JNP GROUP

CONSULTING ENGINEERS

Construction Environmental Management Plan

Project: Hogwood Farm – Parcels 4 & 5

Hogwood Farm

Finchampstead

Client: Cala Homes Ltd

Reference: C86557-JNP-XX-XX-RP-G-1007 P02

Date: October 2024

DOCUMENT CONTROL SHEET

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FOR AND ON BEHALF OF JNP GROUP

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Contents

1 INTRODUCTION

1.1 General

1.1.1 JNP Group was instructed by the Cala Homes Ltd to produce a Construction Environmental Management Plan (CEMP) for the Parcels 4 & 5 development at:

Hogwood Farm
Finchampstead
RG40 4QE

hereinafter referred to as 'the site'. This report is subject to the limitations presented in Appendix A.

1.2 Planning Context

1.2.1 Planning Permission (reference: O/2014/2179 and 140764) was granted by Wokingham Borough Council (WBC) in January 2017 for a hybrid application for the overall Hogwood Farm redevelopment. This comprised:

- Outline planning permission (OPP) for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sport pitches and associated pavilion building; highways infrastructure; associated landscaping, public realm, open/greenspace and sustainable urban drainage systems (SuDS); and
- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

1.2.2 The hybrid planning permission was subsequently amended by a Section 73 application (181194), which was approved in November 2018.

1.2.3 Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018), reference 241524. The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered. Reserved Matters Approval was givenon the 13th January 2025.

1.2.4 The outline planning permission required that a number of phased Construction Environmental Management Plans (CEMP) associated with demolition and construction activities are prepared to discharge Condition 43 of the OPP (as amended); the full requirements can be found in Appendix B. The CEMP need to be submitted to and approved in writing by the Local Planning Authority.

1.2.5 This CEMP has been prepared to support the construction activities of the Parcels 4 & 5 part of the site.

1.3 Objectives

1.3.1 The objective of this CEMP is to outline the principles and detailed measures to minimise and mitigate the construction impacts of the works associated with Parcels 4 and 5 redevelopment.

1.3.2 The CEMP will aim to ensure that relevant mitigation measures are implemented and adhered to during all works and stages of development, take into account relevant WBC planning policy and local plan, and ensure relevant legislation and construction industry codes of practice and best practice are complied with.

1.3.3 The CEMP details the development works, outline site preparation, construction works, main construction works, construction plan, waste management, materials management, traffic management training, communication of environmental control and safety procedures that will be to be adhered to during the construction of the development and provides a tool to ensure the successful management of potential adverse effects as a result of the construction activities. It sets out roles and responsibilities for the management of these controls and procedures.

1.3.4 Works on the Parcels 4 and 5 development shall not commence until the CEMP has been approved in writing by WBC.

1.3.5 Any changes to the CEMP will be made by the appointed Contractor in consultation with WBC.

1.3.6 The CEMP will be continually monitored and any significant amendments will be submitted to WBC for approval.

2 PROPOSED DEVELOPMENT AND SITE CONTEXT

2.1 Project Description

2.1.1 The development comprises the provision of 186 dwellings alongside the provision of associated internal access roads, parking, landscaping, footpaths and sustainable drainage systems (SuDS).

2.1.2 The proposed development for Parcels 4 and 5 is shown on the Omega Architect's Site Layout (3243-C-1005-PL-C, dated 18/12/24) included in Appendix C to this report.

2.1.3 The site will be developed in two stages of works; the groundworks phase and the superstructure phase, with the initial works being carried out by an External Principal Contractor to be appointed by Cala Homes.

2.1.4 The groundworks stage will involve the construction of site roads, sewers and utilities infrastructure, general earthworks, excavation and construction of two attenuation basins, and construction of the initial housing foundations, including the use of shallow and piled foundations, to roughly damp proof course level.

2.1.5 The superstructure stage will comprise the main construction phase to build the houses and complete the development. Cala Homes will take over the role as Principal Contractor for this stage.

2.2 Site and Surroundings

2.2.1 The site comprises 9ha hectares of former agricultural land. During the site investigations for each parcel, Eastwood Consulting Engineers recorded several large spoil heaps are located to the north of the centre of Parcel 4 and a further vegetated spoil heap is located adjacent to the southern boundary (reference 41623 -042 Geotechnical and Geo-environmental Site Investigation Parcel 4 Hogwood Farm, Issue 3, dated 24 January 2024).

2.2.2 There are no buildings present on site.

2.2.3 Parcels 4 and 5 are bordered to the south by the Suitable Alternative Natural Greenspace (SANG) and Parcels 2 and 3 to the north. The eastern boundary is marked by a further development parcel with the A327 and Sheerlands Road to the west. Ancient woodlands and fields are located to the west beyond the A327.

2.2.4 The surrounding land use comprises the wider phases of the Hogwood Development including the Nine Mile Road Extension to the north-east, beyond this is the Hogwood Industrial Estate. To the east is further former agricultural land as future development parcels of the Finchwood Park development. Woodland is present to the west of the site.

3 CONSTURCTION PROGRAMME, ACTIVITIES AND GENERAL REQUIREMENTS

3.1 Construction Programme

3.1.1 It is anticipated that Parcels 4 and 5 will be instructed in four phases:

- Site preparation and enabling works;
- Piling;
- Drainage and;
- Road construction.

3.1.2 These will commence during the first quarter of 2025 and be completed over a four year programme.

3.1.3 The first phase of site preparation and enabling works is required prior to the main earthworks and construction works commencing. This will include provision of the following:

- Site set up, construction of site hoards and temporary lighting around the perimeter of the site and security;
- Material delivery and off-loading areas, storage areas, welfare facilities and site logistics, and access arrangement and vehicles routing.

3.1.4 The proposed compound and storage layout will be located in the north-west corner of Parcel 5 will comprise a storage area for materials, plant and waste, a compound area (comprising site offices and welfare facilities) and an area for visitor and staff vehicle parking.

3.1.5 Drawing SA00382-061-A-SITE Logistics Plan produced by Project Architecture (Appendix C) shows the approximate compound location, materials storage, parking, access and haul road.

3.1.6 Any security lighting will be positioned and operated to ensure no issues of nuisance are created for the existing residents. Any surface or near surface obstructions will be removed and utilities will be disconnected or diverted.

3.2 Construction Activities

3.2.1 Provision of temporary haul road from the new road network to the emergency vehicle access point as shown on the SA00382-061-A-SITE Logistics Plan produced by Project Architecture (Appendix C)The main sequence of construction activities will be as follows:

- Identification of utilities that require protection, monitoring and isolating, diverting or clearly marking their location;
- Tree and vegetation clearance or protection, where required;
- Erection of suitable fencing marking the 15m buffer zone from the Ancient Woodland that is located adjacent to the western part of the site;
- Heras fencing to be erected to separate the site while construction is progressing on site;
- Topsoil stripping and excavation;
- Earthworks operations including cut and fill operations and excavation of attenuation basin;

- Foundation construction;
- Installation of new drainage elements including manholes, drainage and headwalls;
- Construction of new roads and pavements;
- Construction of new footpaths;
- Above ground construction;
- Habitat Management (preparation, planting, installation of bird and bat boxes, implement measures for control of invasive species). Reference should be made the Implementation Phase (Construction Phase) as per Section 6 Implementation of Management of the HDA Parcels 4 and 5 LEMP 2024 .

3.2.2 The site compound area will comprise site cabins and the appropriate welfare units, the storage area will be used to store materials and waste in designated areas and using appropriate containers where necessary Drawing SA00382-061-A-SITE Logistics Plan produced by Project Architecture (Appendix C)shows the approximate compound location, access and haul road.

3.2.3 There are no demolition activities associated with the construction works.

3.3 Construction Plant

3.3.1 During the construction activities, the most likely types of plant and equipment that are to be used at various stages of construction are as follows:

- General hand tools;
- Trucks / tipper truck;
- Hoists;
- Screening plant / concrete crusher;
- Breaker / pavement breaker;
- 360° tracked excavators;
- Dumper trucks;
- CFA piling auger;
- Grader;
- Vibratory compactor / hammer;
- Roller;
- Concrete pumps and mixer;
- Compressors / generators;
- Mobile floodlighting;
- Environmental monitoring equipment; and
- Skips.

3.4 General Construction Requirements

Hours of Work

3.4.1 The standard working hours for all operations and ancillary works will be:

- 08:00-18:00 Monday to Friday; 08:00 -13:00 Saturday

3.4.2 No works will be undertaken on Sundays or Public Bank Holidays.

3.4.3 These hours will be strictly adhered to unless or in the event of:

- An emergency demands continuation of the works on the ground of safety;
- Minor internal works are being undertaken within the confines of the building envelope; and
- Completion of an operation that would otherwise cause greater interference with the environmental / general public if left unfinished.

3.4.4 No continuous 24-hour activities are envisaged for works and any necessary working outside of standard working house will be agreed in advance with WBC and will be subject to reasonable notice.

3.4.5 The Principal Contractor will need to obtain an agreement under the Section 61 regime with WBC which will outline working hours, dust, noise and vibration limits during the construction phase.

Access

3.4.6 Construction traffic accessing or egressing the site will be via Sheerlands Road as shown on drawing SA00382-061-A-SITE Logistics Plan produced by Project Architecture(Appendix C).

3.4.7 Construction access to the site will be gated and set back from the highway, determined by the length of the longest vehicle.

3.4.8 The type and number of vehicles used during the construction phase will vary according to the difference stages of construction phase. HGV movements will be restricted as far as reasonably possible to avoid peak traffic flow periods (08h00-09h00 and 17h00-18h00).

3.4.9 The Contactor will maintain a logs of all drivers than will include a written undertaking from them to adhere to the use of the approved routes for construction traffic.

3.4.10 Directional signage will be implemented to ensure that construction traffic adhere to the designated routes and to minimise the effect on the surrounding road network.

3.4.11 All construction traffic entering and leaving the site will be closely controlled and during delivery times, traffic marshals will be positioned to control and record entry and exit movements.

Temporary Traffic Orders

3.4.12 Under Section 14 of the Road Traffic Regulation Act 1984, temporary traffic orders can be imposed to close roads or to restrict traffic and parking so that works can be undertaken either on a road or near a road (such as on a building site or redevelopment site).

3.4.13 Should this be required at the site, the Principal Contractor shall apply to WBC for a temporary order, including the details of the date, duration and description of the works.

Security

3.4.14 Only authorised personnel will be permitted on site. All visitors will be required to enter through the main entrance and report to the Construction Manager / Site Manager. In addition, visitors will be required to sign in and out to ensure that site management are aware of the number of people on site in the event of an emergency.

3.4.15 Visitors will be required to undergo induction training, wear the necessary personal protective equipment (PPE) and will be accompanied by a representative on site at all times.

3.4.16 Banksmen will aid construction vehicles entering and exiting the site. All mobile plant / equipment will be park safely and locked within a designated area to prevent tampering and keys to all plant / equipment will be kept in a designated location.

3.4.17 A minimum 2.4m high hoarding will be erected around the perimeter of the work or phases in advance of the commencement, with gated access put in place. The hoarding and all storage areas will be checked on a regular basis to ensure that it is maintained and in good condition, and remains secure. All gates into the site will be secure at all times.

3.4.18 In addition, any fencing placed around exclusion zones, such as the Ancient Woodland buffer zone, will also be checked on a regular basis to ensure that it is remains in place.

Lighting

3.4.19 Lighting on construction sites, whether natural or artificial, is essential to health and strategy. Poor lighting can represent significant risks to personnel which can result in accident and injury; the quicker and easier it is to see a hazard the better the likelihood of avoiding it.

3.4.20 As outlined within Section 35 of the CDM Regulations (2015), the development site must be provided with suitable and sufficient lighting, which must be, so far as is reasonably practicable, by natural light. This relates to both the construction site as well as the approach and traffic route to the development site.

3.4.21 Site lighting will be at the minimum luminosity necessary to enable the safety and security of the construction site. Where appropriate, lighting to site boundaries will be provided and illumination will be sufficient to provide a safe route for the passing public. In particular, precautions will be taken to avoid shallows cast by the site hoarding on surrounding footpaths, roads and amenity areas.

3.4.22 Where artificial lighting will be activated by motion sensors to prevent unnecessary usage, it will comply will the Institute of Lighting Professional Guidance notes for the reduction of obtrusive light.

3.4.23 In determining any temporary construction lighting arrangement for the site, due consideration will be given by the Principal Contractor to any nearby residents and other sensitive receptors, such as wildlife, which may experience a nuisance from the light.

3.4.24 General control measures for the use of lighting are outlined below:

- Temporary site lighting when used adjacent to residential areas must be fixed with a nose screen to keep noise levels to a minimum;
- As far as is practical, lighting must be directed away from surrounding residential properties; and

- Lighting should always be positioned to prevent glare.

3.4.25 Given the presence of bats on site, best practices for lighting procedures can be found in Bats and Lighting in the UK and Bats and the Built Environment Series (BCT (2008).

Storage of Materials

3.4.26 Materials will be loaded / unloaded in the storage area, as shown on drawing SA00382-061-A-SITE Logistics Plan produced by Project Architecture Materials will similarly be stored in the areas as shown in same drawing.

4 CEMP RESPONSIBILITIES

4.1 Management Structure

4.1.1 Under the Construction (Design and Management) Regulations 2015 (CDM), the client must appoint a Principal Designer and Principal Contractor prior to the commencement of works on site. In the absence of an appointed Principal Designer and Principal Contractor, the client automatically takes on their duties. The roles of Client, Principal Designer and Principal Contractor under CDM 2015 are outside the scope of this CEMP.

4.1.2 The Principal Contractor will have the central role in managing Safety, Health, Environment and Quality (SHEQ) issues during construction of the development. The Principal Contractor and all appointed subcontractors are required to implement the environmental control measures set out within this CEMP.

4.1.3 An organogram of the proposed management and reporting structure is provided in Figure 1.

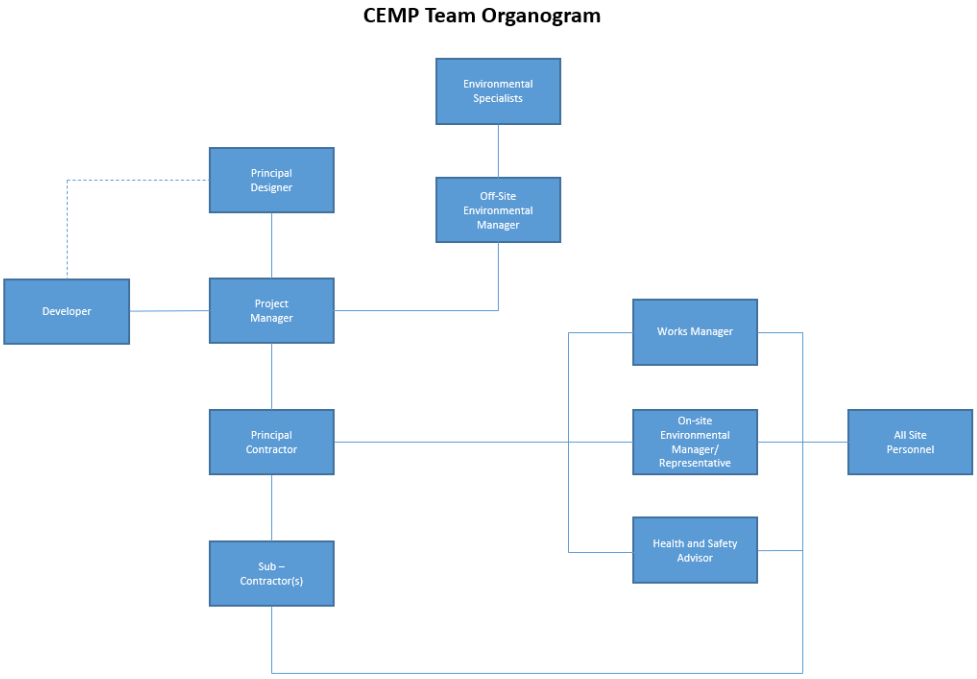


Figure 1: CEMP Team organogram.

4.2 Individual Responsibilities

4.2.1 The duties of the Principal Designer, Project Manager, Construction Works Manager, Environmental Manager and other personnel are detailed in the table below. Together the Principal Designer, Project Manager, Construction Works Manager, Environmental Manager and the H&S advisor form the project management team.

Table 4.1 Individual Duties

Individual	Duties	
Principal Designer (PD)	Review & approve CEMP. Submit CEMP to WBC.	Assign appropriate resources. Undertake regular site inspections (ensure compliance with CEMP).
Project Manager (PM) (may also be the above)	Allocate project resources to deal with environmental issues. Designate representative for environmental issues.	Ensure CEMP is established & implemented throughout project. Review & approve environmental action plans.
Principal Contractor: Construction Works Manager	Understand environmental constraints & implications. Communicate need for CEMP compliance with project team. Implement & maintain CEMP. Develop general site induction, tool box talks & ensure records are maintained.	Act on audit findings. Address & respond to complaints. Ensure appropriate pollution response provision is made. Report environmental breaches to PD and PM. Liaise with Statutory Authorities.
Principal Contractor: Environmental Manager (may also be the above)	Comply with CEMP. Understand environmental issues associated with project. Maintain complaints log. Ensure audits are undertaken. With PM, review CEMP regularly. Develop general site induction, tool box talks & ensure records are maintained.	Co-ordinate environmental awareness training & ensure responsibilities are outlined in site induction. Maintain & review environmental risk register. Liaise with Statutory Authorities. Liaise with WBC and other interested parties on environmental issues (including complaints process). Report environmental incidents to PD, PM & Environmental Regulators.
H&S Advisor (could be same as above)	Undertake site inspections. Provide advice & support to project management team.	Undertake audits at intervals defined in this CEMP.
Off-site Environmental Manager	Ensure PM, PC and subcontractors manage issues in accordance with CEMP.	Provide advice & support to project management team. Aid in the management & selection of specialist environmental resources.
Environmental Specialists	Undertake specialises monitoring (e.g. noise, dust), surveys and advise construction staff accordingly.	

4.3 Collective Responsibilities

4.3.1 The table below lists the collective responsibilities of the Project Management Team (PMT) plus other site personal.

Table 4.2 Collective Duties

Individual	Duties
PMT	Comply with CEMP. Maintain CEMP QA. Implement CEMP and supporting documents on site. Report to Environmental Manager any environmental incidents. Ensure site staff are aware of their environmental obligations & have received site environmental awareness training.
Works Manager, Sub-agents, site engineers, quantity surveyors, foreman and subcontractors.	
All personnel	Comply with operational controls and working procedures implemented by this CEMP Undergo site environmental awareness training. Immediately report environmental incidents to supervisor. Suggest modifications / improvements to CEMP or operational controls.

5 TRAINING, SITE RULES AND COMMUNICATION

5.1 Training

5.1.1 Contractual arrangements will require all contractors to provide suitably qualified staff to manage and implement the works for which they are responsible. The Principal Contractor will require that all employees demonstrate an appropriate awareness of local sensitivities, expected code of conduct, working knowledge of the legislation, codes of practice and guidance relevant to the activities in which they are engaged.

5.1.2 A training regime shall be implemented to ensure that all staff members, including subcontractors' personnel, receive focused environmental training to ensure their competence in undertaking their duties on the project.

5.1.3 The Principal Contractor will be responsible for identifying the training needs of their personnel and will ensure that appropriate training is provided.

5.1.4 Training will include information on local considerations and the Client's expectation on site behaviour, "toolbox talks" for site operatives to maintain an appropriate level of awareness H&S and environmental topics, and to advise employees of changing circumstances as works progresses. Records of attendance will be kept.

Site Inductions

5.1.5 The Principal Contractor will operative an induction scheme for all personnel to ensure that they are aware of their individual responsibility to comply with the CEMP.

5.1.6 The general site induction shall be developed to introduce all site personnel to the environmental issues associated with the development and important environmental controls associated with the day-to-day operation e.g. housekeeping, boundary control, waste management, exclusion zones and emergency procedures.

5.1.7 The person responsible for the induction is the Environmental Manager or Construction Works Manager. They will develop a general site induction to include environmental issues and ensure induction records are maintained.

Toolbox Talks and Method Statement Briefings

5.1.8 Toolbox talks and method statement briefings will be given as the work proceeds and will cover the environmental controls related to specific activities undertaken during the works e.g. refuelling, hazardous waste removal, spill response, working near wildlife etc. A register of toolbox talks and method statement briefing attendance shall be maintained on site.

5.1.9 The person responsible for the induction is the Environmental Manager or Construction Works Manager. They will regularly assess site activities, ensure relevant training requirements are met and development and deliver specialist toolbox talks as required to ensure site activities are undertaken in accordance with CEMP.

Emergency Procedures and Incident Reports

5.1.10 Procedures will be implemented to respond to any emergency incidents which may occur on site during the works. In order to ensure compliance with the requirements of the relevant legislation and to avoid or mitigate against any significant environmental impacts, an Emergency Preparation Plan (EPP) will be developed by the Principal Contractor.

5.1.11 All staff will be trained and made aware of the EPP set in place. In the event of an incident the Environmental Manager and H&S Advisor will be notified. In addition, WMC, the EA and any other interest bodies will be notified as required.

5.1.12 In the event of a spill or leak, the procedure shown as Figure 2 will be followed. This will be included in the incident response plan, and this will be briefed to the site staff and displayed on the site notice boards and near any relevant areas on site e.g. refuelling areas or storage areas.

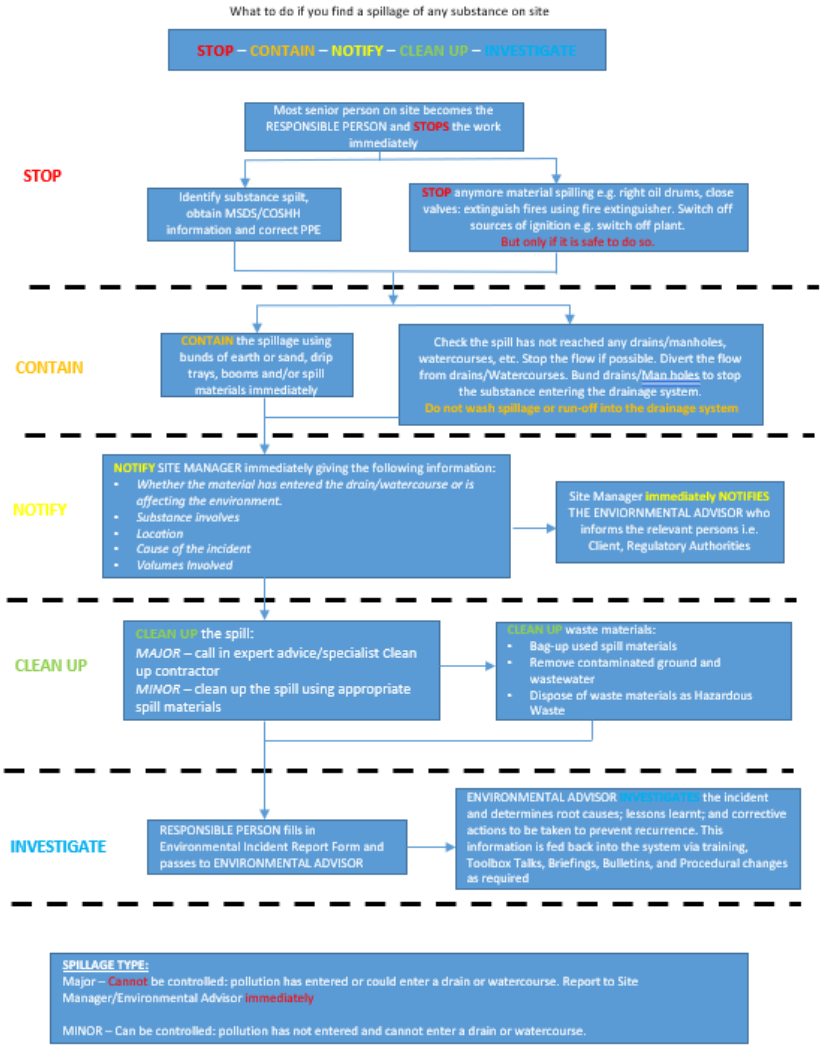


Figure 2: Emergency spill response procedure.

5.1.13 In addition, in the event of an unforeseen environmental incident (pollution occurrence), on-site work should be stopping in the area immediately affected and the EA should be contacted via their incident hotline 0800 807 060.

5.1.14 Emergency spill kits shall be kept on-site in strategic locations and a member of staff who is trained to use them shall be present on-site at all times.

5.2 Site Rules

5.2.1 The site rules shall be developed to include environmental controls wherever applicable; these rules should be displayed in all on site offices and welfare facilities as well as strategic positions around the site.

5.2.2 An initial list of "Site Rules" to be implemented is given below, these will be updated and developed further by the Principal Contactors as necessary:

- All personal visiting or working on site must complete induction training prior to accessing the site, and declare their CSCS cards (if appropriate);
- All plant / equipment used during the construction activities must be compliant with the Provision and Use of Work Equipment Regulations 1988 (PUWER), maintenance and relevant certificates must be retained on site;
- All substances to be used or handled on site must have a Control of Substances Hazardous to Health (COSHH) assessment available on site for staff members to consult;
- At the end of each working day all means of access, e.g. steps or ladders left in position, must be secured / removed to prevent unauthorised persons (especially children) assessing the site and hazardous areas;
- Smoking is prohibited on site, except in designated areas, and the procession or use of alcohol and drugs is prohibited;
- Site welfare facilities must be maintained for the duration of the works;
- Standard Personal Protective Equipment (PPE) is required on site at all times, as well as additional Protective Equipment as required for specific works;
- Use of audio equipment is not permitted on site, except in designated areas;
- All staff members must work to their safety method statements and abide by all safety signs at all times;
- All Principal Contractors and subcontractors personnel must conduct themselves and perform their duties on site in a safe manner;
- All plant and equipment must be checked prior to use, defects or problems must be reported and where necessary plant or equipment removed from site;
- All work areas must have clear, well maintained signage;
- Appropriate firefighting equipment to be maintained on site;
- All waste materials must be collected, segregated and removed from site at regular intervals, and must follow the correct duty of care procedures;
- Wildlife or habitat buffer zones must be adhered to throughout the works;
- No fires are permitted on site;
- A qualified First Aider / Emergency First aider to be present on site at all times;
- Acts of threat or violence will not be tolerated, and any offender will be removed and permanently excluded from the site.

On site Communication

5.2.3 A full contact list containing names, job titles, contact numbers and emails of the Project Team members shall be produced and maintained. This should include the Environmental Manager. On site communication will be provided by mobile telephone or two-way radio.

Community Relations

5.2.4 The Construction Manager in conjunction with the Developer and with the support of the Environmental Manager or any appointed specialist will be responsible for liaison on matters with statutory and non-statutory authorities.

5.2.5 As the Principal Contractor, the Construction Manager / Environmental Manager will establish and maintain consultation, regarding project status, potential impact and mitigation measures, predicted timescales of activities etc., with several regulatory bodies with regard to the environmental aspects of this project. These will include:

- Environmental Health Office at WBC;
- Environment Agency;
- Natural England;
- H&S Executive; and
- Emergency Services.

5.2.6 Local Community Engagement

5.2.7 The Principal Contractor will commit to providing community relations personnel, who will be the first line of response to resolve issues of concern or complaints. Reasonable steps will be taken to engage with local community groups and residents prior to and during construction (such as through the use of newsletters and fliers). Neighbouring properties will be informed in advance of the works taking places, where possible, within two weeks but in any event, at least a week prior to the works commencing and as works progress. Information to be disseminated will included: location of planned work; type of work; duration; anticipated effects of the works; contact details for enquiries; and compliant procedure.

5.2.8 Site boards outlining information on the project and forthcoming works will be erected by the Principal Contractor at the entrance to the site. Site contact numbers will be displayed as appropriate along with the complaint's procedure.

5.2.9 All Contact Boards shall include the following information:

- The title "Contact Board";
- Name of the main contractor, address and person to whom correspondence should be addressed;
- Name of the site manager;
- Month and year of completion of works;
- Names and telephone numbers of staff who can take immediate action, so contact can be made at any time.

Complaints Management

5.2.10 A formal complaints procedure will be developed, the Construction Manager will be responsible for receiving, recording and responding to external complaints.

5.2.11 The Construction Manager will have their telephone number displayed for a quick response to complaints. A staffed telephone enquiry line will be maintained at all times when site works are in progress to deal with enquiries and complaints from the local community. The telephone number (and any changes to it) shall be publicised widely in the local area and notified to WBC's Environmental Health, Noise, and Licensing Enforcement Teams.

5.2.12 If any complaints are received concerning works / activities, then all work / activities being the cause of the complaint should cease (unless this would lead to a H&S concern e.g. structural integrity) until such time as further agreement to works is negotiated.

5.2.13 The complaint will be logged in a complaint register. This should contain, if possible, the complainants' details, detail of the complaint, date and time of complaint made, cause of complaints, action taken to resolve the complaint, date and time of action taken to resolve the complaint and reasons for any unresolved complaint.

6 ENVIRONMENTAL CONTROL MEASURES

6.1 Introduction

6.1.1 The following sections of the CEMP describe the general mitigation control measure to be implemented throughout the development to ensure the protection of the environment from potentially adverse effects from the development.

6.2 Traffic and Pedestrian Access

6.2.1 In order to reduce the impact of construction traffic, a Construction Logistic Plan (CLP), which will include a traffic management plan, will be prepared by the Principal Contractor and be submitted to and approved by WBC prior to the commencement of any works on site.

6.2.2 The main aim of the CLP would be to ensure that construction works are organised and delivered in a manner that safeguards the highway impact, highway safety and amenity to the area surrounding the site.

6.2.3 The CLP would provide the following details:

- Site operations;
- Operative staff and traffic generation;
- Traffic management – HGV and construction routing strategy (including any time restrictions), delivery of plant and materials, and contractor / visitor parking.

6.2.4 All loading, unloading and delivery of material and plant to the site and removal of waste, should, where possible, be undertaken within normal site working hours. Any early morning or evening deliveries must have approval from WBC.

6.2.5 In addition to the CLP, positive action should also be taken to reduce the number of HGVs entering and exiting the site. This would include:

- Balancing the earthworks as far as possible to minimise the imported and export of spoil material;
- 'Backloading' vehicle operation, where site delivery vehicles are utilised to remove waste material from the site as part of the same trip;
- Practical reuse of materials (e.g. soils or aggregates) on site and recycling of materials (refer to Section 7 for further details).

6.2.6 Measures to be adopted to reduce traffic and transportation effects include:

- Construction personnel should be encouraged to utilise public transport to and from site, where possible;
- Agreed access and egress routes on the site will be observed at all times; possible car sharing will be encouraged;
- Fire and emergency access routes will be kept free from obstructions at all times (main access road is also the emergency access – no parking of vehicles along this road);
- Footpaths and roads will always be kept clear of obstructions including parked vehicles;
- Material will not be stored on or near roadways or other areas where they may constitute a hazard;

- Banksmen will be employed to assists in traffic movements to ensure pedestrian safety and minimal disturbance to other traffic;
- The sheeting of loads will ensure that any material which is removed from site is secure;
- Safe routes to separate pedestrians from construction plant and vehicles will be established as soon as practicable;
- The use of mobile phones whilst driving or operating plant is prohibited;
- Vehicles not fitted with an audible reversing alarm / flashing beacon will have a banksman present when reversing or undertaking difficult manoeuvres on site and in the loading area;
- Safety signs will be clearly posted to make personnel on and around the site aware of traffic hazards;
- Drivers must obey the site and neighbourhood traffic management system including speed restrictions; and
- On site measure will be implemented to minimise any mud and detritus being deposited on the roads around the site. These may include wheel washing at the site egress.

6.3 Noise and Vibration

6.3.1 Best practicable means (BPM) will be applied during construction works to minimise noise and vibration at nearby residential properties and sensitive ecological receptors as necessary. The closest residential dwellings are part of the newly constructed residential estate to the north-east of Parcel 4.

6.3.2 BPM are defined in Section 72 of the Control of Pollution Act 974 and Section 79 of the Environmental Protection Act 1990 as those measures which are "*reasonably practicable having regard among other thing to local conditions and circumstances, to the current state of technical knowledge and the financial implications*".

6.3.3 The effects of noise and vibration will be controlled by introducing management and monitoring process to ensure that BPM are planned and employed as necessary.

6.3.4 All works must comply with BS 5228: Noise and Vibration Control and the Construction and Open Sites Part 1: Noise and Part 2: Vibration. To ensure compliance with BG5228, it is expected that noise monitoring will be required, at a level to be agreed with WBC. All site personnel will be trained on BS 5228 and training evidence held on site.

6.3.5 The following measures will be adopted to reduce noise and vibration during the works:

- New and quiet vehicles/ plant machinery will be used at all times, and such vehicles / plant will be fitted with effective exhaust silencers;
- When not in use, all vehicle engines and plant will be switched off;
- Pneumatic tools will be fitted with silencers / mufflers when in use close to sensitive receptors;
- Generators and compressors will be silenced or screened as appropriate;
- All vehicles and mechanical plant shall be maintained in good and efficient working order;

- Engine covers will be kept closed when machines are in use;
- Care will be taken when erecting or striking scaffolds to avoid impact noise from banging steel;
- Careful handling of materials and waste to minimise dropping from heights;
- Shouting and raised voices shall be kept to a minimum, use of radios is to be restricted except where two-way radios are required for H&S reasons;
- A minimum 2.4 m high impervious hoarding will be erected around the site, where feasible and practicable, and will continue to be maintained throughout the works;
- A site inspection will be undertaken daily to identify and rectify any issues which may increase noise and /or vibration;
- Toolbox talks will instruct personnel on noise and vibration issues;

6.4 Air Quality and Nuisance Dust

6.4.1 There are three sources of emissions that will need to be controlled to minimise the potential for adverse environmental effects:

- Traffic – exhaust emissions from site plant and vehicles;
- Excavation dust - dust emissions from site activities (i.e. materials handling, storage, stockpiling, spillages, disposal, excavation of ground for infrastructure requirements.)

6.4.2 The Principal Contractor will be required to control and limit dust air quality, odour and exhaust emissions during the construction works as far as reasonably practicable and in accordance with BPM. This will include reference to publications on best practice including the following:

- Guidance on the Assessment of the Impacts on Air Quality and the Determination of their Significance, Institute of Air Quality Management, Jan 2014 (IAQM 2014);
- Air Quality Monitoring in the Vicinity of Demolition and Construction Sites, IAQM 2021;
- The Control of Dust and Emissions during Construction and Demolition. Supplementary Planning guidance, greater London Authority, July 2014;
- EU Directive 97/68/EC Requirements relating to gaseous and particulate pollutant emission limits and type approval for internal combustion engines for non-road mobile machinery (NRMM).

6.4.3 The site is located in an Air Quality Management Area (AQMA) for nitrogen dioxide and particulate matter (PM_{10}). Therefore, consideration will be made in terms of equipment choice and mitigation methods implemented.

6.4.4 A number of mitigation methods will be implements to minimise the nuisance and impact arising from dust produced throughout the works and to maintain suitable air quality level. These include the following:

- Contractors will be instructed to use all reasonable means available to keep dust to a minimum, especially during dry weather conditions;
- Wind speed and direction must be taken into account when organising site operations;

- The use of damping down equipment must be employed where dust may be generated to control dust at source. Water run-off from dust suppression activities will be controlled;
- Bins and skips will either be in an area or covered, sheeted and labelled; daily on-site and off-site inspections will be undertaken to monitor dust;
- All dust and air quality complaints will be records, identifying causes and taking appropriate measures to reduce emissions in a timely manner and record the measure taken;
- Dust site inspections will be undertaken on a regular basis with records made of any exceptional incidents that cause dust and/or air emissions and action take to resolve the situation;
- A bowser will be installed on site during the working hours to assist with the volume of dust created by the number of moving vehicles;
- Speed limits will be placed on all haul road to prevent dust spread;
- Road sweepers or jet washers will be employed when necessary to ensure that debris and dust is confined to the construction roads and does not spread to any public roads;
- A permanent gatemen will be in place during the site operating hours and will radio in any instance of dust/ dirt making its way onto public highways. This will be dealt with immediately to avoid any issues arising;
- A wheel wash facility, as a jetwash, is in place on site and all plant operatives should be made aware during site induction that this facility is to be used on any day with weather that would produce higher than normal levels of mud and debris on site. The highway network is to be monitored and, where required, mechanical street sweepers would be used;
- Burning of any material is prohibited anywhere on site;
- Avoid site run-off of water or mud;
- Remove material that has a potential to produce dust from site as soon as possible and all vehicles hauling loose or potentially dusty materials to and from the site will be covered;
- Any stockpiled materials will be suitably covered to avoid dust generation.

6.4.5 During construction:

- Only use cutting, griding or sawing equipment fitted or in conjunction with suitable dust suppression techniques, such as water spray and local extraction;
- An adequate water supply should be provided on site for effective dust suppression using non-potable water where possible and appropriate (adequate frost protection during the colder months should be taken into consideration);
- Areas where there is vehicle movement should have a consolidated surface which should be kept in good repair; and

- Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practicable.

6.4.6 Measures will also be implemented to limit emissions from construction plant and vehicles. These are described in the traffic and transport section above and will also include the following as appropriate:

- Operation of construction plant in accordance with the manufacturer's written recommendation;
- Vehicle engines and plant will be switched off and secured when not in use;
- Construction vehicles will conform to the current EU emissions standards;
- Vehicle and construction plant exhausts to be directed away from the ground and positioned a height to facilitate appropriate dispersal of exhaust emissions;
- The enclosure, shielding or provision of filters on plant likely to generate excessive quantities of dust beyond the site boundaries;
- The use of diesel or petrol powered generators will be reduced by using electricity or battery-powered equipment where reasonably practicable; and
- Vehicle, plant and equipment maintenance records will be kept on site and reviewed regularly.

6.4.7 From a review of the ground investigation report produced for Parcels 4 and 5 (as referenced in 41623-041 Geotechnical and Geo-environmental Site Investigation Parcel 4 Hogwood Farm, Issue 3, dated 25 April 2024 and 41623-042 Geotechnical and Geo-environmental Site Investigation Parcel 5 Hogwood Farm, Issue 2, dated 9 January 2024) asbestos was not recorded at the site.

6.4.8 However, made ground was identified within Parcel 4 as the site compound area and within the south of Parcel 5 as material used to raise site levels. Asbestos was not recorded within the made ground, however asbestos containing material (ACM) may be present where if made ground is identified during the groundworks phase of the development. Routine asbestos air monitoring is not required. No buildings are located within Parcels 4 and 5, therefore no demolition will occur.

6.5 Visual Impact

6.5.1 Appropriate controls will be put in place to protect nearby visual receptors, namely local residential and commercial receptors, most likely to be restricted in the south-eastern part of the site. These include:

- Screening of the construction site with 2.4 m high (minimum) protective barrier where feasible;
- Construction lighting will be positioned and operated to minimise visual intrusion and nuisance;
- A survey plan showing areas of existing trees and habitats that will be retained and require protection, the Ancient Woodland buffer zone, and the badger setts to be retained (and protected) and those to be removed will be reproduced, reference to the series of HDA Ecology reports, including those given as Appendix D, will be required;

- Avoidance of unnecessary tree and vegetation removal and protection of existing trees in accordance with BS 5837 Trees in Relation to Design, Demolition and Construction Recommendations; and
- Stockpiles and mounds will be kept away from sensitive receptors and will be enclosed or securely sheeted where appropriate. Internal walls separating storage bays will be at least 0.5 m lower than external walls of the bays.

6.6 Water Resources

6.6.1 Water resources associated with the site are drains as identified by Eastwood Consulting Engineers during the intrusive investigation 275 m west and 200 m east for Parcels 4 and 5 respectively. From the Ground Investigation Reports (41623-041 Geotechnical and Geo-environmental Site Investigation Parcel 4 Hogwood Farm, Issue 3, dated 25 April 2024 and 41623-042 Geotechnical and Geo-environmental Site Investigation Parcel 5 Hogwood Farm, Issue 2, dated 9 January 2024), the underlying London Clay is classified by the Environment Agency as unproductive strata and the site is not located within a groundwater protection zone.

6.6.2 Implementation of an appropriate temporary drainage system will be required in order to minimise the potential risk of increased sediment affecting the surrounding areas during construction activities on site. Construction activities may adversely affect the quality of surface water or groundwater due to contaminated or uncontaminated run-off, stockpile run-off, or spillages or leaks on site. The Principal Contractor will take precautions during the works to protect the drainage system and nearby watercourse and groundwater from siltation or pollution.

6.6.3 From the previous ground investigation work (as referenced in 41623-041 Geotechnical and Geo-environmental Site Investigation Parcel 4 Hogwood Farm, Issue 3, dated 25 April 2024 and 41623-042 Geotechnical and Geo-environmental Site Investigation Parcel 5 Hogwood Farm, Issue 2, dated 9 January 2024), no elevated concentrations of determinant were recorded in the made ground or natural ground on site.

6.6.4 Construction activities, including the storage and handling of materials on site will be undertaken in accordance with the Pollution Prevention Guidance (PPG), which can be found on the government website (https://www.gov.uk/guidance/pollution-prevention-for-businesses), which provides details on:

- Polluting substances;
- Activities that produce contaminated water;
- Correct use of drains;
- Storing materials, products and waste;
- Unloading and moving potential pollutants; construction, inspection and maintenance.

6.6.5 The following mitigation measure will be implemented, where applicable, to protect the water environment and surface water quality during all construction activities:

- All tanks will be adequately bunded to prevent spillages and drip trays will be used under stationary plant.

- Bunds or drum pallets will be covered, where possible, to prevent the accumulation of rainwater;
- Bunds should be sized appropriately according to the number of containers being stored;
- During refuelling activities, spill kits will be on hand to address any minor incidents during these activities;
- Refuelling activities should take place away from the path to open drain systems. Drains should be sealed if in close proximity;
- A lockable fuel bowser will be used for refuelling on site. The driver will be responsible for ensuring that refuelling of mobile plant does not take place within 250m of a drain, watercourse or pond;
- The refuelling bowser and the site vehicles shall be equipped with "Grab Pack" spillage control kits and personnel will be appropriately trained as part of the site induction;
- To minimise the risk of ground contamination, all plant operators will be required to clean up any small fuel or oil spillages immediately;
- Waste water generated from construction activities such as dewatering excavation should be disposed of in accordance with the relevant legislation and should not be discharged directly to surface or foul drains without appropriate licences in place;
- Existing and new surface water drains, and surface water courses will be kept clear of silt build up. Stockpiled materials will not be located adjacent to drains and watercourses;
- Road and hard surfaces will be kept clean to prevent a build-up of mud and sediment.

6.6.6 As referred to earlier in this CEMP, an EPP will be created, reviewed and updated regularly by the Principal Contractor and project team. The EPP will be an up-to-date document containing information on the location and volumes of hazardous substances on site, the location of spill response equipment, the location of sensitive receptors (drainage, watercourses and ecology) and the incident response procedure to be followed. All staff will be trained and made aware of the EPP set in place. In the event of any incident the Environmental Manager will be notified, in addition, if deemed significant, WBC Environmental Health Offices and any other interest bodies will be notified. The Principal Contractor will a designate a Site Spillage Team who will take appropriate actions in the event of a significant event.

6.6.7 All redundant sewer pipework must be sealed off at the sewer. All retained sewer pipes should be tested and a CCTV survey undertaken to ensure they are suitable for use.

Pollutants: Suspended Solids

6.6.8 Pollution can be caused by the discharge of suspended solids into a watercourse. This is most likely to occur from pumping out excess rainwater from areas of accumulation (such as excavations or low points, from uncontrolled rainwater run-off from the site into a watercourse, or from stockpile collapse or run-off.

6.6.9 This type of pollution is preventable if the following guidance is adhered too:

- The hazards associated with silt pollution will be emphasised in the Site Induction.
- No waste will ever be pumped directly into a watercourse or drain (without appropriate licences in place);
- Only the minimum area of topsoil will be stripped at any one time;
- A 5m buffer strip of vegetation will be left on either side a watercourse, if possible, to provide a barrier;
- Straw bales and spill kits will be stored near all sensitive receptors;
- Silt traps will be used if deemed necessary;
- Silty water will be disposed of by pumping to a suitable area of grassland, to sewer or to a watercourse after sufficient treatment, providing the correct permission and consent are in place prior to any disposal.

Pollutants: Concrete

6.6.10 Wet cement and/ or dry cement will not be allowed to enter any watercourse or any groundwater resource and, if necessary, the flow of the watercourse will be temporary diverted (subject to suitable permissions).

6.6.11 Cement might be used as a means to strengthen the soil in some locations, mixing the cement with soil resulting in a controlled column. The risk this poses to the groundwater is low and groundwater can still flow around and through the site.

6.6.12 Tools and equipment will not be cleaned in the watercourse, and any cleaning required will done well away from any watercourses. Wash water will not be discharged into watercourses, drains or disposed of in any way as to cause a discharge of water into a watercourse.

6.6.13 If concrete must be sprayed, sheeting will be used to cover any nearby surface watercourses.

6.6.14 A concrete wash out area will be created for contractors to wash out their delivery wagons. This will be appropriately signed and all drivers will be made aware of it.

6.6.15 Significant quantities of concrete wash-off water should not be left to soak into the ground without prior agreement from the Environment Agency.

6.7 Ground Conditions, Contamination and Hazardous Material

6.7.1 From the Ground Investigation Reports reviewed (as referenced in 41623 Geotechnical and Geo-environmental Site Investigation Hogwood Farm, Issue 2, dated 21 August 2017), contaminated ground has not been recorded at the site. The ground conditions comprise topsoil overlying natural ground.

6.7.2 Hazardous materials (fuels, solvents etc.) may be used during the construction works.

6.7.3 The EPP will set out any procedures to deal with any contamination issues that arise during the works. This procedure will be communicated during the Site Induction. Best practice techniques will be used during all construction activities. The operation of construction vehicles and the handling, use and storage of hazardous material will be undertaken as follows:

- Construction vehicles and plant will be maintained and supplied with spill kits and drip trays to reduce the risk of hydrocarbon contamination;
- Refuelling will be undertaken in specified areas. Drip trays will be installed to collect leaks from fuel pumps;
- The handling, use and storage of hazardous material will be undertaken in line with current best practice;
- Adequate bunds and secure areas, away from drainage, are to be provided for the storage of fuel, oil, chemical and paints;
- There will be provision of spill containment equipment such as absorbent material on site as well as spill kits located near sensitive receptors and in construction vehicles.

6.7.4 A member of staff will be nominated to control and monitor the Control of Substances Hazardous to Health (COSHH) system. Suppliers must send data sheets for every hazardous substance to be bought to or used at the site. For each hazardous substance an assessment information sheet will be completed by Health and Safety Advisor who will brief any personal likely to use such material as part of the induction or as a toolbox talk. This will include how to use it safely, disposal and emergency procedures. Written records of these briefings will be kept in the COSHH file held on the site.

6.7.5 Any new hazardous substances brought to site will have suitable arrangements made for their safe storage, use and disposal.

6.8 Ecology

6.8.1 The importance of protecting wildlife and habitat management during the construction process is recognised and practical measures will be taken to achieve this.

6.8.2 The following ecological reports specific to Parcels 4 and 5 have been reviewed:

- Hankinson Duckett Associates Hogwood Farm, Finchampstead. Non-native Invasive Species Management Plan – Parcels 4 and 5, 868.1. Dated July 2024;
- Hankinson Duckett Associates Hogwood Farm, Finchampstead. Detailed Ecological Permeability Scheme – Parcels 4 and 5, 868.1. Dated July 2024;
- Hankinson Duckett Associates Hogwood Farm, Finchampstead. Detailed Reptile Mitigation Strategy – Parcels 4 and 5, 868.1. Dated July 2024;
- Hankinson Duckett Associates Hogwood Farm, Finchampstead. Hedgerow Mitigation and Compensation Strategy – Parcels 4 and 5, 868.1. Dated July 2024;
- Hankinson Duckett Associates Hogwood Farm, Finchampstead. Landscape and Ecological Management Plan (LEMP) – Parcels 4 and 5, 868.1. Dated July 2024;
- Hankinson Duckett Associates Hogwood Farm, Finchampstead. Detailed Ancient Woodland Assessment and Mitigation Strategy – Parcels 4 and 5 and the associated Secondar Access into Parcels 4 and 5, 868.1. Dated October 2024;
- Hankinson Duckett Associates Hogwood Farm, Finchampstead. Detailed Ecological Permeability Scheme – Parcels 4 and 5, 868.1. Dated July 2024;

6.8.3 For completeness, copies of these reports are included as Appendix D to this CEMP.

6.8.4 The HDA LEMP sets out ecological objectives for the works, which are:

- Objective 1 – The ecological potential of the management area: maintain and enhance the biological interest and character of the management area;
- Objective 2 – the characteristics of the local landscape; maintain and enhance the landscape attributes of the key habitats associated with the management area and its local environs; and
- Objective 3 – access and amenity: provide an attractive environment and opportunities for informal recreation available to residents of the new development and existing residents of the surrounding area.

6.8.5 It is expected that the following mitigation measures will be applied, however the Principal Contractor will also refer to the above documents. In addition, guidance from the following publications should be reviewed by the Contractor to ensure working near wildlife is managed appropriately:

- CIRIA C691 Working with Wildlife: Guidance for Construction Industry. CIRIA 2011;
- CIRIA C762 Environmental good practice on site pocket book (fourth edition). CIRIA 2016

Designated Habitats

6.8.6 Whilst there are no statutory or non-statutory environmental designated areas within Parcels 4 and 5, the western area of each parcel is listed in Natural England's Inventory of Ancient Woodland. Under the 2023 National Planning Policy Framework this woodland is regarded as irreplaceable.

6.8.7 The areas of ancient woodland associated with both parcels of land comprise a 0.25ha strip of 'ancient and semi-natural woodland' along the western site boundary, connecting to other woodland parcels on site, and the wider site by hedgerows and woodland. In addition, as classified by WBC, an approximately 0.70ha area of woodland is located within the eastern part of the site as 'aged woodland'.

6.8.8 Both types of woodland locate don the margins of Parcels 4 and 5 are to be retained.

6.8.9 To mitigate against adverse impact to this woodland, a 15 m buffer zone from the edge of the Ancient and Aged Woodland will be marked, fenced throughout the works, with the exception of the secondary access road to the north of the ancient woodland. The Principal Contractor will ensure that that inspections of the fence are undertaken to ensure it is maintained throughout the works.

6.8.10 All works proposed will be in accordance with the requirements in Section 3 of the Detailed Ancient Woodland Assessment and Mitigation Strategy: Parcels 4 and 5 (reference: HDA 868.1, dated October 2024). A copy of this strategy has been included as Appendix D to this report.

Protected Species

6.8.11 From the ecological surveys undertaken at the site, bats, badgers, breeding birds, reptiles and invertebrates are present on site and suitable mitigation measures are required. These are detailed in the LEMP (and species-specific reports for bats and reptiles) but have been summarised below.

Bats

6.8.12 Adjacent to the site, one tree was identified to support a bat roost for Soprano Pipistrelle which will be retained within the scheme. The location of which is shown in Appendix C of the LEMP.

6.8.13 Management works will consider the presence of trees around the margins of the Parcels 4 and 5 site which either support roosting bats or have potential to support roosting bats, as shown on the plans in Appendix C of the LEMP. Where proposed works to trees are proposed which have potential to support roosting bats, advice should be sought from a suitably qualified ecologist prior to the commencement of any works.

6.8.14 Bat boxes are to be installed on any retained mature trees, with new buildings also providing roosting opportunities.

6.8.15 Deliberate and/or reckless disturbance to bats or their roost sites constitutes an offence under the 1981 Wildlife and Countryside Act (as amended) and the 2017 Conservation of Species and Habitats Regulations (as amended). Therefore, after completion, inspection of any roosting features is to be carried out by a licensed bat worker. Advice should be sought from a suitably qualified ecologist if any necessary works may result in an offence under the legislation.

Badgers

6.8.16 A Badger survey undertaken in January 2024 recorded one main Badger sett and two outlying setts within Parcels 4 and 5 with evidence of current use during the time of the survey. The locations of these setts are shown in Appendix C of the LEMP. These setts are to be retained within the site, due to their association with areas of woodland and connections with foraging habitats in the public open space and SANG.

6.8.17 The measures below will be implemented in order to protect the badger population:

- Any steep sided holes left open overnight will be equipped with a mammal ladder;
- Temporarily open pipes with a diameter of >150mm will be plugged to prevent entrapment;
- Exclusion zones a minimum of 20m will be maintained between active entrances and any proposed excavation works, storage of materials or movement of vehicles. The stand-off zones will be demarcated using suitable fencing/notices throughout construction works and site staff made aware of their presence; and
- Compound areas will be located >20 m away from active badger setts. Lighting will be the minimum required for public safety and directed aware from the badger setts and foraging habitat.

Breeding Birds

6.8.18 Several notable bird species have been recorded during breeding bird surveys of Parcels 4 and 5 including Lapwing, Skylark, Dunnock, Song Thrush, House Sparrow, Reed Bunting, Mistle Thrush and Red Kite. The following measures will be adhered to:

- Tree, scrub, woodland and hedgerow management will be undertaken outside of the bird breeding seasons (taken as March to early September inclusive) unless a nesting bird check by a suitable ecologist is undertaken;

- Brid boxes will be installed on retained mature trees and proposed buildings (as per the Detailed Ecological Permeability Scheme – Parcels 4 and 5 (HDA, 2024f)).

Reptiles

6.8.19 Historical surveys, undertaken across the wider site in 2021, recorded reptile species: Common Lizard, Slow-worm and Grass Snake with only Slow-worm identified within Parcels 4 and 5.

6.8.20 The most recent survey, undertaken in 2023, recorded no reptiles within the site or the wider site.

Trees and Hedgerows

6.8.21 Existing hedgerows and trees are location along the northern section of the eastern site boundary. The hedgerow network within and surrounding the site will be strengthened and enhanced; this will contribute to increasing habitat connectivity across the site as well as the wider site and beyond.

6.8.22 Gaps currently present in the hedgerows to be retained will be cleared of ruderal species and native hedgerow species will be planted. Any existing standing trees within the areas of retained hedgerows will be maintained.

6.8.23 In addition, new species-rich hedgerows will be created along the eastern and southern boundaries of the site, adjacent to the woodland including Hazel, Hawthorn, Privet and Blackthorn. Further hedgerows sections are proposed within the residential development area of Parcels 4 and 5.

6.8.24 Reference should be made to the HDA Hedgerow Mitigation and Compensation Strategy – Parcels 4 and 5 (2024) (ref 868.1).

6.8.25 Specimen native trees will be retained and new tress will be added, consistent with area's existing character, including single specimens and informal groups of large, medium and small scale varieties.

Invasive and Non-native Plants

6.8.26 Species of Cotoneaster, Rhododendron, Variegated Yellow Archangel and Japanese Knotweed are known to be present in the wider Hogwood site and therefore a moderate risk of export and/or spread onto Parcels 4 and 5 has been identified.

6.8.27 Additional species of invasive plants including Virginia Creeper and Himalyan Balsam are not recorded on site or in the vicinity and have been categorised as a low import and export risk into Parcels 4 and 5.

6.8.28 Measures to identify reduce and minimise the risk of spreading invasive plant species are detailed in the "Non-native Invasive Species Management Plan – Parcels 4 and 5 (HDA 2023). This will include updated surveys of the site between May and August to record the presence of any species not previously identified don site. Annual inspections are ot be undertaken to identify the presence of any regenerating or newly established invasive species with control measures put in place if this is the case. Measures will be species and location specific.

7 MATERIALS USE, WASTE MANAGEMENT AND PEST CONTROL

7.1 Materials Use and Waste Management

7.1.1 Although Site Waste Management Plans (SWMP) are no longer required by legalisation, it is recognised that a such a plan or a Construction Waste Management Plan supports the identification of actions to minimise construction waste from the redevelopment of the site being sent to landfills. Prior to commencement of the works a SWMP / CWMP will be prepared by the Principal Contractor.

7.1.2 Generally, the disposal of all waste or other material removed from the site will be undertaken in accordance with the COPA 1974, Environment Act 1995, Specials Waste Regulations 1996, Duty of Care Regulation 1991 and Environmental Permit requirements, and Government's Waste Strategy 2000.

7.1.3 Any recycled materials must be compliant with current waste legislation using a suitable system such as Waste Exemptions, Environmental Permitting or Definition of Waste Code of Practice (DoWCoP). These must be in place before any material is excavated or removed from site.

7.1.4 The main aim during construction will be to reduce the amount of waste generated and exported from site. This approach complies with the waste hierarchy whereby the intention is to first minimise, then to treat / recycle and finally dispose.

7.1.5 The generation of construction waste will, as a first priority be avoided. Any packaging used for transporting construction material delivered to site will be sent back with the delivery vehicle wherever practicable. If waste is generated on site, it will be sent for reuse and recovery in preference to disposal. Where practical, spoil, demolition material, arisings, prunings and surplus construction material will be reused.

7.1.6 Waste produced during all construction activities on site will be subject to the Duty of Care under the Environmental Protection Act 1990. It is the joint responsibility of the Principal Contractor and Developer to ensure that waste produced on site is disposed of in accordance with legislation.

7.1.7 Where foundations require piling, there will be arisings generated from the CFA technique. Contamination has not been identified at the site and hence, the arisings are likely to be uncontaminated. There may be the option to re-use natural ground arisings elsewhere on site (subject to suitable waste exemptions or Environmental Permits being in place), if not, surplus natural ground arisings and any made ground arisings will require removal from site to an appropriate waste receiver. Waste acceptance testing will be required if inert waste is being transfer to an inert landfill site.

7.1.8 Waste for final disposal will be transported by a Licensed Waste Carrier to a local site which operates in accordance with the appropriate Waste Management Licenses issued by the EA Under the Duty of Care Regulations, the receiving site must be authorised to accept the type and quantity of waste generated. Transport of wastes will be minimised by the selection of local licensed sites where available. No disposal of waste by open burning will be permitted on site.

7.1.9 The Principal Contractor will audit waste carriers and waste disposal facilities and maintain documentary evidence that these requirements are being met. A register of waste carried,

disposal sites (Including transfer stations) and relevant licensing details will be produced and maintained on site.

7.1.10 All relevant contractors will be required to investigate opportunities to minimise and reduce waste generation, such as:

- Agreements with material suppliers to reduce the amount of packaging or to participate in a packaging take back schemes;
- Implementation of a 'just in time; material delivery system' to avoid materials being stockpiled;
- Attention to material quantity requirements to avoid over ordering and general of waste materials;
- Segregation of waste at source, where practical;
- Reuse of material on site where feasible and maximising the proportion of materials recycled: and
- Reuse and recycling of materials to offsite facilities where reuse on site is not practical.

7.1.11 Materials and waste will be stored in appropriate conditions to prevent damage or contamination of storage areas. All hazardous material including chemicals, solvents etc, will be properly sealed and contained at the end of each day, prior to storage in appropriately protected and bunded storage areas. Containers should be sited away from drains or unsurfaced areas and should be regularly maintained and inspected for damage.

7.1.12 Waste will be segregated into different waste types, such as timber, copper, metals, paints etc, and either disposed of into large skips or, if suitable, placed into a compactor to reduce the volume of the waste before it is taken off site.

7.2 Pest Control

7.2.1 In order to minimise the potential for a problem at the site, the following control measures will be implemented:

- Access to the site from exposed drainage should be prevented to ensure that rubbish or spoil is not left long enough to allow rodents to establish themselves above ground;
- Waste and storage areas shall be managed as detailed in Section 7.1 to discourage pests;
- Welfare facilities will be cleaned on a daily basis and maintained in a good conditions. It is expected that the users behave appropriately towards the facilities;
- A suitable number of toilet facilities will be located at the site;
- All food and drink is to be consumed within an enclosed area or off the construction site;
- All food and drink will be disposed of in a lidded container and emptied on a weekly basis; and
- Any pest infestation of the construction site will be notified to WBC as soon as it reasonably practicable.

8 AUDITING MONITORING AND REVIEW

8.1 Environmental Monitoring Programme

8.1.1 Scheduled monitoring of environmental performance and formal compliance auditing will be conducted throughout the construction activities. This will enable the overall effectiveness of the environmental measures and compliance procedure to be assessed and allow areas of underperformance to be identified so corrective actions can be taken for improvement.

8.1.2 The monitoring programme proposed under this CEMP includes daily event and monthly activities.

8.1.3 Routine daily visual inspections shall be undertaken by the Principal Contractor on all construction activities and work areas in order to check compliance with this CEMP and regulatory requirements. The results of these inspections shall be recorded on a Daily Site Environmental Form (DSEF), an example of a suitable form is provided in Appendix E.

8.1.4 Event based checks shall be conducted by the Project Manager / Construction Manager and Environmental Manager following any significant event such as heavy rainfall, high winds, receipt of a complaint, or any exceedance of monitoring results. Event based checks should be recorded on a separate inspection form detailing the reasons, observations, findings and outcomes of the inspection, this should be attached to the DESF.

8.1.5 A monthly environmental monitoring report shall be prepared by the Construction Manager and submitted to the Developer and Project Team. The reports shall include a summary of environmental issues and actions during the period to ensure compliance with the CEMP, including any details of any actions, complaints, incidents and associated investigations and corrective actions, and environmental inductions and awareness training during the period.

8.1.6 All incidents including actual or near misses for injury or damage to equipment, property or the environment will be reported to the Project Manager or Construction Manager as soon as practicable after the occurrence. Regardless of how minor the incident appears, it will be reported. An Incident Investigation Report will be completed within eighteen hours of the incident. Prompt reporting will allow an immediate investigation to take placed and prevent similar situations occurring.

8.1.7 The reporting of hazards is the responsibility of all personal and if a hazard or safety problem is identified, it will be brought to the attention of the Construction Manager immediately, who will investigate and rectify the situation as soon as practicable.

8.1.8 The Developer, Principal Designer and Principal Contractor will ensure that controls outlined in this CEMP are properly implemented and regularly monitored to ensure their effectiveness. Changes to the controls will be instigated if they are not achieving their objectives. The CEMP shall be revised and refined in consultation with WBC, as required, to ensure it remains consistent with environmental regulatory requirements and conditions of planning approval. Any revisions will be signed and dated in an addendum format forming part of the original CEMP.

9 CONSTRUCTION TRAFFIC MANAGEMENT

9.1.1 Further to Section 6.2, a construction traffic management plan is required, this will form part of the CLP that the Principal Contractor will produce and be submit to and be approved by WBC prior to the start of any works on site.

9.1.2 The traffic management plan will include details on the following:

- On and off-site traffic routes;
- Any requirements for contra-flow traffic management on the haul road;
- Any restrictions on roads, timings or exclusion zones on-site;
- Details of any road signage on or off-site;
- The location any road signs; and
- Any other relevant information.

10 RELEVANT LEGISLATION

Environmental Legislation	Summary of Relevance to the Site
Hazardous Substances	
Control of Substances Hazardous to Health (COSHH) Regulations 2002 (and amended 2003, 2004)	The COSHH regulations provide a legal framework for controlling people's exposure to all 'very toxic, toxic, harmful, corrosive or irritant' substances and apply to all places of work. There are various requirements including an assessment of the risk to the health of employees arising from their work and what precautions are needed, introduction of appropriate measures to prevent or control the risk (ensuring that measures of control do not increase the overall risk to health and safety), use of control measures and maintenance of equipment.
Waste	
Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991	This legislation provides powers to control fly-tipping and prevents the unlicensed transport of waste materials. All carriers of controlled waste including the producers of building and demolition waste are required to be registered with the Environment Agency. Controlled waste is defined as household, industrial, radioactive or commercial waste other than agricultural, mineral/ quarrying or explosive wastes. This registration must be renewed every 3 years.
The Environmental Permitting (England and Wales) Regulations 2016	The Regulations consolidate the Pollution Prevention and Control and waste Management Licencing regulations to provide a more streamlined approach to environmental regulations, by allowing for a number of different activities to be regulated under one permit by the Environment Agency.
Hazardous Waste (England and Wales) Regulations 2005 (amended 2009)	The Regulations ensure the sound management, storage and safe disposal of hazardous wastes, to prevent environmental pollution and harm to human health. 'Hazardous' waste applies to wastes which contain any substance which: is listed a hazardous waste in the List of Waste Regulations 2005 (see below); is exceptionally classified as hazardous by the Secretary of State or any of the National Executives; or is declared hazardous by virtue of any regulations under section 62 of the Environmental Protection Act (EPA) 1990. All hazardous waste movements require pre-notification to the Environment Agency prior to any hazardous waste being produced (where possible). Producers are required to know and document the quantity, nature, origin and final destination of the Hazardous Waste and to certify that the waste carrier is registered under the Controlled Waste (Registration of Carriers and Seizure of Vehicles) Regulations 1991. Copies of the completed consignment notes must be retained for at least 3 years by all those in the waste chain.
List of Waste (England) Regulations 2005 (amended 2005)	The List of Waste Regulations categorises wastes as hazardous, and provides a coding system of waste and hazardous waste. Wastes included in the list are subject to the provisions of Directive 75/442/ EEC. Under the List of Waste Regulations, a set of criteria are provided to determine whether or not a waste is classified as hazardous, e.g. if it has a flash point lower than 55ºC
The Waste (England and Wales) Regulations 2011	A legal duty of care is imposed on anyone – from producers, to carriers and disposers of waste, to ensure that:

	Waste is not illegally disposed of or dealt with without a licence or in breach of a licence or in any way that causes pollution or harm; Waste is transferred only to an 'authorised person', i.e. a local authority, registered carrier or a licensed disposer; and When waste is transferred, it is accompanied by a full written description which forms part of a waste transfer note (or consignment note for hazardous wastes). All persons subject to duty of care are required to ensure that neither they nor any other person commit an offence under the Regulations.
Environmental Protection Act (EPA) 1990: Part 2 – Waste on Land (amended 2010)	This Act builds on the system put in place by the Control of Pollution Act with stricter licensing controls and other provisions aimed at ensuring waste handling, disposal and recovery operations do not harm the environment. It reorganised Local Authority responsibilities for waste management, introduced a duty of care for producers and handlers of waste and described the offences of unauthorised storage, treatment and disposal of waste.
Environmental Protection Act (EPA) 1990: Part 2a	The section of the EPA created by the Environment Act 1995 setting out the legislative framework for identifying and dealing with contaminated land.
Environment Act 1995	Inserted Part '2a' to the EPA 1990 giving powers and responsibilities to Local Authorities regarding contaminated land.
Discharge to Water / Land	
Anti-Pollution Works Regulations 1999	Aimed at ensuring that site owners pay for the prevention and remediation of pollution arising from their activities. Notices can be served by the Environment Agency directing a site owner to undertake out anti-pollution works where any poisonous, noxious or polluting matter is likely to enter, or to be, or to have been present in any controlled waters.
Water Industry Act 1999	The Act prohibits certain discharges to sewers including: Any matter likely to injure the sewer or interfere with the free flow of its contents or to affect the treatment, disposal of its contents; Liquid waste or steam at a temperature higher than 110ºF or any other chemical waste which is dangerous, a nuisance or prejudicial to health; Any petroleum spirit; and Calcium carbide. Trade effluents may be discharged into public sewers only with the consent, or by agreement with, the sewerage undertaker (i.e. local water company). The consent may stipulate conditions relating to: Nature or composition of the effluent; Maximum daily volume allowed; Maximum daily rate of flow; and Sewer into which the effluent is discharged.
Water Resources Act 1991 (amended 2009)	The Act requires water abstractions to be licensed and certain discharges into controlled waters to be subject to Environment Agency consent. It is an offence under the Act 'to cause or knowingly permit: Poisonous, noxious or polluting matter, or any solid waste matter, to enter controlled waters Matter, other than trade or sewage effluent, to be discharged from a sewer in contravention of a relevant prohibition; Trade or sewage effluent to be discharged into controlled waters or through a pipe into the sea (beyond the controlled waters) Unauthorised work in a water protection zone; Trade or sewage effluent to be discharged onto land or into a lake or pond in contravention of a relevant prohibition or; Any matter to enter inland waters so as to cause or aggravate pollution by impeding flow.

	Pollution from individual discharges into water is controlled by a system of discharge consents which set legal limits on the type, concentration and total volume of discharge which can be released. If a pollution incident occurs, a description of the nature and extent of harm must be produced.
Water Act 2003 and 2014	The Water Act replaces parts of the Water Resources Act 1991 and will be fully implemented by 2012. The Water Act introduces a new abstraction licence system which reduces the number of licences and encourages the development of Catchment Abstraction Management Strategies (CAMS).
Groundwater Regulations 1998 (amended 2009)	The Regulations transpose the requirements of the Groundwater Directive into UK legislation. The Regulations aim to prevent and limit the pollution of groundwater by certain listed substances or groups of substances. The listed substances are the same as those in the Groundwater Directive. The Regulations aim to prevent entry of List I substances into groundwater and prevent groundwater pollution by List II substances. The direct or indirect discharge of List I or II substances must be subject to prior investigation and authorisation. The Regulations also allow notices to be served to control activities which might lead to an indirect discharge of List I substances or groundwater pollution by an indirect discharge of substances in List II.
Control of Pollution (Oil Storage) (England) Regulations 2001	These Regulations require a person having custody or control of oil to carry out certain works and to take certain precautions and other steps for preventing pollution of any waters which are controlled waters for the purposes of Part III of the Water Resources Act 1991. The Regulations impose general requirements in relation to the storage of oil and the types of container used. Where the Environment Agency considers that there is a significant risk of pollution of controlled waters from the oil in question it has the power to serve a notice on the person having custody or control to minimise the risk.
Contaminated Land (England) Regulations 2000 (as amended 2006 and 2012)	Local Authorities have a duty to inspect land, to identify contamination and to decide whether any such land should be designated a 'special site'. Public registers of contaminated land and special sites are kept by the local authority and the Environment Agency. Following designation of land as contaminated or a special site, the enforcing authority can serve a remediation notice on the appropriate person(s) specifying what needs to be done and the period within which remedial work should be completed. The appropriate person will be the person(s) who caused or permitted the contamination of the land. If this person cannot be identified then responsibility falls to the current occupier or owner of the land.
The Building Regulations 2010	The Regulations impose requirements upon people undertaking certain building operations, including new buildings, building extensions and a material change of use of land or a building. Building work must comply with Schedule 1 of the Regulations, which include minimum standards for various aspects including site preparation, toxic substances, drainage etc.
Emissions to Air / Noise	
Control of Pollution Act (COPA) 1974 (Sections 60, 61) (amended 1989)	Section 60 of COPA gives powers to the Local Authority to control noise and vibration from construction sites. The basis of the COPA legislation is that Best Practical Means should be used to control noise and vibration pollution. Control is by service of an abatement notice (under S60) on the person responsible for the noise requiring specific controls to minimise noise and vibration. The notice may specify types of plant and machinery, hours of work, boundary noise levels, etc.

	Section 61 provides for the Contractor to apply to the Local Authority for consent before works commence. This protects the contractor from action by the local authority under S60, but not from individual residents' complaints.
Clean Air Act 1993	The Act prohibits, subject to certain conditions, the emission of dark and black smoke from chimneys serving boilers and other industrial plant. Limits also apply to dust, grit, sulphur and car fume emissions. All new furnaces shall be so far as practicable, smokeless. The Local Authority is empowered to undertake an examination of a plant likely to be causing air pollution, taking into account the possible relevance of statutory exemptions.
Noise and Statutory Nuisance Act 1993	This Act amends the Environmental Protection Act (EPA) 1990 to make noise emitted from vehicles, machinery or equipment in the street a statutory nuisance. It gives the Local Authority powers to serve an abatement notice on the person responsible.
Noise Act 1996	Introduces a new procedure for Local Authorities to seize noisy equipment, in relation to statutory nuisance offences under the EPA 1990.
Control of Noise at Work Regulations 2005	Requires that all employers must conduct an assessment of the exposure and therefore of the risk of their employees to noise where they have reason to believe that any of the specified action levels for various noise exposures is or could be exceeded.
Construction Plant and Equipment (Harmonisation of Noise Emission Standards) Regulations 1985 (as amended 1995)	Provides for examination and certification of construction plant that comply with noise emission standards. The Regulations require that plant is certified by approved bodies. Various types of plant manufactured after the dates of the regulations are to meet noise emission standards and are certified as such.
Environmental Protection Act (EPA) 1990: Part 3 – Statutory Nuisance (section 80)	When a complaint of statutory nuisance is made to the Local Authority by a person living in its area, the Authority has to take steps to investigate the nuisance. Statutory nuisances include any premises maintained in such a state to be prejudicial to health or a nuisance; any dust, steam, smell or other effluvia arising on industrial, trade or business premises and being prejudicial to health or a nuisance. Noise emitted from premises so as to be prejudicial to health or a nuisance.
Vehicles	
Road Vehicles (Construction and Use) Regulations 1986 (as amended 2015)	It is an offence to use a vehicle if it is emitting 'smoke, visible vapour, grit, sparks, cinders or oily substances' in such a way as is likely to cause 'damage to any property or injury to any person'. It is an offence to use a vehicle in such a way as to cause excessive noise.
Road Traffic (Vehicle Emissions) (Fixed Penalty) Regulations 1997 (as amended 2002 and 2003)	These Regulations give powers to Local Authorities to enforce vehicle emission standards at the roadside as part of the implementation of the national air quality strategy. Under the Regulations, Local Authorities may issue fixed penalty notices to users of vehicles that do not comply with emissions standards set in the Road Vehicles (Construction and Use) Regulations 1986 as amended. Appropriately trained Local Authority officers can test emissions from vehicles with the help of a uniformed police officer to stop the vehicle. The Local Authority officer may also issue a fixed penalty notice to drivers who leave their engines running unnecessarily.

APPENDIX A: LIMITATIONS

INTRODUCTION

This report is confidential and has been prepared solely for the benefit of the client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from JNP Group; a charge may be levied against such approval. JNP Group accepts no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned, and: this document to any third party with whom and agreement has not been executed.

Any comments given within this report are based on the understanding that the proposed works to be undertaken will be as described in the introduction and the information referred to and provided by others and will be assumed to be correct and will not have been checked by JNP Group and JNP Group will not accept any liability or responsibility for any inaccuracy in such information.

Any deviation from the recommendations or conclusions contained in this report should be referred to JNP Group in writing for comment and JNP Group reserve the right to reconsider their recommendations and conclusions contained within. JNP Group will not accept any liability or responsibility for any changes or deviations from the recommendations noted in this report without prior consultation and our full approval.

The details contained within this report reflect the site conditions prevailing at the time of writing investigation. JNP Group warrants the accuracy of this report up to and including that date. Additional information, improved practice or changes in legislation may necessitate this report having to be reviewed in whole or in part after that date. If necessary, this report should be referred back to JNP Group for re-assessment and, if necessary, re-appraisal.

This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report. Whilst this report and the opinion made herein are correct to the best of JNP Group' belief, JNP Group cannot guarantee the accuracy or completeness of any information provided by third parties.

The report represents the finding and opinions of experience geotechnical and geo-environmental engineers. JNP Group does not provide legal advice and the advice of lawyers may also be required.

It should be noted that the following were not included as part of the agreed scope of works with the client: detailed ecological surveys and assessment; ground investigation; or geotechnical requirements etc.

JNP Group has provided advice and made recommendations based on the findings of the work undertaken, however this is subject to the approval / acceptance by the relevant Regulatory Authorities.

Objectives

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, JNP Group reserves the right to review such information and, if warranted, to modify the opinions accordingly. It should be noted

that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

APPENDIX B: PLANNING CONTEXT

Condition 43 Detail

Condition 43 States:

"*Before each sub-phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each sub-phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each sub-phase CEMP shall include the following matters:*

i. *a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;*

ii. *loading and unloading of plant and materials;*

iii. *storage of plant and materials;*

iv. *a construction traffic management plan including measures for traffic management and a programme of works / phasing / lorry routing including temporary signage and potential construction vehicle numbers;*

v. *piling techniques including types of piling rig and earth moving machinery;*

vi. *provision of boundary hoarding;*

vii. *protection of the aquatic environment in terms of water quantity and quality;*

viii. *details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;*

ix. *details of measures to prevent mud from vehicles leaving the site during construction;*

x. *details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;*

xi. *lighting on site during construction (including temporary);*

xii. *measures to ensure no on site fires during construction;*

xiii. *details of the haul routes to be used to access the development;*
demolition protocol including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;

xiv. *details of the temporary surface water management measures to be provided during the construction phase;*

xv. *details of the excavation of materials and the subsurface construction methodology and implementation of the CEMP through an environmental management system;*

xvi. *appointment of a Construction Liaison Officer;*

xvii. *monitoring and review mechanisms.*

Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6."

APPENDIX C: DRAWINGS

N

0 m 10 m 20 m 30 m 40 m 50 m 100 m

Scale

CALA

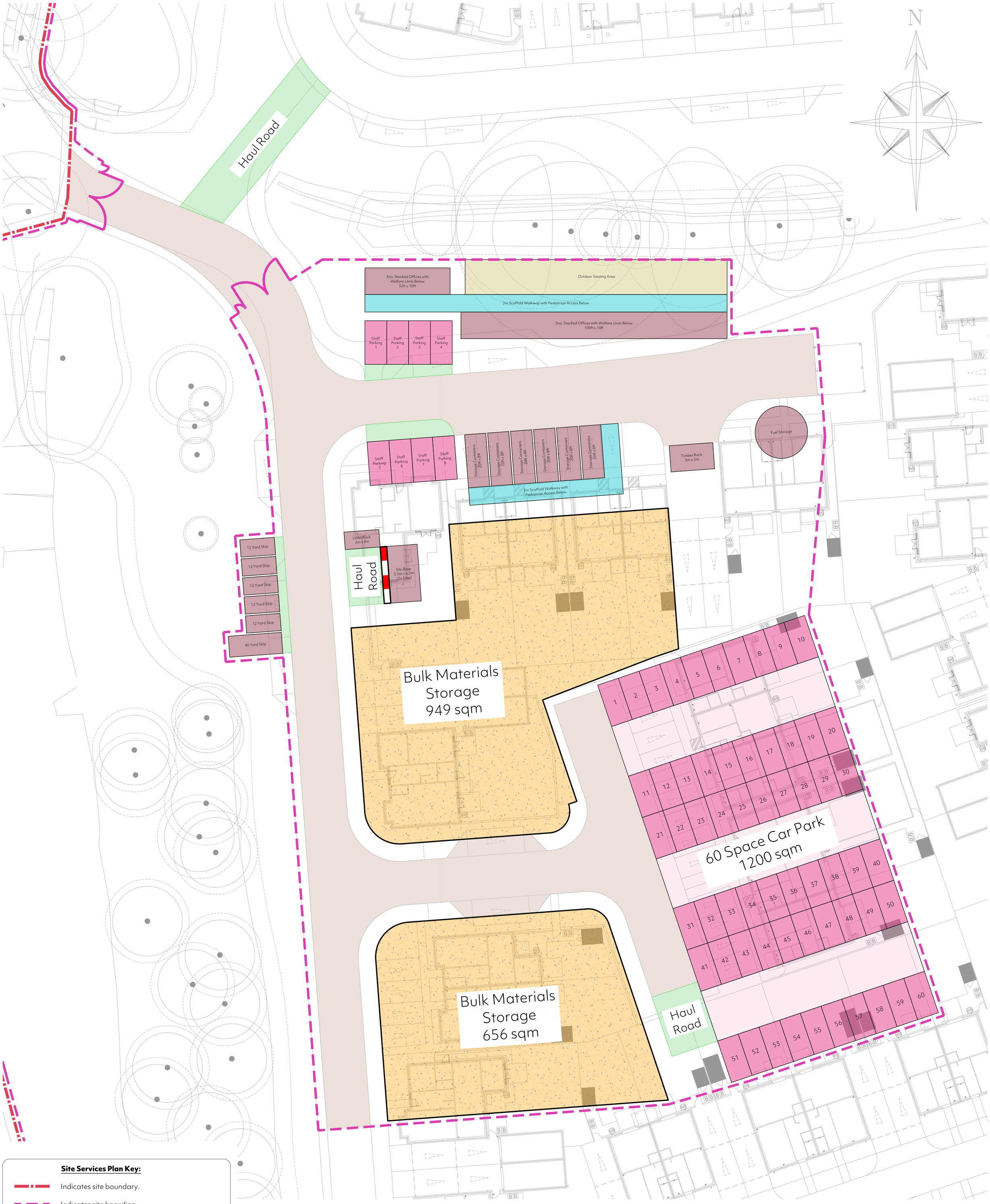
Client: Cala Homes	Drawing Title: Site Layout					
Project: Parcel 4-5, Hogwood Farm, Finchampstead	Scale: 1:500 @ A0	Revision	Drawn	Check	Date	
		A	AC	MP	10.06.24	
		B	MP	--	31.10.24	
		C	MP	--	18.12.24	

Omega Architects
The Front Barn, 124 Manor Road North, Thames Ditton, KT7 0BH
T: 01372 470 313 W: www.omega-architects.co.uk

Project No'	Class	Dwg No'	Status	Rev
3243	C	1005	PL	C

CLASS: C - COLOURED, A - BLACK & WHITE
STATUS: SK - SKETCH, PA - PRELIMINARY, PL - PLANNING, WD - WORKING DRAWING

REGISTERED COMPANY DETAILS: Omega Architects Limited, UK registered Company Number 2973784. Registered Address: Assets, 46 High Street, Esher, Surrey, KT10 9QY



Site Services Plan Key:

- Indicates site boundary.
- Indicates site hoarding.
- Indicates vehicle gate to site.
- Indicated pedestrian gate to site.
- Indicates area of access haul road.
- Indicates area of bulk material storage.
- Indicates area of compound units. Size and type denoted on plan.
- Indicates parking spaces (2.5m x 5m).
- Indicates road access between parking spaces.
- Indicates indicative road access to and within the site to serve the finished development.
- Indicates outdoor seating area.
- Indicates 2m scaffold walkway with pedestrian access below.

General Notes:

01. Background site layout based on latest issue from JNP.

02. Location and sizes of compound units coordinated with client markups.

03. Clients to confirm area and location of staff parking spaces and bulk materials storage area.

Rev	Date	Amendment
T1	22.01.25	Tender Issue

CALA

Client: CALA Homes (Thames) Ltd.

Project: Finchwood Park, Parcel 4 & 5, Finchampstead

Drawing: Logistics Plan

Date: Jan 2025 **Scale:** 1:600 @ A1

project. architecture
hello@projectarch.co.uk +44 (0) 1245 922160

Status: Tender Issue

Dwg No: SA00382-061-A-SITE

T1

Z:\Projects\24-1265_Phases 4 & 5, Finchampstead\Working\24-1265_Logistics Plan - Recovered

APPENDIX D: ECOLOGICAL REPORTS

Landscape Architecture
Masterplanning
Ecology

hda

HOGWOOD FARM, FINCHAMPSTEAD

DETAILED REPTILE MITIGATION STRATEGY – PARCELS 4 and 5

Prepared for CALA Homes Thames Ltd

by

Hankinson Duckett Associates

HDA ref: 868.1

July 2024

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CONTENTS **Page**

APPENDICES

1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This report describes a Detailed Reptile Method Statement in relation to Parcels 4 and 5 of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Parcels 4 and 5 development area comprises approximately 9ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 7653 6421. The study was commissioned by CALA Homes Thames Ltd in May 2024.

1.1.2 The Parcels 4 and 5 site is located to the north-west of the village of Finchampstead, Berkshire. In general terms, it comprises two fields supporting ruderal vegetation, bare ground, a small area of scrub and a hardstanding construction access track and compound area. The fields are bounded by areas of woodland, including ancient and aged woodland, in addition to native hedgerows with wet and dry ditches. The Parcels 4 and 5 site is bordered to the south by the existing Suitable Alternative Natural Greenspace (SANG) (delivered as part of the wider Hogwood Farm development); to the north by Parcels 2 and 3 of the development which are currently under construction; to the east by a future development parcel which currently comprises modified grassland and bare ground; and to the west by the A327 and Sheerlands Road, with ancient woodland and fields beyond. The location and boundary of the Parcels 4 and 5 site is shown in *Appendix A*.

1.1.3 The Parcels 4 and 5 site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties associated with Parcel 1 and a construction site associated with Parcel 2 in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. The south-eastern areas of the site comprise two fields of semi-improved grassland fields intersected by a ditch with associated scrub and scattered trees. A species-rich hedgerow with trees adjacent to Park Lane is present along the southern boundary. Woodland shaws and copses are located in the northern, western and central areas of the site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of Ancient Woodland. Wetland habitats within the site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the site. The wider site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie

residential dwellings and park homes; to the south by Park Lane and farmland; and to the west by A327 Reading Road and Sheerlands Road beyond which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

1.1.4 Further information on the extent and composition of habitats across the Parcels 4 and 5 site and the wider site is provided in *Appendix A*.

1.2 Background and legislative context

1.2.1 Four species of reptile are widespread in England: Grass Snake *Natrix natrix*, Slow-worm *Anguis fragilis*, Common Lizard *Zootoca vivipara,* and Adder *Vipera berus.* The Sand Lizard *Lacerta agilis* and Smooth Snake *Coronella austriaca* are restricted to certain sand dune and heathland sites.

1.2.2 Reptiles can be found in a range of habitats and typically require a mosaic of vegetation types. Habitat interfaces are important, with reptiles requiring woodland, scrub or hedgerow for shelter, longer vegetation for hunting and patches of sheltered short turf, bare ground or log piles for basking areas. Areas that catch the sun (i.e. those with a southerly aspect) are preferred over those where direct sunlight is absent for most of the day. In addition, Grass Snakes favour damp habitats such as those associated with still and running water, grazing marshes, mires etc.

1.2.3 All species of reptile are protected through Sections 9(1) and 9(5) of the 1981 Wildlife and Countryside Act (as amended). It is an offence to:

- Intentionally kill or injure any reptile; and/or
- Sell, offer for sale, possess or transport for the purposes of sale or publish advertisements to buy or sell any reptile.

Due to their rarity, Sand Lizards and Smooth Snakes have additional protection.

1.2.4 Reptiles across the UK have undergone significant declines in recent years and all species of reptile within the UK are listed as priority species on the UKBAP and listed as Species of Principal Importance under Section 41 of the 2006 Natural Environment and Rural Communities (NERC) Act. Section 40 of the Act requires that these species are a material consideration in the planning process.

1.3 Development proposals

1.3.1 Planning permission (O/2014/2179 and 140764) was granted in January 2017 for a hybrid application. This comprises:

- Outline permission for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sports pitches and associated pavilion building; highways infrastructure; associated

landscaping, public realm, open/green space and sustainable urban drainage systems; and

- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

The hybrid planning permission was subsequently amended by a Section 73 application (181194) which was approved in November 2018.

1.4 Scope and purpose of the report

1.4.1 Reptile surveys of the site and wider site were conducted by HDA in 2017 (HDA, 2018), 2021 (HDA, 2021) and 2023 (HDA, 2024b). During the 2023 surveys no reptiles were recorded within the site or wider site. However, during the 2021 surveys, a low number of Slow-worm were recorded within the site and wider site and the presence of Grass Snake was identified within the wider site in 2017 and 2021. These update previous surveys of the site and wider site undertaken by Entec in 2008 and Amec in 2012 which identified 'low' populations of Common Lizard, Slow-worm and Grass Snake (Royal Haskoning DHV, 2014). Reptiles recorded within the Parcels 4 and 5 site during the 2021 reptile survey was limited to one Slow-worm located along the woodland boundary on the western edge of Parcels 4 and 5.

1.4.2 This Detailed Reptile Mitigation Strategy for Parcels 4 and 5 of the proposed development has been produced as a result of Planning Condition 26, which states:

"Prior to submission of any Reserved Matters applications other than pertaining to the Nine Mile Ride Extension South an outline reptile mitigation strategy shall be submitted to and approved in writing by the local planning authority. All sub phases of the development shall thereafter be designed to incorporate the requirements identified in the approved outline reptile mitigation strategy. All Reserved Matters applications for any sub phase of the development shall include a detailed reptile mitigation strategy that demonstrates how the relevant sub phases have been designed to incorporate the provisions of the outline reptile mitigation strategy and the detailed mitigation strategies shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority."

1.4.3 In recognition of the historic presence of reptiles within the Parcels 4 and 5 site and the wider site and the requirements of Condition 26, this document provides a Detailed Reptile Mitigation Strategy for Parcels 4 and 5 that has been produced to ensure impact avoidance, minimisation and mitigation measures for reptiles are implemented within the Parcels 4 and 5 scheme. The measures identified are in keeping with the *'2023 Reptile Survey and a Site-Wide Outline Reptile Mitigation Strategy'* prepared for the wider site and Parcels 4 and 5 site in its entirety (HDA, 2024b).

2 PARCELS 4 AND 5 DETAILED REPTILE MITIGATION STRATEGY

2.1 Introduction

2.1.1 This section describes the methodology that will be employed to ensure that the Parcels 4 and 5 development scheme complements the Site-wide Outline Reptile Mitigation Strategy (HDA, 2024b) to maintain compliance with nature conservation legislation afforded to reptiles and maintain the favourable conservation status of the local reptile population. This methodology will be employed during construction of the Parcels 4 and 5 development unless otherwise agreed with the Local Planning Authority.

2.1.2 Although no reptiles were recorded at the site during the updated 2023 reptile survey, previously low numbers of Slow-worm, Grass Snake and Common Lizard have been recorded within the site and wider site. On this basis it is conceivable that very low numbers of Slow-worm, Grass Snake and Common Lizard may remain present at the site. The site is therefore considered to support very low numbers of Slow-worm, Grass Snake and Common Lizard and as such does not qualify as a SSSI, SINC or Key Reptile Site. The site is considered to be of no more than site value for Slow-worm, Grass Snake and Common Lizard. Notwithstanding this, the legal protection afforded to all reptiles still applies.

2.1.3 In accordance with the Site-wide Outline Reptile Mitigation Strategy (HDA, 2024b), as only very low numbers of Grass Snake, Slow-worm and Common Lizard are likely to be associated with the Parcels 4 and 5 site and the majority of suitable reptile habitat will be retained (including habitat corridors along the northern, eastern, southern and western site boundaries and bisecting Parcels 4 and 5) a full translocation exercise is not proposed for this phase of the development. Instead, a cautious approach to site clearance will be employed where suitable reptile habitat is to be lost, including sections of hedgerow along the site boundaries for access and any areas of scattered scrub and ruderal vegetation and refuge opportunities such as rubble piles located around the site boundaries. This will involve manipulation of habitats to displace reptiles present into areas of contiguous and improved habitats, following the stages set out below:

2.2 Stage 1: Habitat enhancement works

2.2.1 In accordance with the outline reptile mitigation strategy for the Parcels 4 and 5 development area and wider site (HDA, 2024b), the creation/enhancement of reptile receptor habitat focuses on the SANG which has been constructed and supports areas of grassland bordered by hedgerows and areas of woodland. Further areas of suitable reptile habitat will however be created in other areas of public open space within the Parcels 4 and 5 site, especially where these have good habitat connectivity to the SANG or suitable habitat elsewhere within the site or wider area. The prescriptions for

creation/enhancement of reptile habitats within the Parcels 4 and 5 site and the management of these areas are detailed within the Parcels 4 and 5 Landscape and Ecological Management Plan (HDA, 2024c) and shown on the SANG Masterplan (RPS, 2018a) and Overarching Landscape Strategy (RPS, 2018b). Those relevant to the Parcels 4 and 5 development area are summarised below.

2.2.2 The Parcels 4 and 5 development area is currently dominated by ruderal vegetation and bare ground (previously a fallow arable field and heavily sheep grazed semi-improved grassland) which provided limited opportunities for reptiles. In addition, limited areas of hedgerow, scrub and ditch habitats will be lost from the Parcels 4 and 5 site. In addition to the substantial reptile habitat creation works within the SANG and other areas of informal open space, the following measures within the Parcels 4 and 5 site are proposed to maintain opportunities for reptiles within this area of the site:

2.2.3 *Meadow grassland*

Areas of meadow grassland with a species-rich native sward will be established along the woodland margins associated with the western, southern and eastern site boundaries of the site; and the hedgerow corridors along the northern site boundary and the central hedgerow bisecting the site from east to west. Prescriptions of benefit to reptiles include:

- A 2.5m to 15m wide strip of meadow grassland immediately adjacent to hedgerows, scrub and woodland habitats, will be managed through cutting once per year. Of which, on rotation selected areas (10%) will be left during each mowing period in order to provide additional refuge habitat for reptiles, small mammals and invertebrates, and to encourage a more diverse flora; and
- Some of the grass cuttings will be used to create ‘habitat piles’ which will provide further opportunities for egg laying Grass Snakes.

2.2.4 *Hedgerows, woodland and scrub*

- Retained hedgerows and woodland will be strengthened through complementary scrub planting and infilling of existing gaps. New native species-rich hedgerows will be planted within and bordering the public open space along the southern and eastern site boundaries.
- Scrub is proposed in association with the retained central hedgerow and around the pump station. Once established selected areas of scrub will be coppiced on a short rotation of approximately 5 years in order to prevent succession into woodland. No more than 20% of the scrub will be coppiced in any one year. Arisings from the management would be used to create and maintain habitat piles (see below). Excess cuttings would be removed from site.

2.2.5 *Hibernacula and Refugia*

One hibernaculum will be constructed along the northern margin of the woodland band along the eastern site boundary to provide refuge and hibernation opportunities for reptiles. Construction measures will include:

- The hibernacula will have a minimum area of 200cm x 250cm.
- The hibernacula will be constructed on elevated ground to prevent flooding, with a thin layer of gravel along the base to aid drainage.
- A pit will be excavated and filled with rocks, logs, dead wood and other suitable rubble to an above ground height of 50-100cm.
- The mound will be capped with a layer of topsoil, turf or moss at a thickness of 5-10cm.
- The addition of a geotextile membrane beneath the capping layer may be used to prevent soil or other loose material from collapsing into the void below.
- Gaps will be left in the capping material at ground level to allow reptile access.

Figure 1: Example cross-section through hibernaculum

- In addition, a minimum of 4 log and brash piles will be created using arisings from construction clearance works. These will be maintained by adding the arisings from ongoing site maintenance, and piles of grass clippings from the mowing regime will provide further opportunities for egg laying Grass Snakes. The locations of the proposed hibernacula and log and brash piles are shown in *Appendix B*.

2.2.6 *Connectivity*

The development proposals have been designed to maintain a network of habitats suitable for the movement of wildlife, including reptiles, around the Parcels 4 and 5 development site. As indicated in the *Landscape Masterplan Proposals Parcel P4-5* (CSA, 2024) this includes the maintenance of corridors of semi-natural habitat around the Parcels 4 and 5 site boundaries. The number of crossing points across hedgerows and treelines has been minimised and where appropriate measures such as wildlife

underpasses, off-set gully pots and dropped kerbs will be provided to maximise connectivity and reduce risk of mortality. The locations of crossing points and proposed features to maintain connectivity for reptiles is shown on the *Parcels 4 and 5: Indicative Ecological and Pedestrian Permeability Plan* (JNP, 2024).

2.2.7 *Timing of habitat creation and enhancement works*

Due to the very limited extent of suitable reptile habitat affected by the Parcels 4 and 5 development works and the very low number of reptiles expected to be present, it is not considered necessary that habitat creation and enhancement works within the Parcels 4 and 5 site are implemented prior to Stage 2 habitat manipulations works being commenced. Notwithstanding this, habitat enhancement works associated with the Parcels 4 and 5 development should be undertaken as early as possible within the development programme. In addition, the habitat creation works within the SANG have already been carried out.

2.3 Stage 2: Habitat manipulation

2.3.1 Prior to development affecting areas of suitable reptile habitat within the Parcels 4 and 5 site, the following habitat manipulation measures will be undertaken under an ecological watching brief by a suitably experienced ecologist, in order to encourage the movement of reptiles from the Parcels 4 and 5 site into suitable habitats in the surrounding area.

- Firstly, vegetation cover will be reduced to minimum height of 150mm. This will take place at a time of year avoiding the bird breeding season (typically between March and September inclusive) or otherwise be preceded by a check of suitable habitat for active nests immediately prior to commencement of works by a suitably qualified ecologist or appropriate other.
- Where potential for reptiles to be present remains, a minimum period of 5 days with daytime temperatures of >12^{o}C will then be allowed to elapse prior to the second stage of vegetation clearance (see below).
- The second stage will involve clearance of all suitable vegetation to ground level (i.e. <75mm) by hand during mild temperatures (>14^{o}C) at a suitable time of year when reptiles are likely to be active (mid-March to early October inclusive). At this time any potential hibernacula or refugia encountered will be carefully dismantled by hand. This stage of clearance will be undertaken under the supervision of a suitably qualified ecologist who will capture and relocate any reptiles encountered to areas of retained habitat on the margins of the Parcels 4 and 5 site or pre-established refugia in the wider site.
- Where potential for reptiles to be present remains, a further 5 days with daytime temperatures of >12^{o}C will then be allowed to elapse to enable any remaining reptiles to disperse from the area of works, prior to the destructive search.

- Following clearance of vegetation to ground level and removal of any refugia by hand, no suitable reptile habitat would remain and it is expected that any remaining reptiles would disperse from the area of works into adjacent habitat on their own accord.
- In order to be certain that no reptiles are present within the area of works, topsoil will then be progressively stripped from the area of works under the supervision of a suitably qualified ecologist, if required.
- In the event that the destructive search is delayed, the vegetation will be maintained at ground level until the destructive search is carried out. Similarly, following the destructive search, the land will be maintained as unsuitable for the recolonisation of reptiles prior to and throughout the proposed works.

3 MANAGEMENT AND MONITORING

3.1 The ongoing maintenance of the areas of public open space, including retained and newly created reptile habitat, are detailed within the Detailed Landscape and Ecological Management Plan (LEMP) (HDA, 2024c). The LEMP will be implemented to ensure the long-term integrity of the newly created and enhanced areas of habitat for reptiles in the long-term, and includes monitoring to ensure the successful establishment and continuity of habitat for reptiles described in *Section 2.2* above.

4 CONCLUSION

4.1 Through implementation of the mitigation measures outlined above, the Parcels 4 and 5 development would avoid injury or killing of any reptiles present. Although the loss of limited areas of reptile habitat is highly unlikely to be significant within a local context, the described measures for the creation and enhancement of new areas of reptile habitat contiguous with the proposed development area would ensure long-term opportunities for reptiles within this area of the wider Hogwood Farm site. Through the implementation of these measures it would be expected that current reptile interest of the site could be maintained and increased.

4.2 It is therefore concluded that subject to employment of the approach outlined above in line with the Site-wide Outline Reptile Mitigation Strategy (HDA, 2024b), the development would protect individual reptiles currently occurring within the Parcels 4 and 5 site and ensure that the favourable conservation status of the local reptile population is maintained.

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Commissioning Party: CALA Homes Thames Ltd

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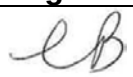
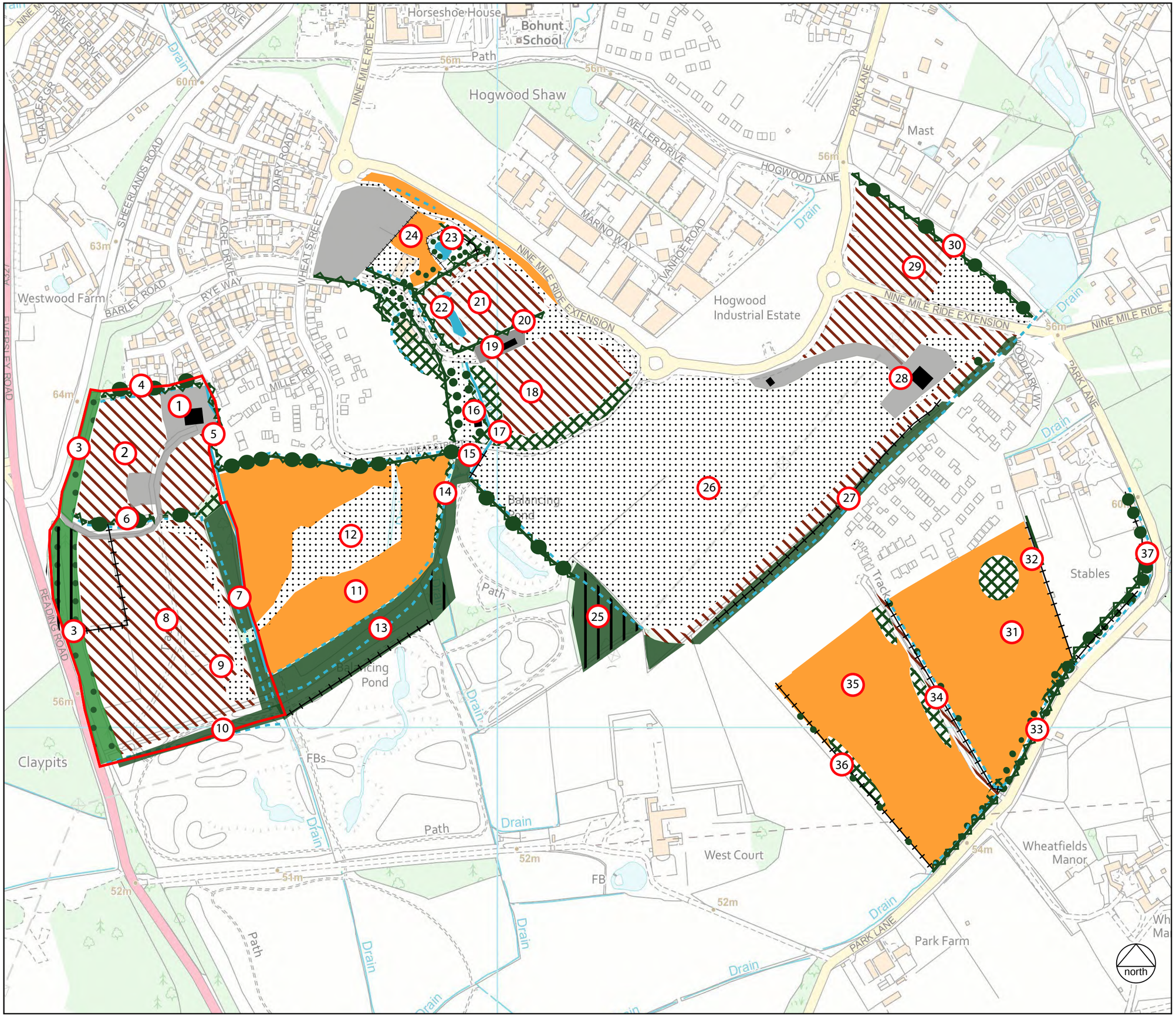
1	Detailed Reptile Mitigation Strategy – Parcels 4 and 5	July 2024	

	Personnel	Position
Author	Sarah Thornton-Mills MCIEEM	Principal Ecologist
Approved for issue	Clare Bird MCIEEM	Associate Ecologist

APPENDIX A

Phase 1 Habitat Survey Plan (showing Parcels 4 and 5 development area and wider site)



KEY

- Parcels 4 and 5 boundary
- Lowland mixed deciduous woodland - (w1f)
- Other woodland - mixed - mainly broadleaved (w1h5)
- Ancient Woodland
- Scattered trees
- Native hedgerow - (h2a)
- Native hedgerow with trees - (h2a - 11)
- Non-native and ornamental hedgerow - (h3b)
- Mixed scrub - (h3h)
- Ruderal - (81)
- Developed land - sealed surface - (u1b)
- Modified grassland - (g4)
- Standing open water - (r1)
- Wet ditch / Dry ditch - (50)
- Bare ground - (510)
- Buildings
- Fence
- 45 Target notes

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Parcels 4 & 5 - Phase 1 Habitat Survey Plan

SCALE AT A3:
NTS

DATE:
June 2024

868.1/89

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Ecology

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APPENDIX B

Parcels 4 and 5 Landscape Plans (CSA, 2024) and location of hibernaculum and log and brash piles

north

KEY

- Parcels 4 and 5 boundary
- Hibernacula (indicative)
- Log and brash piles (indicative)

CLIENT:
CALA Homes (Thames) Ltd

PROJECT:
Hogwood Farm, Finchampstead

TITLE:
Parcels 4 & 5 - Landscape Proposals and Reptile Mitigation

SCALE AT A3:
NTS

DATE:
June 2024

868.1/90

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HOGWOOD FARM, FINCHAMPSTEAD

NON-NATIVE INVASIVE SPECIES MANAGEMENT PLAN – PARCELS 4 AND 5

Prepared for CALA Homes Thames Ltd

by

Hankinson Duckett Associates

HDA ref: 868.1

July 2024

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APPENDICES

1 INTRODUCTION

1.1 Site location and summary description

1.1.1 This Non-native Invasive Species Management Plan describes the approach to minimising the risk of spread of invasive, non-native species listed on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended) in relation to Parcels 4 and 5 of the development of approximately 110ha of land at Hogwood Farm, Finchampstead. The Parcels 4 and 5 development area comprises approximately 9ha of land, hereinafter referred to as 'the site'. The site centre is located by National Grid Reference SU 7653 6421. The Non-native Invasive Species Management Plan was commissioned by CALA Homes Thames Ltd in May 2024.

1.1.2 The Parcels 4 and 5 site is located to the north-west of the village of Finchampstead, Berkshire. In general terms, it comprises two fields supporting ruderal vegetation, bare ground, a small area of scrub and a hardstanding construction access track and compound area. The fields are bounded by areas of woodland, including ancient and aged woodland, in addition to native hedgerows with wet and dry ditches. The Parcels 4 and 5 site is bordered to the south by the existing Suitable Alternative Natural Greenspace (SANG) (delivered as part of the wider Hogwood Farm development); to the north by Parcels 2 and 3 of the development which are currently under construction; to the east by a future development parcel which currently comprises modified grassland and bare ground; and to the west by the A327 and Sheerlands Road, with ancient woodland and fields beyond. The location and boundary of the Parcels 4 and 5 site is shown in *Appendix A*.

1.1.3 The Parcels 4 and 5 site is part of a larger area covering a total of 110ha, hereinafter referred to as the 'wider site'. The wider site includes residential properties associated with Parcel 1 and a construction site associated with Parcel 2 in the north-west and a SANG in the south which comprises a mix of wetland, species-rich grassland, scrub and woodland habitats. In general terms, the western area of the wider site is comprised of three fields of disturbed ground dominated by short ruderal vegetation with scattered areas of tall ruderal vegetation and large spoil heaps bordered by mature trees and woodland with scrub field margins. The central and eastern areas of the site are comprised of areas of hardstanding and construction/disturbed ground bordered by mature treelines and woodland. The south-eastern areas of the site comprise two fields of semi-improved grassland fields intersected by a ditch with associated scrub and scattered trees. A species-rich hedgerow with trees adjacent to Park Lane is present along the southern boundary. Woodland shaws and copses are located in the northern, western and central areas of the site, including mixed, broadleaved and broadleaved plantation woodland types, some of which are included on Natural England's Inventory of

Ancient Woodland. Wetland habitats within the site include drainage ditches and small streams associated with the field boundaries and several ponds in poor condition are located across the site. The wider site is bordered to the north by a construction site, the Bohunt School and the Hogwood Industrial Estate; to the east by Park Lane beyond which lie residential dwellings and park homes; to the south by Park Lane and farmland; and to the west by A327 Reading Road and Sheerlands Road beyond which lie farmland and woodland. The wider area is dominated by agricultural land interspersed with woodland and residential properties.

1.1.4 Further information on the extent and composition of habitats across the Parcels 4 and 5 site and the wider site is provided in the Phase 1 Habitat Survey and Target Notes (HDA, 2024a).

1.2 Background

1.2.1 A Non-native Invasive Species Management Plan is a key tool in preventing the spread of non-native, invasive plant species either on to or from a site. It is required to identify the biosecurity measures needed to minimise the risk of spreading invasive, non-native species across the site and the wider area. The Non-native Invasive Species Management Plan considers the risks posed by a species, based on the information available at the time of preparation.

1.3 Development proposals

1.3.1 Planning permission (O/2014/2179 and 140764) was granted in January 2017 for a hybrid application. This comprises:

- Outline permission for demolition of all existing buildings on site; up to 1,500 new dwellings; employment floor space; a Neighbourhood Centre; a primary school; sports pitches and associated pavilion building; highways infrastructure; associated landscaping, public realm, open/green space and sustainable urban drainage systems; and
- Full permission for a 29.7ha Suitable Alternative Natural Greenspace (SANG) in the south of the site.

The hybrid planning permission was subsequently amended by a Section 73 application (181194) which was approved in November 2018.

1.4 Scope and purpose of report

1.4.1 This Non-native Invasive Species Management Plan has been prepared in response to the identification of non-native invasive plant species within the wider site including Rhododendron and an unidentified Cotoneaster species during the initial Phase 1 habitat survey (HDA, 2018). In addition, during consultation with Natural England Japanese

Knotweed was identified in the wider area (Royal Haskoning, 2014) and during an updated Phase 1 habitat survey, Variegated Yellow Archangel was recorded from the wider site boundary (HDA, 2018). An updated invasive species walkover survey was carried out in 2023 of Parcels 4, 5, 6, 11, 12, 13 and the proposed Neighborhood Centre which recorded no species listed under Schedule 9 of the 1981 Wildlife and Countryside Act (as amended) (HDA, 2024b). Cotoneaster *Cotoneaster horizontalis*, Entire-leaved Cotoneaster *Cotoneaster integrifolius*, Himalayan Cotoneaster *Cotoneaster simonsii*, Hollyberry Cotoneaster *Cotoneaster bullatus*, Small-leaved Cotoneaster *Cotoneaster microphyllus*, Rhododendron *Rhododendron ponticum*, Variegated Yellow Archangel *Lamiastrum galeobdolon* and Japanese Knotweed *Fallopia japonica* are all listed under Schedule 9 of the 1981 Wildlife and Countryside Act (as amended). It is an offence to release, plant or cause to grow in the wild any plant included on this schedule of the Act.

1.4.2 Condition 30 of the planning consent for the development of the site, subsequently requires that:

"*All Reserved Matters applications for any sub phase of the development shall include a detailed non-native invasive species management plan for that phase of the development. The detailed non-native invasive species management plans shall be implemented in accordance with the submitted plans unless otherwise approved in writing by the local planning authority."*

1.4.3 No non-native plant species were recorded within the Parcels 4 and 5 site, during either the 2014 or 2017 Phase 1 habitat survey (HDA, 2018) or the 2021 or 2023 invasive species walkover surveys (HDA, 2022 and HDA, 2024b), however this should not be regarded as confirmation of absence or of the distribution of those species recorded[1].

1.4.4 The objective of this Non-native Invasive Species Management Plan is to identify, reduce and minimise the risk of spreading invasive, non-native plant species within the Parcels 4 and 5 site, the wider site and the wider environment.

2 NON-NATIVE INVASIVE SPECIES MANAGEMENT PLAN

2.1 The Non-native Invasive Species Management Plan tabulates those species that have been identified as being on the Parcels 4 and 5 development site or where current knowledge suggests there is reasonable risk of potential to be imported during

[1] The optimal season for surveys of invasive plant species listed under Schedule 9 of the 1981 Wildlife and Countryside Act (as amended) is between May and August. As the survey was carried out in December and January, invasive plant species may have been absent or inconspicuous which increases the uncertainty with regards to presence/likely absence as some species. Although in combination with previous site work it is considered the walkover survey allows an indication of the likely presence/absence of invasive species within the Parcel 4 and 5 development areas, the survey should not be regarded as confirmation of distribution of those species recorded or absence of species not recorded. Further certainty with regards to the presence/likely absence of invasive plant species could be achieved through multiple visits across the growing season.

construction. In view of the identified historic presence of Rhododendron and an unidentified Cotoneaster species within the wider site and Variegated Yellow Archangel and Japanese Knotweed within the wider area, precautionary preventative measures are also given to prevent their spread within and from the wider site. The likely pathways and operational mitigation have also been identified. This document will be appended to the contractor's Construction Method Statement for use on site for construction of Parcels 4 and 5 of the development. A guide to the identification of key non-native invasive plant species known to be present in the site, wider site and its surrounds is provided in *Appendix B*.

2.2 This Management Plan has been based on current knowledge of the extent of non-native invasive plant species present within the Parcels 4 and 5 development site and its surrounds. Prior to development commencing however, an updated survey of the site will be undertaken at an optimal time of year (between May and August) to identify the presence, location and area covered by any non-native invasive species listed on Schedule 9 of the 1981 Wildlife and Countryside Act (as amended), not previously identified on site. If any plant species listed on Schedule 9 are identified during the update survey, this Management Plan will be updated accordingly and submitted to the local planning authority.

Table 1. Biosecurity Risk Assessment for Hogwood Farm, Finchampstead

Species	Potential contamination route	Likelihood of risk	Operational Procedure
Cotoneaster sp. (Wall Cotoneaster *Cotoneaster horizontalis*, Entire-leaved Cotoneaster *Cotoneaster integrifolius*, Himalayan Cotoneaster *Cotoneaster simonsii*, Hollyberry Cotoneaster *Cotoneaster bullatus* and Small-leaved Cotoneaster *Cotoneaster microphyllus*)	Species present within wider site. Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Moderate. Species is known to be present in wider site. *Import risk:* Low. If possible soil will not be imported.	Ensure contractors know what the non-native invasive Cotoneasters looks like and its identified presence in the wider site (see www.nonnativespecies.org) (see *Appendix B*). If any further suspected plants are identified within the site, contact the project ecologist (HDA: 01491 838175). These seedling plants should be hand pulled and burnt on site. If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.
Rhododendron *Rhododendron ponticum*	Species present within wider site. Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Moderate. Species is known to be present in wider site. *Import risk:* Low. If possible soil will not be imported.	Ensure contractors know what Rhododendron looks like and its identified presence in the wider site (see www.nonnativespecies.org) (see *Appendix B*). If any suspected plants are identified within the site, contact the project ecologist (HDA: 01491 838175). These seedling plants should be hand pulled and burnt on site and/or managed by application of a glyphosate-based herbicide to the foliage during the spring or summer. If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.

Species	Potential contamination route	Likelihood of risk	Operational Procedure
Variegated Yellow Archangel *Lamiastrum galeobdolon*	Species present within wider area. Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Moderate. Species is known to be present in wider area. *Import risk:* Low. If possible soil will not be imported.	Ensure contractors know what Variegated Yellow Archangel looks like and its identified presence in the wider area (see www.nonnativespecies.org). If any suspected plants are identified inform the project ecologist (HDA: 01491 838175). These should be pulled up and left to dry before the seeds set (July/August) and/or managed by application of a glyphosate-based herbicide to the foliage during the spring or summer. If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.
Japanese Knotweed *Fallopia japonica*	Species present within wider area. Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Moderate. Species is known to be present in wider area. *Import risk:* Low. If possible soil will not be imported.	Ensure contractors know what Japanese Knotweed looks like and its identified presence in the wider area (see www.nonnativespecies.org). If any suspected plants are identified inform the project ecologist (HDA: 01491 838175) and refer to the Environment Agency's Japanese Knotweed Code of Practice[2]. If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.

[2] https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/296930/LIT_2695_df1209.pdf

Species	Potential contamination route	Likelihood of risk	Operational Procedure
Himalayan Balsam *Impatiens glandulifera*	Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Low. Not recorded as present on site or in vicinity of site. Albeit likely to occur in the wider area. *Import risk:* Low. If possible soil will not be imported.	Ensure contractors know what Himalayan Balsam looks like (see www.nonnativespecies.org). If any suspected plants are identified inform the project ecologist (HDA: 01491 838175). These should be pulled up and left to dry before the seeds set (July/August) and/or manage by application of a glyphosate-based herbicide to the foliage during the spring or summer. If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.
Virginia Creeper *Parthenocissus quinquefolia*	Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Low. Not recorded as present on site or in vicinity of site. *Import risk:* Low. If possible soil will not be imported.	Ensure contractors know what Virginia Creeper looks like (see www.nonnativespecies.org). If any suspected plants are identified, contact the project ecologist (HDA: 01491 838175). These should be pulled up (using gloves as the sap in the plant can cause irritation to skin) and burnt on site and/or manage by application of a glyphosate-based herbicide to the foliage during the spring or summer. If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.

Species	Potential contamination route	Likelihood of risk	Operational Procedure
False Acacia* *Robinia pseudoacacia* * Note: False Acacia is not currently a Schedule 9 species in England. It is however invasive and can displace native vegetation.	Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Low. Not recorded as present on site or in vicinity of site. *Import risk:* Low. If possible soil will not be imported.	Ensure contractors know what False Acacia looks like (see www.nonnativespecies.org). If any suspected plants are identified, contact the project ecologist (HDA: 01491 838175). It should be noted that this plant 'suckers' from the roots and may arise some distance from the trunk of a tree. Any suckers or saplings should be managed by applications of glyphosate based herbicides to the foliage during the spring or summer. If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.
Garden escapes (e.g. Crocosmia and Spanish Bluebell)	Spread of species via construction machinery/movement of soil. Introduction of seed material via contaminated soil.	*Export/spread risk:* Low. None of these species are known to be present on site or in the vicinity of the site. *Import risk:* Low. If possible soil will not be imported.	If there is a requirement to import soil, the soil will be to the BS 3882:2015 standards. All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site.

Species	Potential contamination route	Likelihood of risk	Operational Procedure
Water Fern *Azolla filiculoides*	Dispersal of species through movement of construction machinery. Introduction via aquatic planting of the waterbodies to be constructed on site.	*Export/spread risk:* Low. None of these species are known to be present on site or in the vicinity of the site. *Import risk:* Moderate. Many of these species are sold by plant suppliers.	All construction and appropriate operational staff to familiarise themselves with the species (see www.nonnativespecies.org). Contractor is to provide detail on where construction machinery has been previously used and confirmation that appropriate cleaning/antifouling has been carried out if machinery has been used in or around water within the past 3 months (or unknown). All construction machinery tyres/wheels and soil/vegetation carrying equipment will be cleaned prior to entering and leaving the site. Plants for planting of the SuDS features to be of native stock and checked for presence of alien species prior to planting.
Parrot's-feather *Myriophyllum aquaticum*			
Floating Pennywort *Hydrocotyle ranunculoides*			
New Zealand Pigmyweed/Australian Swamp-stonecrop *Crassula helmsii* (Also sold as *Tillaea recurva, Tillaea helmsii,* or *Crassula recurva*)			
Water Hyacinth *Eichornia crassipes*			
Water Primrose *Ludwigia peploides* (Also sold as *Jussiaea grandiflora*, *Ludwigia uruguayensis*)			
Canadian Waterweed *Elodea canadensis*			
Curly Waterweed *Lagarosiphon major*			
Nuttall's Waterweed *Elodea nuttallii*			
Waterweeds (other *Elodea*) *Elodea spp*			

3 REFERENCES

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HDA Document Control and Quality Assurance Record

Project Title:	Arborfield Eco
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Document Title:	Non-native Invasive Species Management Plan – Parcels 4 and 5
Commissioning Party:	CALA Homes Thames Ltd

Issue	Description	Date of Issue	Signed
1	Non-native Invasive Species Management Plan – Parcels 4 and 5	July 2024	

	Personnel	Position
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Approved for issue	Clare Bird MCIEEM	Associate Ecologist

Appendix A

Phase 1 Habitat Survey Plan (showing Parcel 4 and 5 development area and wider site)