

Mr K Brant

**6 Johnson Drive
Finchampstead**

**Construction Environmental Management Plan
for Biodiversity
(CEMP Biodiversity)**

Revision A

**Job No: 263070
September 2026**



Environmental Consultants

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Report for
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Issue Date

Issue

01 September 2026

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Issue	Description of status
Rev A	Updated Tree Protection Plan

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1.0 INTRODUCTION

Overview and Baseline Setting

- 1.1 AA Environmental Limited (AAe) has been commissioned by Mr Brant to produce a Construction Environmental Management Plan for Biodiversity (CEMP Biodiversity) for the site. The purpose of this CEMP is to ensure that the works are carried out sensitively to minimise any impact on sensitive receptors and protected habitats and species. In addition, this report will provide the information to assist with discharging Condition 13 attached to planning (Wokingham Borough Council application ref: 232595) which states:

Construction Environmental Management Plan

To mitigate impacts on reptiles, mammals, birds and biodiversity of the clearance, development and groundworks of development (including vegetation clearance, earth moving, ground works and site set-up) shall take place until a Construction Environmental Management Plan (CEMP Biodiversity) has been submitted to, and approved in writing by the Local Planning Authority. The CEMP shall include measures for:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of biodiversity protection zones.*
- c) The location and timing of sensitive works to avoid harm to biodiversity features.*
- d) Practical measures to avoid or reduce impacts during clearance and construction including methodology and sensitive working practices to avoid harm to mammals, breeding birds, reptiles and amphibians.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.*
- g) Use of protective fences, exclusion barriers and warning signs.*
- h) measures to control the emission of dust, dirt noise and vibration on wildlife.*
- i) Any temporary lighting demonstrated necessary. And*
- j) The site manager, responsible persons and lines of communication.*

No vegetation clearance or earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved CEMP. The approved CEMP shall be adhered to and in full implemented throughout and retained until the development has been constructed and landscaping has been implemented. Any deviation from the approved CEMP Biodiversity shall be first agreed in writing with the local planning authority.

Reason: To protect biodiversity and ensure that wildlife, protected and notable species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 and 191, Local Plan policies CP3, CP7 and TB23 and Section 41 NERC Act.

- 1.2 The site is located off Johnson Drive in Finchampstead, centred at National Grid Reference: SU 805650 and covers approximately 0.11 of a hectare. The site comprised the existing garden area and access drive. The site was bordered by a continuation of the garden area to the east, a construction site to the north, residential dwelling and associated garden area to the south, and access road to the west.
- 1.3 Based on the BGS geology maps, the underlying bedrock geology is Bagshot Formation - sand. No superficial deposits were recorded. A suitable drainage strategy will be agreed with the Statutory Undertaker.

Project Description

- 1.4 The consented scheme is for the erection of 1 no. detached five bedroom dwelling with associated parking. Given the scale of the proposals, it is anticipated that the work intensity will be low. The works will include the following activities:

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

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

Purpose

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

2.0 GENERAL CONTROLS

Construction Site Management

- 2.1 An experienced and suitably qualified Site Manager will be appointed to manage the works at the site and to ensure that the measures detailed within this CEMP are implemented in full and throughout the construction phase. The Site Manager will be responsible for enlisting suitable specialist contractors/consultants to carry out the activities associated within this CEMP, as required.
- 2.2 The appointed Ecological Clerk of Works (ECoW)¹ will provide a toolbox talk to the Site Manager, so that he/she is fully aware of the sensitivity of the site, the species that are present and the controls to be applied during the works so that there is no contravention of current legislation. The Site Manager will then be responsible to communicate this to all site operatives during the site induction.
- 2.3 The site and this CEMP will be periodically audited and reviewed by the Site Manager every two months. In the event of any significant amendments, the Local Planning Authority (Wokingham Borough Council) will be notified.
- 2.4 A review of environmental aspects and associated risks/issues of the project has been set out in Appendix A. The register identifies the key risks and points to the relevant controls detailed within this plan.

¹ The ECoW will be a suitably qualified, experienced and, where necessary, licensed ecologist, appointed by Mr Brant for the duration of the development.

Legal and Contractual Environmental Requirements

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

Liaison with Local Authorities, Statutory Consultees and the Public

- 2.6 This CEMP will be submitted to Wokingham Borough Council to discharge Condition 13 attached to the decision notice, with any measures implemented prior to commencement of the development and any additional controls required, agreed and implemented.
- 2.7 Notice boards will be displayed and maintained for the duration of the works and will be positioned where clearly visible to persons passing the site. These will provide key contact details.
- 2.8 The Site will operate a complaint system, and any complaints and/or enquiries will be recorded and made available for inspection.
- 2.9 The Site Manager (or his/her representative) will notify all neighbours and relevant authorities prior to commencement of works.

3.0 BIODIVERSITY, ECOLOGY & TREE PROTECTION

Overview

- 3.1 The site comprised the existing garden area and access drive of overall low ecological value. There are no habitats of international, national, county or local importance that would be directly affected by the proposals. Species recorded on the site can be described as common or abundant and are found in similar places across much of Britain. Although no evidence of protected species was recorded on the site, common species of reptiles (slow worm and grass snake) have been recorded on the adjacent development site and badgers known to be active within the area. In order to minimise disturbance to local wildlife and avoid contravention of current legislation the following controls will be applied during the ongoing management operations.

Bats

- 3.2 Although there are no buildings/structures on the site and no confirmed bat roosts. In the event any tree felling/pruning is required, then the ECoW will complete a check prior to any works to ensure compliance with current legislation protecting bats and their roosts.

Badgers

- 3.3 Although no badger setts have been recorded on site, as badgers are active in the area, the following standard controls will be implemented during and after works to minimise disturbance to badgers that may be using the site:
- all site operatives will be given a toolbox talk on the presence of badgers and the legal protection they and their setts are afforded (copy of a toolbox talk has been attached at Appendix B for reference);
 - any temporary and permanent fencing to be installed on the site will be raised slightly off the ground (200 mm) or gaps provided, to allow badgers unrestricted access throughout the site;
 - any deep excavations that are to be left open overnight will include a means of escape for any animals that may fall in, using planks of wood to act as ramps;
 - where possible, works will be limited to the hours from dawn to one hour before sunset;
 - where possible, the creation of large stock-piles of earth will be avoided as these may prove attractive for badgers to excavate new setts;

- no pipework should remain open with any exposed ends capped-off at the end of the working day to prevent any animals entering pipework. **N.B. Badgers can enter pipework as small as 250 mm in diameter and therefore all pipework should be capped-off in accordance with good practice;** and
- as badgers can excavate new setts, any fresh excavations recorded on the site should be immediately reported and fully investigated.

Hedgehogs

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

Herpetofauna (Amphibians and Reptiles)

- 3.5 Due to the presence of reptiles adjacent to the site, all site personnel will be given a toolbox talk to inform them about the sensitivity of the works and the legal protection they are afforded (copy of a generic toolbox talk is attached at Appendix D). In addition, the following additional controls will also be implemented during the works, where practicable to do so:
- It may be necessary to install reptile proof fencing within certain areas of the site to prevent reptiles colonising areas of the site during the construction phase. This requirement would be determined by the ECoW.
 - Cover any trenches overnight to prevent any animals falling into them.
 - Do not leave any piles of bricks, tiles, building rubble etc close to the adjacent habitat as reptiles/amphibians may attempt to take refuge and/or overwinter in them.
 - Store any building materials above ground on pallets.
 - Any waste material will be placed into skips.
 - Concrete will not be left unset overnight, or suitable barriers erected to prevent reptiles accessing the concrete.
 - Excavations and working areas will be managed so that temporary waterbodies are not created.
- 3.6 In the unlikely event that reptiles or any great crested newts are found then works will stop and an appropriate way forward agreed in full consultation with the Council's Ecologist and Natural England, as necessary.

Nesting Birds

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

Tree Protection

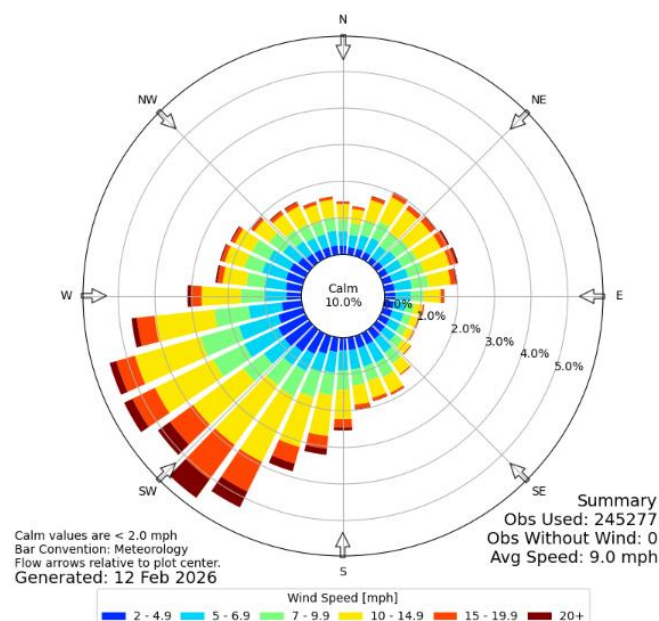
- 3.10 In order to protect the established trees to be retained, tree protection fencing will be installed. To avoid any accidental damage, any overhanging branches will be pruned back to suitable live growth points. All works will be undertaken by a suitably qualified and experienced specialist contractor and conform to current industry best practice, i.e. BS 3998: 2010 '*Tree Work - Recommendations*'. Further details are shown on the Tree Protection Plan (Figure 2). In addition, a notice will be attached to the tree protection fence to protect the important ecological features, an example is attached at Appendix E.
- 3.11 In the unforeseen event that a tree is damaged and/or dies, the Local Planning Authority will be notified. The details of the replacement tree will be agreed in writing with the Local Planning Authority.

Ecological Enhancement

- 3.12 Ecological enhancement measures will be included within the scheme, as outlined within the Biodiversity Enhancement Plan to discharge Condition 11 attached to the decision notice.
- 3.13 Any proposed landscaping will aim to use native species, but where this is not practicable then species of known value for wildlife will be used, as outlined within the Landscape and Ecology Management Plan to discharge Condition 17 attached to the decision notice.

4.0 DUST AND AIR QUALITY

- 4.1 Impacts on air quality may arise from the operation of construction plant associated with on-site activities and from journeys to and from the site by construction related traffic and the construction workforce. Construction plant and road vehicles emit a mixture of exhaust gases, which could add to the level of air pollutants in the locality.
- 4.2 The site was bordered by a continuation of the garden area to the east, a construction site to the north, residential dwelling and associated garden area to the south, and access road to the west, with intervening barriers including established boundary vegetation.
- 4.3 The prevailing wind direction is from the south-west as presented on the Rose Diagram below. The nearest available contemporary dataset for the site is Farnborough Airfield, located approximately 12 km south-south-east of the site. There is a low risk of dust being blown onto the nearby residential properties.



General Provisions

- 4.4 The Site Manager will ensure that air quality impacts (principally dust) from construction-related activities and construction traffic are controlled through careful planning of works and effective site management. With respect to general provisions, the Site Manager will as far as practicable:
- ensure that the site is managed in accordance with the requirements of the CEMP and relevant legislation (including health and safety);
 - ensure all operatives are aware of the sensitivity of land uses to dust emissions from the site activities, in particular the adjacent residents. Works will be carefully supervised and designed to prevent significant fugitive emissions in these areas;
 - control site activities and handle complaints – all air quality complaints will be recorded, investigated at the earliest opportunity and any corrective measures implemented; and
 - operate a 'no burning' policy on site.
- 4.5 All construction traffic will access/egress the site via Johnson Drive

Dust Monitoring

- 4.6 Daily site inspections will be undertaken of potentially problematic areas (e.g. site compound and in particular the area for loading and unloading material), site area and boundary by site staff during normal operations. This will consist of visual inspections of areas adjacent to the works site.
- 4.7 In the unlikely event of ongoing dust emissions and substantiated complaints, the Site Manager will review the likely sources and implement suitable controls. In the unlikely event that these additional measures are not adequate then further controls, such as quantitative monitoring regime and action thresholds will be discussed and agreed with Wokingham Borough Council's Environmental Health Department.

Dust Mitigation

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

- all plant and equipment will be routinely serviced in line with the manufacturers' guidance or in the event that either a site inspection or a review of an incident identifies a malfunction;
 - no vehicle or equipment emitting visible black smoke from its exhaust system other than during ignition will be used on the construction site; and
 - plant will not be left idling when not in use or, where this is not practicable, reduced to the lowest setting.
- 4.10 To minimise emissions associated with vehicle movements (from re-suspended road dust, spilling of materials and exhaust emissions etc.), the following control measures will be implemented:
- site operatives' vehicles will be parked within the designated parking area, which will have an appropriate surfacing to minimise dust generation;
 - the site compound will have an appropriate surface to minimise dust generation;
 - all haulage vehicles carrying friable materials will be sheeted or enclosed;
 - drivers of vehicles will be required to switch off their engines whilst not in use, where practicable; and
 - a speed limit of 10 mph will be established and enforced when entering the site.
- 4.11 With the implementation of the above mitigation measures, it is considered unlikely that there will be any significant dust or air quality issues associated during the works.

Management of Unforeseen Incidents

- 4.12 In the unlikely event that controls fail to be applied in an area of the site, there is a low risk that the downwind residential properties would be impacted by dust from site activities.
- 4.13 If significant fugitive dust emissions are being generated at the site, monitoring indicates elevated standards, or a complaint is received, the following corrective measures will be implemented:
- the cause of the elevation will be immediately identified and reviewed;
 - relevant operations will be suspended whilst control is applied;
 - appropriate corrective measures will be applied. This may include, for example; the use of bowzers or misting system for dampening, replacement of faulty machinery or compaction of stockpiles;
 - visual inspection frequency will be increased to twice daily to assess whether the measures are effective and will not be reduced until measures are successful; and
 - the actions undertaken will be recorded in the Site Diary.

5.0 NOISE AND VIBRATION

- 5.1 Noise and vibration are key issues associated with construction works. The extent of noise and vibration impacts will vary throughout the construction period and will depend on the appointed contractor's chosen methods of working as well as the timing and phasing of certain operations.
- 5.2 The CEMP establishes the framework within which noise and vibration from the works will be controlled.

Working Hours

- 5.3 All site operatives will carry out the works in such a way as to limit, as far as reasonably practicable, the adverse noise and vibration impact of the construction activities.
- 5.4 Control of working hours is a fundamental method of minimising the potential for nuisance from noise and vibration. Normal working hours will be as follows:

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

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

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

Noise Mitigation

- 5.6 The appointed contractor(s) will adhere to British Standard BS 5228: Part 1: 2009 and the 'Control of Pollution Act 1974'. In the event that complaints are received, the Local Authority will determine whether best practicable means are being applied. Should this not be the case, action under the Control of Pollution Act 1974 may be undertaken.
- 5.7 The following measures will be implemented to ensure that noise levels are attenuated as far as is reasonably practicable:
- low noise emission machinery will be used where feasible;
 - all mobile plant will be fitted with smart audible alarms adjusted to background noise levels at all times, where applicable and fitted to machinery;
 - plant will be orientated away from the noise sensitive receptors;
 - machines which are used intermittently will be shut down between periods of activity;
 - all machinery will be well-maintained (abnormal increases of noise are often associated with wear and tear or are indicative of mechanical failure); and
 - all construction work will be undertaken in accordance with codes of practice as outlined in BS 5228.

Vibration

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

6.0 CONSTRUCTION TRANSPORT MANAGEMENT PLAN

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

Mud on Roads

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

7.0 PROTECTION OF SURFACE WATER AND GROUNDWATER RESOURCES

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

Protection of Controlled Waters during Construction

- 7.3 During the site induction, all relevant personnel will be briefed on the importance of water resources, their location and pollution prevention measures; site works will be carefully controlled and carried out following best practice and guidance provided by Environment Agency's Pollution Prevention Guidelines.
- 7.4 Any spillages and environmental incidents will be managed in accordance with Environment Agency guidelines. Spill kits will be held on-site, close to main storage areas, with a variety of absorbent materials to be used in the event of a spill of fuel, oils or chemicals. Site operatives will be trained on how to use these correctly. All incidents and the manner in which they were dealt with will be recorded.
- 7.5 The storage of all potentially polluting substances (primarily fuel, oil and lubricants for plant) will be in accordance with the Oil Storage Regulations 2015. All areas presenting a risk of spillage, such as fuel stores, will have appropriate drip trays/bunds. Any damaged, leaking or empty drums will be removed from the site and disposed of via a registered waste disposal contractor. Further guidance is provided in 'PPG 26: Safe Storage - Drums & intermediate bulk containers'.
- 7.6 Bunds will be able to contain 110% of the volume of the largest container stored within it or 25% of the aggregate capacity of all storage containers. For drum storage a drip tray with a capacity of 25% of the maximum volume of material stored is sufficient. The maximum number of barrels and/or containers that can be stored in a bund at any one time will be indicated on a notice close to the bund. It will be ensured that the bund volume is not compromised by rainwater. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.
- 7.7 Refueling will be undertaken within the site compound and/or by small scale handheld decanting. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.

Drainage and Disposal of Water

- 7.8 During the construction phase, all site surface water drainage will be discharged to a suitable water management system.

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

Monitoring

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

Management of Unforeseen Incidents

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

8.0 WASTE

Handling and Disposal of Waste

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

9.0 LIGHTING

- 9.1 As the works will be limited to normal daylight hours, no artificial lighting will be required during the works.

10.0 ENVIRONMENTAL EMERGENCIES AND INCIDENTS

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

263070/CEMP

AA Environmental Limited

September 2026

Figure 1
Site Set-up Plan



Heras fencing to form site hoarding between the site and adjoining property

Site operative & visitors car parking

Site
welf.
huts

1800 high hoarding at the site entrance. Gates to open inwards.



12 Sandy Lane, Barkham, Wokingham, Berks. RG41 4DB
Tel: 0118-977-2925 Mob: 07831 837415 E-mail : paul@pauledwardsarchitecture.co.uk

CAD, REF, PROJECTS, CAD, REF



Figure 2
Tree Protection Plan

BS5837 Tree Survey: Trees & Groups

Retained Trees / Groups

Ref	Species	Common Name	Height	Stem Diameter	Crown Clearance	Age Class	Observations	Tree Surgery	Est. Remaining Contribution	Date Surveyed	BS Cat	RPA Radius	RPA Area	No.
T2	Quercus robur	Common Oak	17m	600#mm	6m	Mature	Fair condition		40+ Years	25/2/2026	B2	7.2m	163m²	1
T3	Quercus robur	Common Oak	16m	600#mm	6m	Mature	Fair condition		40+ Years	25/2/2026	B2	7.2m	163m²	1
T4	Quercus pbrur	Common Oak	16m	600#mm	6m	Mature	Fair condition		40+ Years	25/2/2026	B2	7.2m	163m²	1
T6	Salix babylonica	Weeping willow	4m	90mm		Young	Small tree			25/2/2026	C1	1.2m	5m²	1
														Total

Surveyed Groups

Ref	Species	Common Name	Average Height	Average Stem Diameter	Observations	Tree Surgery	Date Surveyed	BS Cat	No.
G1	Cupressocypariss leylandii	Leyland Cypress	8m	400mm	Screen. Topped. Separated from site by road		25/2/2026	C2	1
G5	Photinia	Photinia	1.5m	50mm	Formal hedge		26/2/2026		1
G7	Group of Birch		6m	150mm	Recently planted. Hedge understorey		18/8/2026	C1	1
Total: 3									

Survey by Mark Welby DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
www.mwelby.com

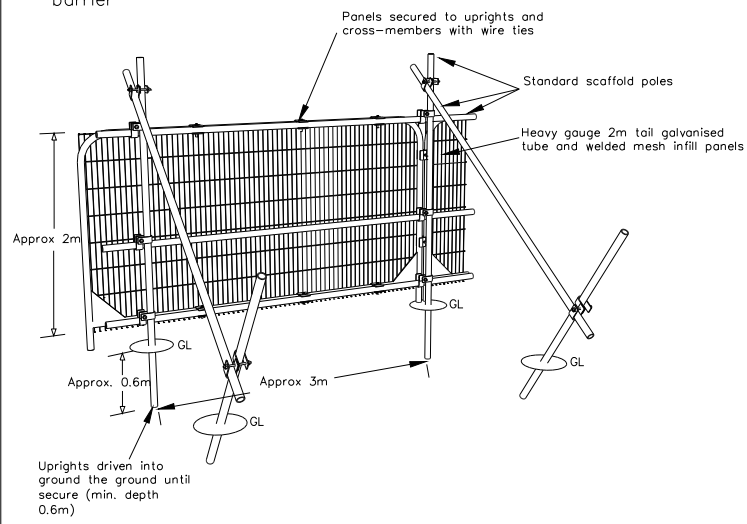
denotes estimated dimension. Typically due to the tree being inaccessible.
Where dimensions are not listed please refer to the plan graphics for an indicative representation (typically for groups).



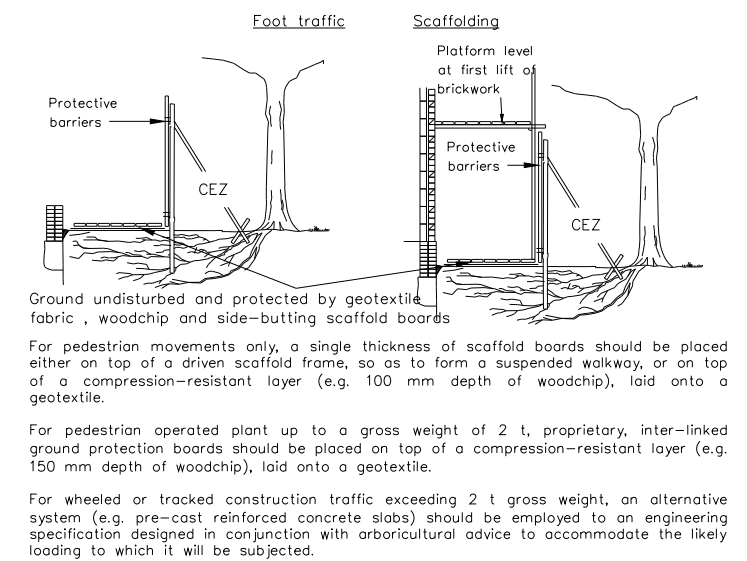
TREE PROTECTION AREA
KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED
BY PLANNING CONDITIONS AND/OR ARE THE
SUBJECT OF A TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER,
MAY LEAD TO CRIMINAL PROSECUTION
THIS FENCING MUST NOT BE REMOVED WITHOUT
PERMISSION FROM THE LOCAL PLANNING AUTHORITY

Default specification for protective
barrier



Ground Protection



Construction Exclusion Zone

It is the responsibility of everyone engaged in the construction process to respect the tree protection measures and observe the necessary precautions within and adjacent to them.

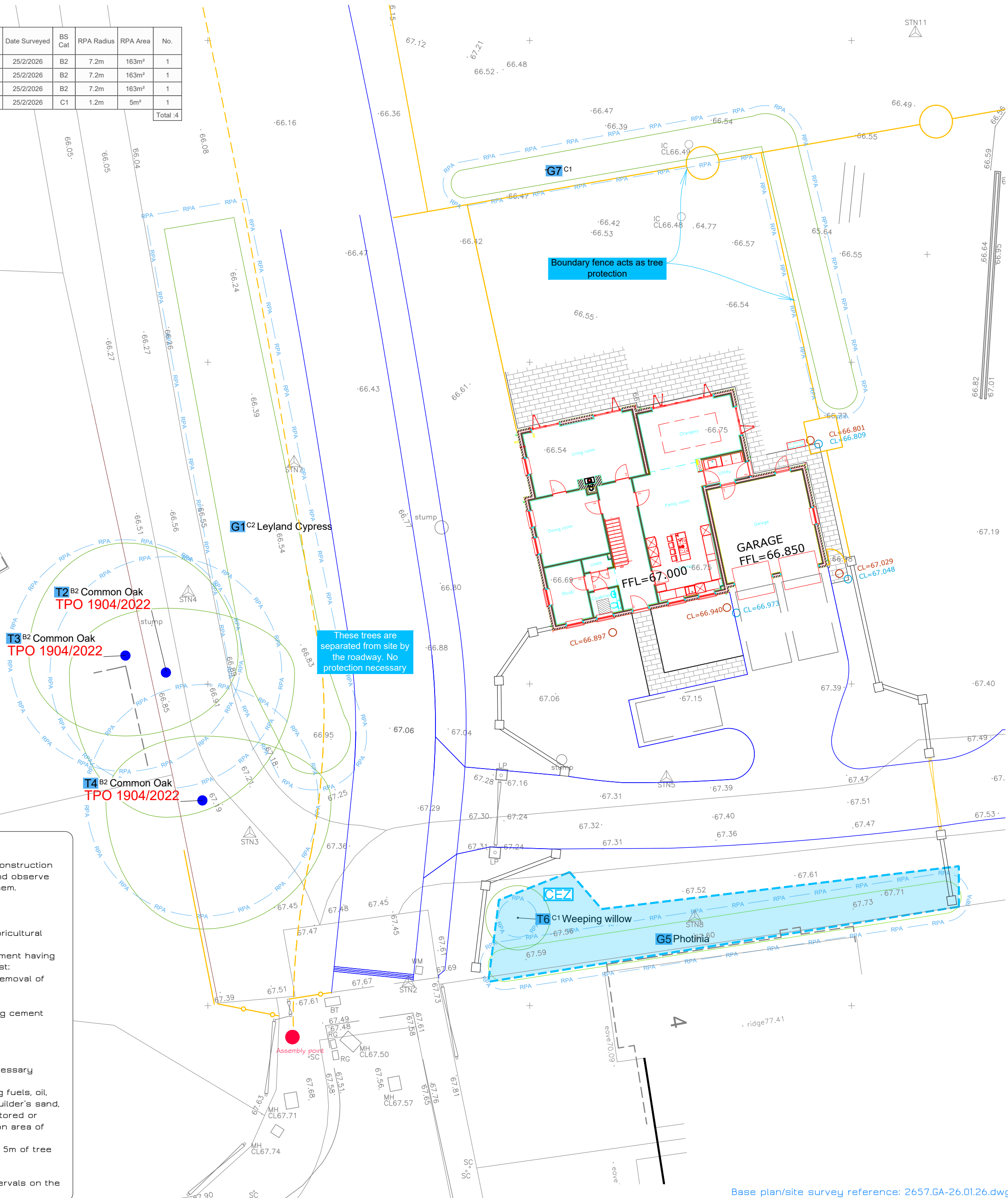
Inside the exclusion zone, the following shall apply:

- No mechanical excavation whatsoever;
- No excavation by any other means without arboricultural site supervision;
- No hand digging without a written method statement having first been approved by the project arboriculturist;
- No lowering of levels for any purpose (except removal of grass sward using hand tools);
- No storage of plant or materials;
- No storage or handling of any chemical including cement washings;
- No vehicular access;
- No fire lighting.

In addition to the above, further precautions are necessary adjacent to trees:

- No substances injurious to tree health, including fuels, oil, bitumen, cement (including cement washings), builder's sand, concrete mixing and other chemicals shall be stored or used within or directly adjacent to the protection area of retained trees;
- No fire shall be lit such that flames come within 5m of tree foliage.

All weather signs shall be erected at reasonable intervals on the barriers. See example inset



NOTES
This Tree Survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice.
• The reference numbers of surveyed trees and groups of trees are shown. Stem locations within groups may be estimated, and indicative of canopy only.
• The tree survey was carried out from ground level only, with the aid of binoculars as necessary, following the Visual Tree Assessment (VTA) method.
• Where trees are located on neighbouring land an estimated appraisal has been made of their quality and dimensions.
• Where stems or branches are obscured by ivy or other materials a full assessment of those parts will not be possible.
• Height dimensions are estimated and are given in metres.
• Trunk/stem diameters are measured in mm at 1.5 metres above ground level, unless otherwise stated. Where this is not possible, then Figure C.1 of the British Standard is followed.
• Tree canopies are graphically represented on the plan. They, where marked asymmetrical, were measured (or estimated by pacing) in four directions using a laser measure. Symmetrical canopies are measured in one direction only, with dimensions in the remaining directions assumed to be similar. For the canopies of groups of trees, the maximum radius for each compass point is measured (more complicated groups will have further notes taken and an accurate representation will be shown on the plan).

REV:	DATE:	UPDATE:	DRAWN:
A	18.08.2026	Layout revised	MW
1:200	2.0	4.0	6.0
8.0	10.0	12.0m	

Tree ref/category/species
& TPO ref

Root protection area

Crown spread

CEZ extent. To be protected with temporary protective barriers or ground protection to allow construction access. See insets and method statement for details.

BS 5837:2012 Tree Quality Categories

- Category A - High quality
- Category B - Moderate quality
- Category C - Low quality
- Category U - Unsuitable for retention

Guidance on the implementation and use of this information, along with its limitations and more can be downloaded here: <https://bit.ly/5837FAQ>
Or scan this QR code:



This plan has been drafted in colour. A monochrome version must not be relied upon

Tree Protection

6 Johnson Drive,
Finchampstead, Wokingham
RG40 3NW

Date: 09/07/2026 Drawn by: MW Scale: 1:200 @A2

DWG Ref: MW.2602.JDF.TPP.RevA



Mark Welby
DipArb(RFS), TechCert(ArborA), FArborA
Arboricultural Association Registered Consultant
01730 239 492 | mark@mwelby.com
www.mwelby.com
M Welby Ltd | Hampshire | UK

Base plan/site survey reference: 2657.GA-26.01.26.dwg

Appendix A

Register of Environmental Effects

Site	6 Johnson Drive, Finchampstead	Prepared by	Nicholas Braybrook	Date	15.07.2026
		Reviewed by	Alan Beaumont	Date	15.07.2026

NOTES

The consented scheme is for the erection of 1 no. detached five bedroom dwelling with associated parking.

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

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

Register of Environmental Effects

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

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

Register of Environmental Effects

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

Appendix B

Toolbox Talk (Badgers)

TOOLBOX TALK: BADGERS

Key Contact

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

Tel: 01235 536042

Did you know?

- Badgers are creatures of habit and live in social groups which occupy a territory.
- They often follow the same routes when moving around their territory and consequently can create well defined paths.
- Badgers are nocturnal and so are rarely seen during the day.

Identification

- The presence of badger setts is often a clear indicator that badgers are active within the area.
- Setts can be single holes or large complexes of holes. A badger sett can be told apart from rabbit warrens and fox earths by the size and shape of the hole. Badger holes are usually shaped like a sideward 'D', with bare earth around it. Rabbits hole tend to be 'O' shaped, and fox earths 'O' shaped.



Typical 'D' shaped badger holes.

Legislation

- Badgers and their setts are protected by the Protection of Badgers Act 1992.
- This makes it **illegal** to harm badgers or their setts.
- A sett is defined as *"any structure or place which displays signs indicating current use by a badger"*.
- Natural England define 'current use' as having been used at any point in the last month.

Site Controls

The following site controls should be implemented to reduce the level of disturbance to any badgers that may be present within close proximity to a construction site:

- Any deep excavations that remain open overnight must have a means of escape (e.g. a ramp), in case any animals fall in.
- Where possible, work will be carried out between dawn and one hour before sunset, with any lighting minimised, but without compromising safety.
- Any temporary fencing should be slightly raised off the ground (c. 200 mm), to allow badgers unrestricted access into and out of the site. The use of plastic tape should be avoided.
- Any obvious runs should **not** be blocked.
- Stockpiling of earth should be avoided, as these may prove attractive for badgers to excavate new setts.
- No pipework should remain open with any exposed ends capped-off at the end of the working day to prevent any animals entering pipework. N.B. Badgers can enter pipework as small as 250 mm in diameter and therefore all pipework should be capped-off in accordance with good practice.
- As badgers can excavate new setts, any fresh excavations recorded on the site should be immediately reported and fully investigated.

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

In the event that any holes are encountered then works should stop immediately and AAe contacted so that appropriate advice can be provided.

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



Badgers.

Photo credit © Warwick Reynolds



Badger print.



Badger sett, note the fresh spoil heap, indicating it is in use.

Appendix C

Toolbox Talk (Hedgehogs)

TOOLBOX TALK: HEDGEHOGS

Key Contact

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

Tel: 01235 536042

Did you know?

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

Identification

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

Legislation

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

Site Controls

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

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

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

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



Adult
hedgehog.

Photo credit © Tom
Marshall



Hedgehog
hibernaculum.

Photo credit ©
Judith Wakelam



Hedgehog spraint,
note dark colour and
insect fragments.

Photo credit
© Darren Tansley



Hedgehog
Prints

Olatara Landcare

Appendix D

Toolbox Talk (Reptiles)

TOOLBOX TALK: REPTILES

Did you know?

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

Identification

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

Legislation

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

Site Controls

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

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

Key Contact

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

Tel: 01235 536042



Appendix E

Ecology Notice



Ecologically Sensitive Area

PLEASE DO NOT ENTER

Any questions or problems, please contact

AA Environmental:

Tel: 01235 536042

Email: info@aae-ltd.co.uk

