks and required actions.
Pollution prevention measures	To be adhered to at all times.	Ongoing throughout construction.	All staff.

Activity	Notes and Phasing	Time Restrictions	Responsibility
Invasive species Toolbox talk to be delivered by ECoW	Control strategy to prevent the spread and introduction of invasives species to the site to be adhered to at all times	Ongoing throughout construction.	Invasive species specialist contractor to provide specialist advice as appropriate. ECoW to deliver toolbox talk. All staff to be aware of risks and required actions.
Sensitive placement of temporary construction lighting	To be adhered to at all times when erecting or moving temporary lighting.	Ongoing throughout construction.	Site Manager (or a member of staff appointed by them) will review the locations of temporary lighting as advised by ECoW and adjust if necessary.
Badger and Hedgehog safeguards.	To be adhered to at all times.	Ongoing throughout construction.	ECoW to deliver toolbox talk. All staff to be aware of risks and required actions.

5.2 Use of Specialist Ecologists During Construction

5.2.1 The ECoW will be responsible for the management and dissemination of information within this CEMP in accordance with their duties as set out at 2.4. However, they may be assisted by other ecologists as required. Ecologists may be required for the following activities:

- Carry out nesting bird checks;
- Carry out specialist bat survey work or mitigation as required, in connection with building demolition, tree removal, specialist surveys or otherwise;
- Delivery of toolbox talks.

6 Summary and Conclusions

- 6.1.1 This document presents a Construction Environmental Management Plan (CEMP) for development of land at 240 Nine Mile Ride, Finchampstead. This report has been produced for the approval of reserved matters pursuant to outline planning consent 211889 for the erection of up to 26 dwellings. All matters reserved other than means of access from the existing highway on Nine Mile Ride and associated infrastructure, landscaping and demolition of two existing dwellings. Appearance, Landscaping, Layout and Scale to be considered.
- 6.1.2 This CEMP sets out the measures that will be implemented at the site in relation to the protection of ecological resources during construction, in accordance with the ecological appraisal for the development and the requirements of Condition 16.
- 6.1.3 The measures within this CEMP shall be carried out as approved and accordingly, satisfy the requirements of Condition 16 of the planning permission.

Plan 6087/CEMP1:

Retained Habitat and Protective Fencing



- Key:
-  Site Boundary
 -  Retained Habitat Areas
 -  Location of Protective Fencing



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Noral Way - Banbury - Oxfordshire - OX16 2AF
01295 279721 - info@aspect-ecology.com - www.aspect-ecology.com

Land at and to the near of 240 Nine
Mile Ride, Wokingham
Retained Habitat & Protective Fencing

6087/CEMP1



A/JP

June 2024

PROJECT
TITLE
DRAWING NO.
REV
DATE

Appendix 6087/1:

Bats Toolbox Talk

Toolbox Talk

Project: 240 Nine Mile Ride, Finchampstead

Date: 07 June 2024

Bats

1 Legal Protection

1.1 All British bats are classified as European Protected Species (EPS) and therefore receive protection under the Conservation of Habitats and Species Regulations 2017 making it an offence to:

- Deliberately kill, injure or capture bats;
- Deliberately disturb bats, including in particular any disturbance which is likely to impair their ability to survive, to reproduce or to rear or nurture their young, or their ability to hibernate or migrate, or which is likely to affect significantly their local distribution or abundance;
- Damage or destroy a breeding site or resting place of a bat.

1.2 In addition, all British bats are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally or recklessly:

- Damage or destroy, or obstruct access to, any structure or place which any bat uses for shelter or protection; or
- Disturb bats while occupying a structure or place used for that purpose.



Male Serotine Bat



Brown Long-eared Bat

2 Ecology and Where to Find Bats

- 2.1 There are at least 17 breeding bat species in Britain. Many of them are considered threatened because of habitat loss and disturbance or damage to their roosts. Bats regularly use buildings and trees as roost sites.
- 2.2 Bats are highly mobile flying mammals, which, in Britain, feed entirely on insects. In winter when prey is scarce, British bats hibernate in humid parts of buildings or trees where temperatures are typically stable. They wake occasionally but only become fully active again in the spring.

Building Features Commonly Used by Roosting Bats



Key to diagram

1: end tiles	6: lead flashing	11: sash window frame
2: barge boards	7: hanging tiles	12: wood cladding
3: soffit	8: ridge tiles	13: fascia board
4: gable ends	9: broken tiles	14: window sill
5: gable ends	10: eaves	

3 What to Do If You Find a Bat or Bat Droppings

- 3.1 Should any bats or evidence of bats (i.e. in the form of droppings) be encountered during any works, then work in that area should cease immediately and Aspect Ecology be called for advice. This advice will include leaving the bat to disperse of its own accord, or waiting for the ecologist to arrive and move the bat.
- 3.2 If in doubt cease work and consult Aspect Ecology on 01295 279721 to ensure works continue in compliance with the relevant legislation.

Contractors should not handle bats.

Tree Features Commonly Used by Roosting Bats



Key to diagram

- 1: Loose Bark
- 2: Dense Ivy Cover
- 3: Split/Cracked Limbs

- 4: Knot Holes
- 5: Woodpecker Holes

Confirmation of completion of the above contractor briefing in respect of Bats and details of dates and attendees:

Company	Name	Signature	Date
Developer/Contractor			
Contract Manager			
Ecologist			

Appendix 6087/2:

Badger and Other Mammals Toolbox Talk

Toolbox Talk

Project: 240 Nine Mile Ride, Finchampstead

Date: 07 June 2024

Badgers and Other Mammals

1 Legal Protection

- 1.1 In the UK the relevant legislation pertaining to Badger is the Protection of Badgers Act 1992. The legislation aims to protect the species from persecution, rather than being a response to an unfavourable conservation status, as the species is in fact common over most of Britain.
- 1.2 Under the Protection of Badgers Act it is an offence to:
 - Wilfully kill, injure, take, possess or cruelly ill-treat* a Badger, or attempt to do so;
 - To intentionally or recklessly interfere with a sett[#] (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).
 - * the intentional elimination of sufficient foraging area to support a known social group of Badgers may, in certain circumstances, be construed as an offence by constituting “cruel ill treatment” of a Badger.
 - * A sett is defined as “any structure or place which displays signs indicating current use by a Badger”. Advice issued by Natural England (June 2009) is that a sett is protected as long as such signs remain present, which in practice could potentially be for some time after the last actual occupation by Badger.
- 1.3 Hedgehog does not receive specific legal protection but is a Priority Species in the. Areas of denser scrub, rank grassland, tall herbs and Bramble within the site are suitable for use by this species. Hedgehog is unlikely to be encountered within the construction area but may pass through the site at night and may become trapped within any pits or trenches.
- 1.4 Other wildlife likely to occur, such as Muntjac Deer, Fox and Grey Squirrel, are not specifically protected by law.

2 Construction Safeguards

- 2.1 All contractors associated with the development will be briefed as to the potential presence of Badger and other mammals within the site and the relevant implications and necessary safeguards;
- 2.2 Any trenches or deep pits within the site that are to be left open overnight will be provided with a means of escape should wildlife enter. This could simply be in the form of a roughened plank of wood placed in the trench as a ramp to the surface. This is particularly important if the trench is at risk of filling with water;
- 2.3 Trenches and pits will be inspected each morning to ensure that no wildlife has become trapped overnight. Should a Badger become trapped in a trench it may attempt to dig itself into the side of the trench, forming a temporary sett. Should a trapped Badger be encountered Aspect

Ecology (or another suitably qualified ecologist) should be contacted immediately for further advice;

- 2.4 The storage of topsoil or other 'soft' building materials in the site will be given careful consideration. Badgers will readily adopt such mounds as setts. So as to avoid the adoption of mounds, these will be kept to a minimum and any essential mounds subjected to daily inspections (or nightly patrols if 24 hour security is present at the site) with consideration given to temporary fencing around any such mounds to exclude Badgers;
- 2.5 Any piles of material already present on site, particularly vegetation and leaves, and any areas of dense scrub or hedgerows requiring removal, shall be dismantled by hand and checked for Hedgehog prior to the use of any machinery or disposal;
- 2.6 Chemicals and other materials will be contained in such a way that they cannot be accessed or knocked over by any roaming wildlife;
- 2.7 Fires will only be lit in secure compounds and will not be allowed to remain lit during the night. Any material to be disposed of by burning, particularly waste from vegetation clearance and tree works, should not be left piled on site for more than 24 hours in order to minimise the risk of Hedgehogs occupying the pile. If this cannot be avoided, material should be stored within a container such as a skip to prevent animals from gaining access. Any material which has been stored on the ground overnight should be moved prior to burning to allow a thorough check for animals that may be present.
- 2.8 Food and litter will not be left within the working area overnight; and
- 2.9 Construction site working times will be restricted to daytime hours.

3 What to do if you Encounter a Badger

- 3.1 In the event that a Badger is encountered at any time within the site, works should cease and Aspect Ecology contacted at the earliest opportunity for further advice (number above).
- 3.2 **Contractors should never attempt to approach or capture any Badger.**
- 3.3 Similarly, should any new mammal tunnels be encountered within areas to be worked, Aspect Ecology should be contacted prior to any works proceeding in these areas for further advice. This may include the need for inspection work by a suitably qualified ecologist to confirm the position and advise any necessary further mitigation measures that may be required.
- 3.4 If in doubt cease work and consult Aspect Ecology on 01295 279721 to ensure works continue in compliance with the relevant legislation.

Confirmation of completion of the above contractor briefing in respect of Badgers and Other Mammals and details of dates and attendees:

Company	Name	Signature	Date
Developer/Contractor			
Contract Manager			
Ecologist			

Appendix 6087/3:

Nesting Birds Toolbox Talk

Toolbox Talk

Project: 240 Nine Mile Ride, Finchampstead

Date: 07 June 2024

Nesting Birds

1 Legal Protection

- 1.1 All wild birds and their nests receive protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended). This means that when nesting, birds are protected against killing and injury, and their nests, whilst being built or in use, cannot be removed, damaged or destroyed.

2 Actions for Vegetation Removal or Ground Clearance

- 2.1 To avoid a potential offence under the Wildlife & Countryside Act, clearance of suitable nesting bird habitat (which can include vegetation, buildings and open land) should ideally not be undertaken during the typical bird-nesting season (taken to be 1st March to 31st August inclusive). If this is not possible, any potential nesting habitat to be removed must be checked by a competent ecologist before any such activities are carried out.
- 2.2 In order to protect them, any active bird nests that are present would be cordoned off (typical 5m buffer) until the end of the nesting season or until the birds have fledged. In such situations the ecologist would undertake checking surveys no more than three days in advance of vegetation clearance.

3 Nesting Birds on Construction Sites

- 3.1 Birds can nest in strange places, for example on/in plant left on site over the weekend, in pallets or other stored materials, or even in cigarette bins! Please be aware of any birds flying back and forth to a particular location, particularly when returning to site after the weekend. If any active nests are discovered on-site, Aspect Ecology should be contacted immediately on **01295 279721** to ensure works are able continue in compliance with the relevant legislation.



Confirmation of completion of the above contractor briefing in respect of Nesting Birds and details of dates and attendees:

Company	Name	Signature	Date
Developer/Contractor			
Contract Manager			
Ecologist			

Appendix 6087/4:

Invasive Species Toolbox Talk

Toolbox Talk

Project: 240 Nine Mile Ride, Finchampstead

Date: 07 June 2024

Invasive Weeds

1 Legal Protection

- 1.1 Invasive weeds are either native species that grow well in nutrient rich conditions to the detriment of other plants and wildlife, or introduced non-native species. Several of these plants are strictly controlled by law.
- 1.2 Schedule 9 of the Wildlife & Countryside Act 1981 lists plants that it is illegal to plant or otherwise cause to grow in the wild. These include Rhododendron, Montbretia and Wall Cotoneaster, all of which are likely to have originally been planted within gardens at and around the site. All of these species will readily spread if not controlled.
- 1.3 Government guidance makes it clear that where invasive weeds are present in places such as private gardens or amenity areas, reasonable measures must be taken to confine them so as to prevent their spreading to the wider environment. Also, negligent or reckless behaviour such as inappropriate disposal of garden waste, where this results in Schedule 9 species becoming established in the wild would also constitute an offence under the law.

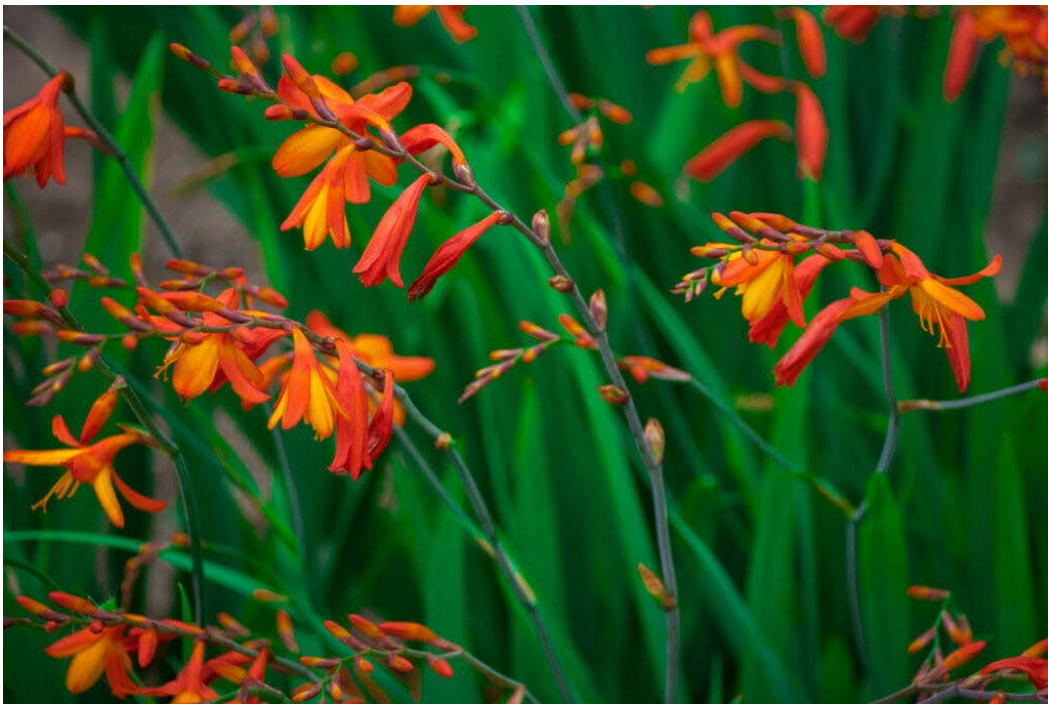
2 Control and Removal of Invasive Weeds

- 2.1 A specialist contractor will undertake an control and eradication programme at the site to contain, control or remove Rhododendron, Montbretia and Wall Cotoneaster in all areas where earthworks are to take place and within retained areas of woodland at the site where these plants are present. These areas would be fenced to prevent encroachment by other site personnel and marked with appropriate signage.
- 2.2 Control measures are likely to involve repeated herbicide application and selective physical removal of plants and soil from within the site for controlled disposal.
- 2.3 The specialist contractor would provide further advice regarding the specific detail of measures that are to be undertaken and any further requirements of site personnel during the works by the way of toolbox talks and other information as appropriate.

3 Recognising Invasive Weeds



Rhododendron is an attractive garden plant but is highly invasive, spreading by its roots and seeds. Its rapid, vigorous growth easily outcompetes native species and takes over wild areas, particularly woodland edges.



Montbretia, originating from South Africa, is characterized by its long, sword-shaped leaves and bright orange, red, or yellow flowers. It readily grows from its easily-spread underground corms (bulbs) that it forms in chains. Each corm can produce a new plant.



Wall Cotoneaster is one of several cultivated Cotoneasters that have become invasive species because of their ability to create dense thickets that can dominate areas and outcompete native plants. Cotoneaster seeds, which can remain dormant and viable for several years, are spread over large areas by birds that feed on the plant's berries.

4 Preventing The Spread of Invasive Weeds

4.1 Because these plants can be easily spread, appropriate precautions must be taken when carrying out actions in proximity. To ensure their spread is not caused during works, the following safeguards will apply within the construction area at all times:

- Construction personnel should be able to recognise the invasive species that are present at the site (Rhododendron, Montbretia and Wall Cotoneaster – see below);
- Stands of invasive weeds should be fenced off and clearly signed to indicate restricted access. All site staff should always follow the specific advice provided by the specialist invasive weed contractor and any relevant information on signs and notices;
- Personnel and plant should not enter areas in which invasive weeds are present and should not handle or disturb those plants or the soil in which they grow;
- Never collect seeds or cuttings from invasive weed species.

Confirmation of completion of the above contractor briefing in respect of Invasive Weeds and details of dates and attendees:

Company	Name	Signature	Date
Developer/Contractor			
Contract Manager			
Ecologist			

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