

Squires Garden Centre
Heathlands Road
Wokingham
Berkshire
RG40 3AS

Construction Environmental Management Plan (CEMP: Biodiversity)

Report ref.: R2311_CEMP_a

Report Quality Control Information	
Author	Meghan Porter-Smith (qualifying member of CIEEM)
Reviewer	John Foot MCIEEM

November 2025



1 Diesel House, Honey Hill, Wokingham, Berkshire RG40 3BL
Telephone: 0118 3271810 Mobile: 07979 403099 E-mail: info@wenman-ecology.co.uk
www.wenman-ecology.co.uk

John Wenman Ecological Consultancy LLP is a limited liability partnership registered in England and Wales with registered number OC339057.
Registered office: 1 Diesel House, Honey Hill, Wokingham RG40 3BL where you may look at a list of members' names.

CONTENTS PAGE

1	INTRODUCTION	3
1.1	Project Background.....	3
1.2	Site Description	4
1.3	Report Objectives.....	5
2	IMPACT RISK ASSESSMENT	6
2.1	Construction-type Activities	6
2.2	Biodiversity Features.....	7
2.3	Risk Assessment.....	7
3	PRACTICAL MEASURES TO AVOID OR REDUCE IMPACTS	10
3.1	Pre-Construction/Site Clearance	10
3.2	During Construction.....	10
4	WORK SCHEDULE	12
4.2	Responsible Persons and lines of communication	13
4.3	Role of an ecological clerk of works	13
4.4	Identification of Biodiversity Protection Zones.....	13
4.5	Compensation and Enhancement Opportunities	15
5	PROTECTIVE FENCING AND WARNING SIGNS	16
6	REFERENCES AND BIBLIOGRAPHY.....	17
	APPENDIX 1 – PROPOSED SITE LAYOUT	18

1 INTRODUCTION

1.1 Project Background

1.1.1 John Wenman Ecological Consultancy LLP was commissioned by Demi Dunning of Squires Garden Centre to produce a Construction Environmental Management Plan focusing on protection of site biodiversity (CEMP: Biodiversity) to ensure compliance with relevant legislation and the planning conditions relating to redevelopment of an area of land and buildings at Squires Garden Centre on Heathlands Road in Wokingham, Berkshire (refer to proposed plans in **Appendix 1**).

1.1.2 Planning approval from Wokingham Borough Council stipulated the following condition (Condition 4 of Planning Application Reference 213595):

“No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of biodiversity protection zones.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.”*

1.1.3 In addition to the findings of an updated site walkover completed in October 2025, this CEMP document relies on background information from the following reports previously submitted with the planning application:

- Proposed Landscape and Planting Details by Kosma Rybak Ltd (August 2025);
- Arboricultural Report and associated Tree Protection Plan, RMT Tree Consultancy Limited (December 2021); and
- Preliminary Ecological Appraisal (PEA), Pleydell Smithyman Limited, RPSL Report

1.2 Site Description

- 1.2.1** The application site is situated to the northern side of Squires Garden Centre, on the eastern side of Heathlands Road, in Wokingham, Berkshire (OS grid reference: SU 82463 66493).
- 1.2.2** The site covers approximately 0.2 ha comprising a small wooden shed, water tank and a derelict wooden outbuilding, with tree lined boundaries. The retail area of Squires Garden Centre lays to the south, there are allotments situated to the north and west and Heathlands fruit farm to the east. A detailed site description is given in the previous PEA report along with additional background detail.
- 1.2.3** An updated walkover survey was conducted by John Wenman MCIEEM of John Wenman Ecological Consultancy on the 15th October 2025, to confirm the current status of the site. The walkover survey found the site to remain unmanaged, with short and tall ruderal vegetation present across much of the site with a range of native and non-native grasses, forbs and shrubs, apart from the eastern side where the new play area has been installed (**Photographs 1-4**).



Photograph 1. Unmanaged land below existing Salix sp. trees (Western corner).



Photograph 2. Unmanaged vegetation below existing Salix sp. trees (Southern side)



Photograph 3. Ruderal vegetation adjacent to new timber fenceline around play area (North-eastern corner).



Photograph 4. Dilapidated shed at the south-western corner of the site.

1.3 Report Objectives

- 1.3.1** The aim of this CEMP document is to satisfy the requirements of a condition of the planning permission. Once approved in writing by the Council, the practical measures detailed in this document will be adhered to and implemented throughout the demolition and construction period to avoid and mitigate any adverse effects on biodiversity.

2 IMPACT RISK ASSESSMENT

2.1 Construction-type Activities

2.1.1 The construction-type activities that have potential to damage biodiversity features on site were identified using the Proposed Landscape and Planting Details by Kosma Rybak Ltd (August 2025) and referencing the ecological report and updated site walkover survey produced for the site. The following potentially damaging construction-type activities are considered in this document:

Site preparation

- Ground investigations (boreholes etc.); and
- Site clearance including removal of trees and garden shrubs.

Construction phase

- Access for construction vehicles;
- Areas for plant maintenance and storage of oils, fuels and chemicals;
- Noise and vibrations from construction activities;
- Assembly areas for components of construction;
- Ground excavation, infilling and landscaping;
- Dust generation;
- Environmental incidents and accidents, e.g. spillages, noise and emissions;
- Lighting;
- Provision of underground services and utilities;
- Construction of buildings and hard surfaces;
- Storage areas for construction/excavated materials; and
- Runoff containing contaminants or sediments.

Site decommissioning

- Recycling of material and re-use and disposal of wastes.

2.2 Biodiversity Features

2.2.1 The biodiversity features that have potential to be adversely affected by the construction-type activities were identified from the pre-existing ecological survey data i.e. Preliminary Ecological Appraisal (PEA), Pleydell Smithyman Limited, RPSL Report Reference Number: M18.183.R.005 (February 2022) and the updated site walkover survey completed by John Wenman Ecological Consultancy in October 2025.

2.2.2 The following biodiversity features are considered in this document:

Habitats

- Trees to be retained as part of the development proposals.

Protected and/or notable species

- Site level value to commuting and foraging bat species – European Protected Species (Wildlife & Countryside Act 1981 (as amended) / Habitat Regulations 2017);
- Site level value to nesting birds – legally protected (Wildlife & Countryside Act 1981 (as amended));
- Site level value to hedgehogs commuting/foraging – priority species (NERC Act 2006 Section 41 species of principle importance); and
- Low site level value to great crested newt (GCN), other amphibians and reptiles commuting/foraging – priority species (NERC Act 2006 Section 41 species of principle importance) and legally protected (Wildlife & Countryside Act 1981 (as amended)).

2.3 Risk Assessment

2.3.1 A risk assessment of the potentially damaging construction-type activities for each biodiversity feature is detailed in **Table 1** below. The risk level (i.e. negligible < low < moderate < high) has been calculated by multiplying the chance of occurrence (i.e. unlikely < likely < very likely) by the degree of severity (i.e. slightly harmful < harmful < very harmful) in the absence of any practical measures to reduce the impacts.

Table 1. Risk assessment of potentially damaging construction-type activities for each biodiversity feature.

Construction-type Activity (hazard)	Biodiversity Features (potentially affected)	Adverse Effect	Risk Level (chance of occurrence x degree of severity)
Ground investigations (boreholes etc.)	Retained trees	Damaging tree roots in Root Protection Areas (RPAs)	Low
	Amphibians and reptiles	Harming/killing individuals	Low
Site clearance and building demolition	Retained trees	Destroying trees/hedges roots in RPAs	Moderate
	Amphibians and reptiles Nesting birds	Harming/killing individuals	Low
	Retained trees	Soil compaction in RPAs	Moderate
Access for construction vehicles	Amphibians and reptiles	Harming/killing individuals	Low
	Retained trees/hedges	Soil compaction in RPAs	Low
Areas for plant maintenance and storage of oils, fuels and chemicals	Nesting birds	Nest abandonment	Low
Noise and vibrations from construction activities	Retained trees	Soil compaction in RPAs	Low
Assembly areas for components of construction	Amphibians and reptiles	Harming/killing individuals	Low
	Retained trees	Damaging tree roots in RPAs	Low
Ground excavation, infilling and landscaping	Amphibians and reptiles	Harming/killing individuals	Low
	Nesting birds	Nest abandonment	Low
Dust generation	Retained trees	Soil contamination in RPAs	Low

Environmental incidents and accidents, e.g. spillages, noise and emissions	Amphibians and reptiles	Harming/killing individuals	Low
	Commuting/foraging bats Commuting/foraging hedgehog	Deterrence of nocturnal animals	Low
Lighting	Nesting birds	Nest abandonment	Low
	Retained trees	Damaging tree roots in RPAs	Low
Provision of underground services and utilities	Amphibians and reptiles	Harming/killing individuals	Low
	Amphibians and reptiles	Harming/killing individuals	Low
Construction of buildings and hard surfaces	Retained trees/hedges Off-site woodland	Soil compaction in RPAs	Low
Storage areas for construction/excavated materials	Amphibians and reptiles	Harming/killing individuals	Low
	Retained trees/hedges	Soil contamination in RPAs	Low
Runoff containing contaminants or sediments	Amphibians and reptiles	Harming/killing individuals	Low
Recycling of material and re-use and disposal of wastes	Amphibians and reptiles	Harming/killing individuals	Low

3 PRACTICAL MEASURES TO AVOID OR REDUCE IMPACTS

3.1 Pre-Construction/Site Clearance

Hedgehogs

- 3.1.1** Prior to the removal of any shrubs or trees which is required to facilitate construction and provide access onto the site, the vegetation and arisings will be removed by hand, before construction begins on site.

Amphibians and reptiles

- 3.1.2** To prevent GCN, other amphibians and reptiles being harmed by demolition, clearance and construction work on site, they will be excluded from the footprint of the proposed development in advance of any ground works or clearance by machine taking place, by the phased removal of suitable long or dense vegetation.
- 3.1.3** Any potential refugia identified on site which require removal to permit the proposed development will be carefully checked and then removed by hand.
- 3.1.4** A two-stage cutting regime of the vegetation on site will be carried out with hand held tools to make it unsuitable for reptiles. The vegetation will first be cut to a height of 150mm directionally towards the northern boundary of the site to allow any potential individuals to escape, under ecological supervision. A second cut to ground level will then be carried out, also carried out towards the northern boundary. After the vegetation has been cut it must be kept short to deter animals from re-entering the construction area, and the area will then be classified as unsuitable for reptiles and amphibians.

Nesting birds

- 3.1.5** The removal of trees and any other vegetation from the garden to facilitate the proposals will be carried out outside of the bird nesting period (March-August), or if carried out during the bird nesting period, only following an inspection by an ecologist to confirm the absence of nesting birds. If nesting birds are observed, then the works will only be carried out following the fledging of the young from the nest.

3.2 During Construction

- 3.2.1** Practical avoidance and mitigation measures will be implemented to ensure that the trees and vegetation to be retained around the development and notable species are protected during construction. The risk assessment detailed in **Table 1** (see **Section 2.3** above) was used to decide on practical measures proportionate to the nature and scale of the development, as follows:

- Erecting root protection fencing demarcating biodiversity protection zone and maintaining it to ensure it remains fit for purpose;
- Attaching warning signs to root protection fencing with 'BIODIVERSITY PROTECTION ZONE – NO ACCESS' message to stop site/construction personnel from entering biodiversity protection zone;
- Directing security/construction lighting away from biodiversity protection zone to reduce disturbance to commuting and foraging nocturnal wildlife within the site, including bats and hedgehogs;
- If possible, filling excavations before nightfall or if left overnight, providing escape ramps to prevent individual animals from becoming trapped;
- Storing equipment that could cause pollution safely and securely outside the biodiversity protection zone;
- Any stored building materials, such as bricks etc. that might offer shelter to amphibians, reptiles or small mammals, should be kept raised off the ground on pallets;
- Adopting procedures to avoid pollution incidents, e.g. fuel spills or surface run-off;
- Adopting construction techniques that minimise noise production and using super silenced plant/machinery where feasible;
- Stopping and seeking advice from an ecologist if protected species are encountered during construction; and
- Reviewing mitigation measures throughout construction to ensure compliance with legal and planning obligations.

4 WORK SCHEDULE

4.1.1 A schedule of works to avoid harm to biodiversity features, including the location and timing of sensitive activities, is outlined in **Table 2** below:

Table 2. Work schedule of sensitive construction-type activities to avoid harm to biodiversity features.

Sensitive Construction-type Activity	Location	Timing
Ground investigations (boreholes etc.)	Development Area	Once the hand search and removal of vegetation for reptiles and amphibians have been completed
Site clearance and building demolition	Development Area	September to February (to avoid nesting birds) and once the hand search and removal of vegetation for mammals, reptiles and amphibians has been completed
Access for construction vehicles	Development Area	Once the hand search and removal of vegetation for reptiles and amphibians have been completed
Areas for plant maintenance and storage of oils, fuels and chemicals	Development Area	No specific timing required
Noise and vibrations from construction activities	Development Area	No specific timing required
Assembly areas for components of construction	Development Area	Once the hand search and removal of vegetation for mammals, reptiles and amphibians have been completed
Ground excavation, infilling and landscaping	Development Area	Once the hand search and removal of vegetation for mammals, reptiles and amphibians have been completed
Dust generation	Development Area	No specific timing required
Environmental incidents and accidents, e.g. spillages, noise and emissions	Development Area	No specific timing required
Lighting	Development Area	No specific timing required
Provision of underground services and utilities	Development Area	Once the hand search and removal of vegetation for reptiles and amphibians have been completed
Construction of buildings and hard surfaces	Development Area	Once the hand search and removal of vegetation for reptiles and amphibians have been completed
Storage areas for construction/excavated materials	Development Area	No specific timing required

Runoff containing contaminants or sediments	Development Area	No specific timing required
Recycling of material and re-use and disposal of wastes	Development Area	No specific timing required
Removal of site offices and welfare units	Development Area	No specific timing required

4.2 Responsible Persons and lines of communication

4.2.1 Squires Garden Centre is the applicant so has the ultimate responsibility for ensuring the implementation of this CEMP document. During construction, the project site manager or a suitable delegate will be responsible for ensuring that all construction/site personnel adhere to the practical measures set out in this CEMP document.

4.2.2 John Wenman Ecological Consultancy have been appointed to advise on ecological issues and to act as the Ecological Clerks of Works (ECoW) for the duration of the project. The ECoW will be responsible for:

- Delivering a toolbox talk to inform all site contractors of the ecological constraints and protection measures outlined in the CEMP;
- Providing on-site supervision of works where necessary, as stated in the CEMP (details in **Table 2**); and
- Supplying ad-hoc ecological advice and support as required.

4.3 Role of an ecological clerk of works

4.3.1 Due to the nature and scale of the development, an ECoW will be necessary for the following activities:

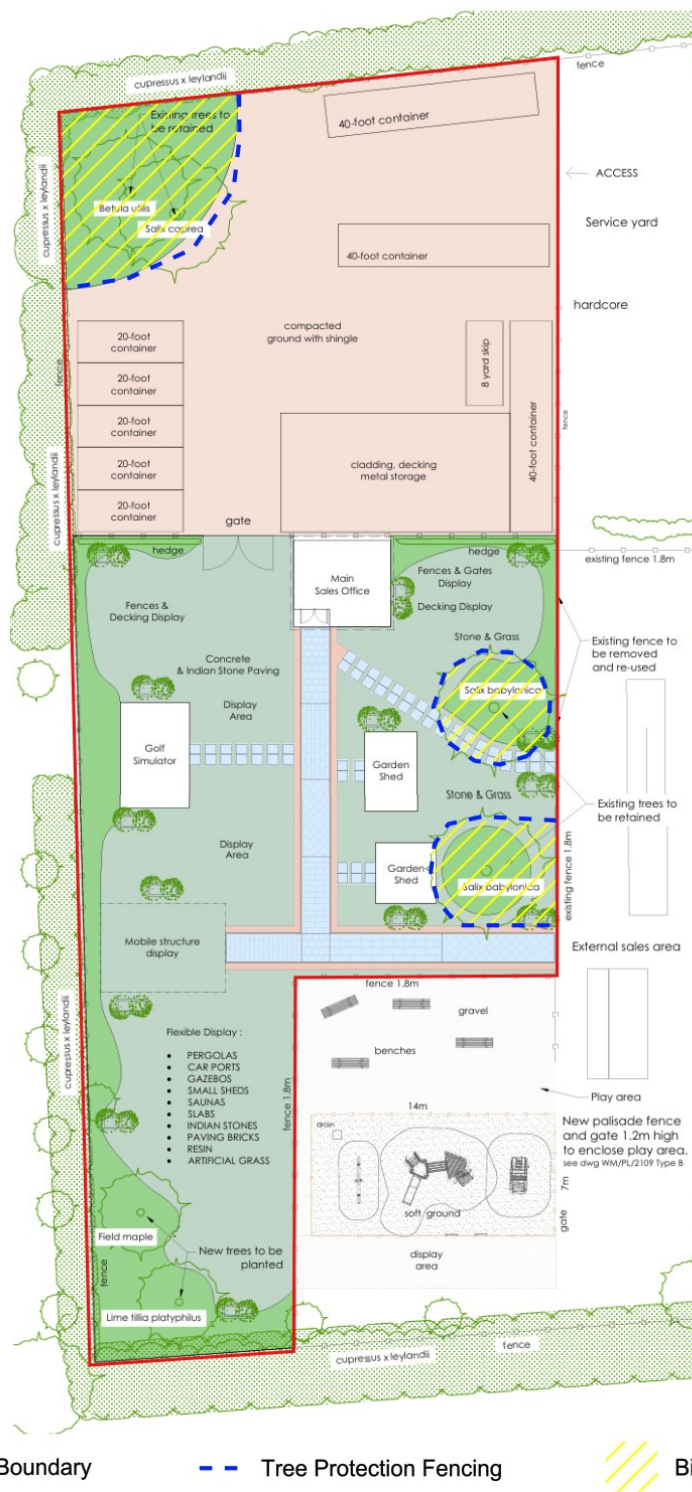
- Phased cutting of long grass and dense vegetation to protect amphibians and reptiles under ecological supervision.

4.3.2 Outside of the activities listed above, John Wenman Ecological Consultancy will be on standby to continue acting as the ECoW, for example:

- in the event of an unforeseen potentially damaging incident; and
- in the event of encountering a protected and/or notable species.

4.4 Identification of Biodiversity Protection Zones

4.4.1 The risk assessment detailed in **Table 1** (see **Section 2.3** above) was used to identify the biodiversity protection zone for the site. A plan of the biodiversity protection zones is illustrated in **Figure 1** below:



— Application Site Boundary
 - - Tree Protection Fencing
 Biodiversity Protection Area

Plan Layout drawn by: Kosma Rybak Ltd Amended by: Meghan Porter-Smith	Date: November 2025	Scale: Not to scale	Squires Garden Centre, Wokingham CEMP: Biodiversity - Protection Zone Plan	
--	------------------------	------------------------	---	--

Figure 1. Biodiversity Protection Zone Plan.

4.4.2 The biodiversity protection zone shown in **Figure 1** has been amended from the protective fencing area as demarked in the Arboricultural Report and associated Tree Protection Plan produced by RMTTree Consultancy Limited (December 2021) to accommodate the new proposed layout but retains the functionality of protecting the root protection areas of the retained trees.

4.4.3 The biodiversity protection zone will be demarcated by root protection fencing and excluded from potentially damaging construction-type activities during the construction works.

4.5 Compensation and Enhancement Opportunities

4.5.1 There are opportunities to compensate for the loss of habitats through the development proposals and to enhance the overall site for wildlife. The recommendations are shown in **Figure 2** below.



Figure 2. Compensation and enhancement plan.

5 PROTECTIVE FENCING AND WARNING SIGNS

- 5.1.1** The root protection fencing demarcating and restricting access to the biodiversity protection zone will be fixed Heras fencing, or suitable alternative agreed with the arboriculturist. The root protection fencing will be dynamic because the positioning of the fencing will need to be altered between pre-construction and construction phases.
- 5.1.2** Warning signs will be attached to the fencing and present the following message: 'BIODIVERSITY PROTECTION ZONE – NO ACCESS' to ensure that the biodiversity protection zone remains a restricted area for construction/site personnel throughout the construction period.
- 5.1.3** Debris netting will be erected on the root protection fencing to reduce dust reaching biodiversity protection zone.

6 REFERENCES AND BIBLIOGRAPHY

BSI, 2013. Biodiversity - Code of Practice for Planning and Development BS42020:2013. BSI Standards Limited: London.

British Standards, 2012. Trees in Relation to Design, Demolition and Construction to Construction - Recommendations (BS 5837) (2012)

CIEEM, 2016, Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal, 2nd edition.

CITB, 2016. *Construction (Design and Management) Regulations 2015*. Available at: <http://www.citb.co.uk/health-safety-and-other-topics/health-safety/construction-designand-management-regulations/cdm-guidance-documents>

Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists – Good Practice Guidelines*. 3rd Edition. Bat Conservation Trust, London.

Joint Nature Conservation Committee (JNCC) (2010). *Handbook for Phase 1 habitat survey – A technique for environmental audit*. JNCC, Peterborough.

RMTTree Consultancy Limited (2021) BS5837:2012 Arboricultural Survey Implications Assessment & Arboricultural Method Statement - RMT677.

APPENDIX 1 – PROPOSED SITE LAYOUT

