Land at Park Lane, Charvil

Construction Environmental Management Plan (CEMP)

Prepared on behalf of Bellway Homes

December 2025

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Land at Park Lane, Charvil

Ecology 8960

Issue 01

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Appendices

1.0 Executive Summary

1.1 This Construction Environmental Management Plan (CEMP) describes commitments to be undertaken by Bellway Homes, to ensure that development work on the land at Park Lane, Charvil will minimise or eliminate potential environmental impacts and disturbance to local sensitive ecological areas. This CEMP has been provided to fulfil Condition 41 of planning permission 232704.

1.2 The site is located directly adjacent to an area of ancient woodland in the southwest corner. The development design therefore incorporates a 15-metre buffer along this boundary. No works will occur within this buffer. The CEMP also addresses mitigation measures including air quality, water pollution and general site organisation to prevent impacts to the adjacent woodland. These measures will also protect the stream corridor along the southern boundary.

1.3 The existing trees will largely be retained within the design of the development which will be protected during construction by the erection of tree protection fencing. This includes a veteran oak tree along the northern boundary.

1.4 The removal of scrub may impact nesting birds. The scrub vegetation should be reduced in height outside the nesting bird season (1st March to 31st August). If required within this time it will be completed with an ecological clerk of works present.

1.5 The removal of the scrub and grassland on site will result in the loss of potential reptile habitat. A reptile translocation will be completed prior to construction with reptiles moved to an off-site receptor.

1.6 A timetable is provided detailing how each constraint will be addressed and the timings during the construction period when each measure will be conducted. The timetable also details when the ecological clerk of works will need to be present on site and the responsibilities of the site manager.

2.0 Site Information

The Site and Surrounding Area

2.1 The development site is an area of land to the south of Charvil, adjacent to a new residential development. A railway line runs to the south of the site with ancient woodland adjacent to the southwestern corner of the site and a stream running along the southern boundary. The area to the west comprises a golf course.

2.2 The site consists primarily of a large grassland field with area of scrub, woodland patches and tree lines around the boundaries of the site.

2.3 The site currently has outline planning permission from Wokingham Borough Council for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and. Scale to be matters reserved (232704). The Outline planning permission includes condition 41 which states:

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
a) Risk assessment of potentially damaging construction activities.
b) Identification of 'biodiversity protection zones'.
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

2.4 This CEMP has been produced to discharge this condition.

Scope of the CEMP

2.5 This CEMP includes the following:

- Identifies the roles and responsibilities of the ecological clerk of works.
- Identifies the practical measures to avoid and reduce impacts to the sensitive receptors.
- Outlines the biodiversity protection zones.
- Specifies the timings of works and when an ecological clerk of works will be required.

2.6 Issues relating to the methods of construction including access, vehicle movement, noise and vibration control, will be detailed within the Construction Method Statement and do not form part of this document which solely relates to ecological issues.

Sensitive Receptors and impacts

2.7 **Table 1** below identifies sensitive receptors which may be affected during the proposed development and potential impacts during construction.

Table 1: Sensitive receptors

Receptor	Location	Potential construction impacts
Ancient woodland	Located to the south west of the site	Potential disturbance during construction through pollution incidents or damage from the movement of plant
Stream	Located along southern boundary	Potential pollution incidents or damage from the movement of plant
Veteran tree	Located on the northern boundary	Potential damage during construction
Bats	On site	Disturbance of commuting and foraging routes through temporary lighting.
Nesting Birds	On site	Disturbance through site clearance works. Death/injury during site clearance works.
Hedgehogs	Potential to be on-site	Disturbance through site clearance works. Death/injury during site clearance works.
Reptiles	On site	Death/injury during site clearance works. Loss of habitat.

3.0 Construction Process Control

Roles and Responsibilities

3.1 The expected roles and responsibilities of all parties involved with construction are outlined below (**Table 2**). It is anticipated that Bellway Homes will be the main contractor and there will be a dedicated site manager during the construction of the site. The developer is contractually required and responsible for adherence to the terms of the CEMP. All members of staff and sub-contractors are however responsible for ensuring the contents of the CEMP are followed.

Table 2: Expected roles and responsibilities

Client/Landowner	Bellway Homes
Principle Contractor	Bellway Homes
Site Manager	Bellway Homes
Ecological consultancy	Pro Vision or other suitably qualified consultancy

3.2 The Site Manager is responsible for the day-to-day management of health and safety on site, including all environmental aspects of the CEMP during any given phase of the development. Specific tasks will be covered by the Construction Method Statement (CMS), which will be compliant with this CEMP.

3.3 The Site Manager will be responsible for ensuring all staff and visitors to the site receive a full health and safety briefing and that all legal requirements are strictly adhered to, including those of the CEMP. All contractors on the site will be given a toolbox talk which will include information about the ecology on the site and the measures in place to protect the important ecological receptors. Important information about protected sites and species including contact details for the site ecologist will be on display in the site office.

3.4 The ecological consultancy will appoint a Site Ecologist and a qualified Ecological Clerk of Works, to undertake the required watching briefs prior, during, and after construction. Works requiring an ecological watching brief are detailed in **Section 5.0**. The Ecological Clerk of Works will be responsible for ensuring that site-based construction activities are delivered according to the CEMP, in a way that avoids contravention of relevant wildlife law.

3.5 Copies of the CEMP should be provided by the Site Manager for staff and subcontractors as necessary.

4.0 Biodiversity Protection Measures

Construction buffer

4.1 Due to the site's proximity to ancient woodland a fifteen metre buffer zone has been included in the development plans. No construction works will be carried out within this buffer which will be fenced with clear signage. Landscaping works will be required in this buffer to provide enhancements and these works will be completed with the use of hand tools and light machinery only.

Air Quality

4.2 The location of the site adjacent to the ancient woodland has potential to cause impacts through dust deposition. Certain tasks such as vehicle movements have the potential to generate limited amounts of particulate matter. There is no requirement for demolition which minimises the risk from particulate matter. Other sources of particle emissions are from transport and tipping of loose aggregates, construction and fabrication processes (e.g. concrete and mortar mixing) and internal and external finishing operations.

4.3 Contractors will be expected to take measures to avoid or control the presence of airborne dust and particulate matter during the construction process.

4.4 The following mitigation measures will be adopted by Bellway Homes to minimise noise, vibration and dust pollution:

- Requirements for all engines to be switched off when not in use;
- Spraying of areas with water as and when conditions dictate;
- A road sweeper will be made available whenever operations dictate. The road sweeper will be used outside of peak network and school hours and
- Vehicles carrying waste material off site will be sheeted.

Water Pollution

4.5 The site is located adjacent to a stream and any oil or fuel spillages/wastewater run-off from the site has the potential to flow directly into the woodland area.

4.6 Wheel washing facilities will be provided on site at the access point away from the woodland and stream reducing the likelihood of wastewater travelling into the water. The wheel washing facilities will be provided in the form of a portable high pressure wheel washer with motion sensors to conserve water.

4.7 Wash waters will be collected and, where necessary, discharged to the foul sewer (permission from the local sewerage provider is required for this), or contained for authorised disposal off site.

4.8 All materials/chemicals on site will be appropriately stored to avoid pollution and siltation incidents (e.g. fit all plant with drip trays and re-fuel machinery off site).

4.9 Construction workers should ensure that fuel, oil and chemical storage on site is secure. The storage should be sited on an impervious base with a secondary containment system such as a bund. The base and bund walls should be impermeable to the material stored and able to contain at least 110% of the volume stored. The storage will be sited above any flood water

level and where possible away from high-risk locations (such as within ten metres of the wet ditch), to minimise the risk of a spill entering the aquatic environment.

4.10 Fresh concrete and cement are very alkaline and corrosive and can cause severe pollution. Concrete and cement mixing areas should:

- Be sited at least ten metres from any watercourse or surface water drain to minimise the risk of run off entering a watercourse.
- Have settlement and re-circulation systems for water reuse, to minimise the risk of pollution and reduce water usage.
- Have a contained area for washing out and cleaning of concrete batching plant or ready mix lorries.

4.11 Any land cleared or damaged by construction should be replanted as soon as practicable post-development to avoid bare ground and minimise surface water run-off.

4.12 Spill kits will be available around the site. Should a spill occur, the following will be implemented:

- All works will be stopped.
- The site manager will be informed.
- The spill will be contained using the provided spill kits.
- The source of the spill will be identified and sealed.
- Granules/pads will be used to mop up the spill and then disposed of as hazardous waste.

4.13 The site manager will be responsible for ensuring these measures are carried out correctly.

Trees and Hedgerows

4.14 The proposed plans indicate the location of trees and hedgerows to be retained and also those to be removed within the site. Prior to the commencement of construction on site any retained trees and hedgerows will be protected from accidental damage using tree protection fencing. The protection zone will avoid harm to these trees and hedgerows through accidental above ground damage by machinery and through root damage by avoiding Root Protection Zones and will be in line with the Tree protection Plan (Aspect Arboriculture 2025).

4.15 The Site Manager will be responsible for ensuring the protective fencing is put into place and will confirm the positioning of the fencing with the arboriculturist.

4.16 The fencing will be marked with signage indicating that works must not take place within the enclosed area. The fencing shall remain in place until completion of the development but may be temporarily removed in order to allow further ecological enhancements i.e., creation of the neutral grassland.

Construction Lighting

4.17 Construction lighting is unlikely to impact bat foraging and commuting routes as works on site will be conducted between 08:00 and 18:00 Monday to Friday and between 08:30 and 13:00 on Saturdays. Any lighting will therefore only be required during the winter months when bats are not active.

4.18 Any necessary security lighting will be set on short timers with a sensitivity to large moving objects only. Any required security lighting will be directed away from the adjacent ancient woodland and stream to ensure this wildlife corridor is not impacted.

Breeding Birds

4.19 The reduction of scrub to facilitate the construction of the development will take place in winter outside of the nesting bird season. The scrub will be reduced down to 20 centimetres to avoid any impacts to hibernating reptiles but while still removing the nesting bird habitat. If the scrub is cleared between 1st March and 31st August then an ecologist will complete a nesting bird check prior to clearance. Any active nests identified must be retained in situ with a suitable buffer (likely to be 5 metres) until the ecologist has confirmed that the chicks have fledged, and the nest is no longer active.

4.20 The site manager shall be responsible for ensuring the ECoW is informed of the dates of proposed vegetation clearance and the ECoW will be responsible for undertaking inspections and providing advice to the construction manager.

Other mammals

4.21 Any trenches, holes or deep pits that remain open overnight during the construction period will be covered or secured. Where no ramp is present planks will be placed to allow any animals that may fall in to escape. These will be checked at the end of each working day.

4.22 Materials will be stored on pallets off the ground to avoid any small species taking shelter under them. Where construction is halted for more than 48 hours, any piles of building materials will be covered to prevent nesting birds potentially occupying and nesting. The site manager will be responsible for ensuring these measures are carried out correctly.

Reptiles

4.23 The construction zone encompasses 4.7 hectares of suitable reptile habitat, including tussocky grassland and scrub. Vegetation clearance and construction therefore pose a risk of injury and harm to reptiles present within this section of the site. Prior to construction a reptile translocation will be completed to relocate reptiles present within the construction zone to an off-site receptor area.

Prior to the translocation

4.24 Woody vegetation within the construction zone will be cut to ground level prior to the translocation to facilitate trapping.

4.25 A reptile fence will be erected around the construction zone to ensure all areas with future construction impacts are included. The reptile fence will be installed under the supervision of a qualified ecologist, using wooden posts and plastic sheeting. The fence will be partially buried to a depth of approximately 150 millimetres. The reptile fence will encompass the entire working area and is anticipated to align with the tree protection fencing. The final fence location will be determined through a site meeting to ensure all areas of impacted habitat are included.

4.26 Artificial refugia in the form of 0.5 m^2 sections of roofing felt, corrugated metal or unduline will be distributed within the construction zone in suitable areas of reptile habitat.

Translocation

4.27 The refugia will then be visited during suitable weather conditions (where possible, cloudy with sunny breaks and temperature between 10 and 20°C, no rain and moderate wind) between late March/April and October. Any reptiles encountered will be caught and relocated to the designated receptor site. Trapping will take place over a minimum of 30 days with visits stopping once the numbers have dropped significantly or reached 0 for a period of 5 days.

4.28 Any existing natural refugia such as log or rubble piles will be removed by hand. The site will then be subject to a destructive search. An ecological watching brief will be maintained throughout the search. An experienced reptile handler will work alongside a strimmer and move any reptiles that are encountered. The topsoil of the site will then be removed with the use of toothed bucket until all suitable reptile habitat has been removed from the site.

During and Post Construction

4.29 All contractors will be briefed on the importance of the reptile fence and ensuring it remains intact through the course of the development.

4.30 If any reptiles are then encountered during construction works the ecologist will be contacted for further advice. The construction zone must be maintained as unsuitable for reptiles during the works, with particular focus on a one-metre buffer adjacent to the reptile fence, to prevent recolonisation. Materials must be stored away from the fence and vehicle movement must be supervised adjacent to the reptile fence to prevent damage. The reptile fence will be inspected on a monthly-basis during construction to check for damage.

4.31 Once construction and all relevant landscaping has been completed the fence will be removed to allow reptiles to recolonise areas of open green space.

5.0 Schedule of Works

5.1 **Table 3** shows the timetable of the works to be carried out for each receptor affected by the development during the period of construction as well as any pre-work necessary for the site, areas shown in Appendix **B**. The site manager will be responsible for ensuring this timetable is followed and to ensure the contracted ecologist is present for the necessary stages of the development.

Table 3: Timetable of works

<table>
<tr><th></th><th>Pre-works</th><th colspan="4">Demolition/ Pre-construction</th><th colspan="8">Construction</th></tr>
<tr><th>Ecological Receptor</th><th></th><th>January</th><th>February</th><th>March</th><th>April</th><th>May</th><th>June</th><th>July</th><th>August</th><th>September</th><th>October</th><th>November</th><th>December</th></tr>
<tr><td rowspan="2">Ancient Woodland, Hedgerows and trees</td><td rowspan="2">Protective Heras fencing installed around the retained woodland hedgerows and trees</td><td colspan="2">Felling of negligible bat potential trees</td><td colspan="6">ECoW required for nesting bird checks for tree felling or scrub clearance</td><td colspan="4">Felling of negligible bat potential trees</td></tr>
<tr><td colspan="12">Maintenance of protective fencing</td></tr>
<tr><td>Bats</td><td></td><td colspan="12">Construction lighting is unlikely to impact bat foraging and commuting routes as works on site will be conducted between 7:30 to 18:00.
Any lighting will therefore only be required during the winter months when bats are not active.
Any necessary security lighting will be set on short timers with a sensitivity to large moving objects only.
Any required security lighting will be placed away from boundary features.</td></tr>
<tr><td>Nesting Birds</td><td></td><td colspan="2">Felling of negligible bat potential trees</td><td colspan="6">ECoW required for nesting bird checks for any tree felling or scrub clearance</td><td colspan="4">Felling of negligible bat potential trees</td></tr>
<tr><td>Reptiles</td><td>Maintain grassland on site</td><td></td><td></td><td></td><td colspan="6">ECoW required for reptile translocation – weather dependent
ECoW required for erection of reptile fence and removal once development is complete</td><td colspan="3"></td></tr>
<tr><td>General Measures</td><td></td><td colspan="12">Avoidance of trapping animals in excavations
Avoidance of storage and material on the ground
Avoidance of leaving materials uncovered and unattended for more than 48 hours.
Maintain reptile fence</td></tr>
<tr><td>Water Pollution</td><td>Pollution control measures agreed and in place</td><td colspan="12">Pollutions control measures implemented</td></tr>
<tr><td>Air Quality</td><td>Air quality control measures agreed and in place</td><td colspan="12">Air quality control measures implemented</td></tr>
</table>

6.0 References

Collington Winter Environmental (2023) Park Lane, Charvil, Preliminary Ecological Appraisal Report

Aspect Arboriculture (2025) Tree Protection Plan

Pro Vision (2025) Park Lane, Charvil, Preliminary Ecological Appraisal Report

Appendices

Appendix A: Proposed Plans

LAND AT PARK LANE, CHARVIL

PROPOSED COLOURED SITE LAYOUT

Key

- Proposed Site Boundary
- Proposed 2.4x49m Visibility at the Site Entrance
- Proposed Tree Planting
- Existing Trees & associative RPA to be retained
- Proposed Affordable Accommodation
- Proposed First Home Accommodation
- Proposed Shared Ownership Accommodation

Sandpit Copse

PLAY AREA

Pond

Key Pumping Station

0 5 10 20 30 40 50m

SCALE 1:500

Rev	Date	Amendment	Initials
A	24-11-25	SUDs Design Updated	CT

Project:
LAND AT PARK LANE
CHARVIL

Client:
BELLWAY (THAMES VALLEY)

Drawing:
PROPOSED COLOURED SITE LAYOUT

PLANNING

Drawing no: 25.2208.2001

Rev: A

Scale@A0: 1:500 Date: OCT 2025 Drawn: CT Checked: _

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Appendix B: Construction Plan

Legend

- 15 metre ancient woodland buffer
- Veteran tree
- Ancient woodland
- Construction area
- watercourse buffer
- retained stream

0 25 50 75 100 m

N

ISSUE	DATE	DESCRIPTION	DRAWN	CHECKED
v1	05/11/25	First Issue	LSJ	AH
v2	11/12/25	Update plan	LSJ	

CLIENT:	**Bellway Homes**	
PROJECT:	**Park Lane, Charvil**	
DRAWING:	**Construction Plan**	**1:1500**
NUMBER:	**8960-XX-E1-02**	**A3**
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