

Fishing Lodge at Little Lake
Whistley Mill Lane
Twyford
Berkshire
RG10 0RA

Construction Environmental Management Plan (CEMP)

Ref: R2545_CEMP_b

Revised to address Wokingham Borough Council Comments dated July 11th 2025

Report Quality Control Information	
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CONTENTS PAGE

CONTENTS PAGE	2
1 INTRODUCTION.....	3
1.1 Project Background.....	3
1.2 Site Description.....	4
1.3 Report Objectives	4
2 DESCRIPTION AND EVALUATION OF FEATURES	5
2.1 Biodiversity Features	5
3 IMPACTS	6
3.1 Potentially Damaging Activities	6
3.2 Impacts on Ecological Features	6
4 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)	10
4.1 Scope of Works	10
4.2 Responsible Persons	10
4.3 Lines of Communication	10
4.4 Avoidance, Mitigation and Compensation Measures	11
5 REFERENCES AND BIBLIOGRAPHY	17
APPENDIX 1 – CEMP PLAN (BIODIVERSITY).....	18

1 INTRODUCTION

1.1 Project Background

1.1.1 John Wenman Ecological Consultancy LLP was commissioned by Mr John Baker to produce a Construction Environmental Management Plan (CEMP) in relation to planning permission granted for a single-storey fishing lodge and associated landscaping to replace the existing lodge building on site (Planning ref.: 241160).

1.1.2 The planning permission granted by Wokingham Borough Council is subject to Condition 5 as follows:

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

The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of ‘biodiversity protection zones’.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To protect biodiversity. Relevant policy: Core Strategy policies CP3 & CP7 and Managing Development Delivery Local Plan policy TB23.

- 1.1.3** This CEMP document uses ecological background information from reports prepared by John Wenman Ecological Consultancy (JWEC) as follows:
Fishing Lodge at Little Lake, Twyford – Preliminary Ecological Appraisal; R3558b and Fishing Lodge at Little Lake, Twyford – Biodiversity Net Gain Assessment; R2545_BNG_C previously submitted with the planning application.

1.2 Site Description

- 1.2.1** The fishing lake and surrounding land is situated on the northern side of Whistley Mill Lane, northwest of Whistley Green and southwest of Twyford, Berkshire. The habitats surveyed are situated on the southern boundary of the fishing lake and comprise an area of 0.30ha (OS grid reference: SU 78613 74734).
- 1.2.2** The fishing lake has historically been used as a fish breeding lake and is surrounded by further lakes to the south, west and north. The lakes are surrounded by parcels of mixed woodland, grazing marsh and floodplain with the River Loddon situated approximately 180m to the east at its closest point. A railway line bisecting the land from southwest to northeast approximately 700m to the northwest.

1.3 Report Objectives

- 1.3.1** The aim of this CEMP document is to discharge condition 5 of the planning permission. Once approved in writing by the Council, the details and specifications contained in this document will ensure impacts on protected species and other ecological features are avoided during construction and secure long-term implementation and delivery of the management of habitats and biodiversity features on site.

2 DESCRIPTION AND EVALUATION OF FEATURES

2.1 Biodiversity Features

2.1.1 The following biodiversity features are considered in this document:

Important habitats

- The application site covers 0.4 hectares of modified grassland that surrounds a small fishing lodge and borders an established fishing lake. On-site habitats of very low – low distinctiveness included closely mown grassland, planted shrub beds, a dirt track along the southern boundary, and the existing fishing lodge. Habitats of medium distinctiveness were limited to scattered trees, mixed scrub and aquatic marginal vegetation along the edge of the bordering fishing lake.

Protected and/or notable species

- High likelihood of bats commuting/foraging across the site, especially in consideration of the adjacent fishing lake, nearby tree lines and hedgerows - European Protected Species (Wildlife & Countryside Act 1981 (as amended) / Habitat Regulations 2017);
- High likelihood of hedgehogs foraging and using the limited terrestrial habitat on site – priority species (NERC Act 2006 Section 41 species of principle importance);
- High likelihood of nesting birds using the shrubs and scattered trees on site – legally protected (Wildlife & Countryside Act 1981 (as amended)); and
- Low likelihood of reptiles and amphibians using the site – legally protected species (Wildlife & Countryside Act 1981 (as amended)).

3 IMPACTS

3.1 Potentially Damaging Activities

3.1.1 Potentially damaging construction activities are listed below. The proposed construction practices and current guidance on activities/operations likely to result in impacts to ecological features (CIEEM, 2016) include:

- Site drainage, surface flow and sediment release,
- Management of waste water
- Dust generation
- Lighting
- Environmental incidents and accidents, e.g. spillages, noise and emissions
- Movement of machinery and vehicles;
- Site clearance;
- Digging/excavation or infilling; and
- Noise and vibrations from construction activities.

3.1.2 The expected zone of influence of these activities were considered, along with any potential direct or indirect impacts resulting from the proposed construction activities identified. These include short-term impacts (i.e. disturbance) and long-term impacts (i.e. modification, loss, and fragmentation). An assessment of the impacts of these potentially damaging construction activities on ecological features on site inform the location of the Biodiversity Protection Zone and are detailed below in **Section 3.2** and **Table 1**.

3.2 Impacts on Ecological Features

3.2.1 Based on the requirements of Planning Condition 5, and the site-specific ecological factors, this CEMP refers to the potential impacts, and associated risk level of these impacts, on these ecological features:

- Adjacent off-site fishing lake

- Retained trees on-site
- Bats
- Hedgehog and other small mammals
- Nesting birds
- Reptiles and amphibians

Table 1 – Assessment of impacts of potentially damaging activities on identified ecological features			
<u>Ecological Feature</u>	<u>Impact Assessment</u>	<u>Risk Assessment</u>	<u>Location of Risk</u>
<i>Adjacent Off-site Fishing Lake</i>	Potential impacts to the adjacent fishing lake from construction activities causing run off of sediments and pollutants, dust contamination and spillages of fuel and oil from vehicles.	Impacts possible in the absence of avoidance measures and risk is <u>Low</u> .	Off-site along the north and northeast boundary of the application site.
<i>Scattered Trees</i>	Potential impacts from movement of vehicles, and groundworks to retained habitats with damage to tree roots during construction, affecting tree health and longevity of trees.	Impacts possible on the trees present in the absence of mitigation and risk is <u>Low</u> .	Scattered willow and silver birch along the northwestern survey boundary and a line of paper birch along the southern boundary of the application site.
<i>Bats</i>	Indirect impacts on foraging bats through damage or disturbance to commuting habitats along the boundaries and disturbance from artificial lighting without mitigation.	Impacts possible in the absence of mitigation and risk is <u>Low</u> .	Scattered trees present across the application site and off-site around the fishing lake.
<i>Hedgehogs and other small mammals</i>	Direct impacts possible during ground clearance of the site may cause death or injury to sheltering individuals.	Impacts possible in the absence of avoidance measures and risk is <u>low</u>	Areas of denser vegetation such as the mixed scrub and strip of bamboo along the southern elevation of the existing building.
<i>Nesting Birds</i>	Direct impacts through removal of shrubs on site during the breeding season as this could damage active bird nests, with potential to result in the death or injury of eggs and young.	Impacts possible in the absence of mitigation and risk is <u>moderate</u> .	Areas of denser vegetation such as the mixed scrub and strip of bamboo along the southern elevation of the existing building.
<i>Reptiles and Amphibians</i>	Direct impacts possible during ground clearance of the site may cause death or injury to sheltering individuals.	Impacts possible in the absence of avoidance measures and risk is <u>low</u> .	Areas of denser vegetation such as the mixed scrub and strip of bamboo along the

			southern elevation of the existing building.
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4 CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP)

4.1 Scope of Works

- 4.1.1** The scope of works will involve the construction of a single-storey fishing lodge with associated landscaping following the demolition of the existing building on-site. The construction footprint of the new building – installed on piles - will be restricted to the modified grassland and mixed scrub, the latter of which to be replanted along the western boundary of the application site. Part of the works involve the creation of a platform over a section of the eastern aquatic marginal vegetation; however, the vegetation will not be impacted by the works. All scattered trees and the aquatic marginal vegetation are to therefore be retained with further scattered rural trees planted across the site and the replanting of the mixed scrub.

4.2 Responsible Persons

- 4.2.1** The landowner and the appointed contractor are responsible for the implementation of this CEMP. During the works, responsibility will be held by contractor's site manager or a suitable delegate to ensure that all personnel working on site are aware and adhere to this CEMP. All personnel working on site will have site inductions and toolbox talks on the potential for protected species to be present on site, of relevant protection measures and the procedure for alerting the Ecological Clerk of Works (ECoW) if any protected species are discovered on site.

4.3 Lines of Communication

- 4.3.1** 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.

- 4.3.2** A start up meeting with the site manager will be held where the contents of this CEMP will be discussed. As part of their induction all contractors will be briefed by the site manager about ecology and protected species issues and

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legislation, and what measures will be taken should protected species be found. A copy of this CEMP will be kept in the site office and will be made available to contractors and staff on request.

4.4 Avoidance, Mitigation and Compensation Measures

- 4.4.1** All measures detailed in **Table 2** follow the established mitigation hierarchy as set out in BS42020:2013 (BSI, 2013). This seeks to firstly avoid all impacts; mitigate for unavoidable impacts; and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. All mitigation measures follow current best practice guidance and are appropriate to the degree of impact identified and to the scale of the works.

Table 2 – Mitigation strategy with timings and locations (with reference to the mitigation hierarchy)

<u>Ecological Feature</u>	<u>Avoidance and Mitigation</u>	<u>Compensation and Enhancement</u>	<u>Schedule of Works</u>	<u>Location</u>
<i>Adjacent Off-site Fishing Lake</i>	The following protection measures will be put in place: • Use of protective coverings to help prevent runoff stripping material stockpiles. • Regular sweeping of surfaces used as access roads and for storage during construction to prevent the accumulation of dust and mud. • Measures to avoid the spill of fuel or oil e.g. regular maintenance and checking of vehicles for signs of wear and tear on tanks and for oil leaks, use of drip trays, specific procedures to be followed when refueling, and availability of emergency spill kits and the storage of fuel in areas away from the stream. Tanks will be located in secure areas to prevent vandalism. • Storage of materials, particularly oils, fuels and chemicals within a lockable metal storage container. • Appropriate disposal of waste materials off-site. • Use alternative, less disturbing methods if noise and vibrations can be reduced. Consider isolating areas and equipment when loud work is taking place using silencers for example.	N/A	Measures to be employed throughout construction period	Work and storage area (refer to figure in Appendix 1) and off-site along the north and northeast boundary of the application site.

Scattered Trees	The building work and storage will only take place in the work and storage zone (refer to figure in Appendix 1) and will be outside of the root protection zones of the retained scattered trees to avoid impacts. This will ensure the protection of the scattered tree from accidental damage during construction activities.	The addition of extra native trees and shrubs across the site will increase the structural diversity and species diversity of the site.	During all construction and storage works.	Scattered willow and silver birch along the northwestern survey boundary and a line of paper birch along the southern boundary of the application site.
Bats	As above, the measures to protect retained trees will ensure the trees are protected from damage and disturbance. The building on-site is of negligible suitability for roosting bats and as such, the proposed demolition is considered highly unlikely to result in the damage or destruction of a bat roost or lead to the disturbance of bats occupying roosts. In addition, although no roosting features were identified within the scattered trees on site and no trees are to be	Retained commuting and foraging habitat to be protected throughout the construction. A dark corridor will be retained on site along the edge of the fishing lake thereby maintaining foraging and commuting corridors for bats within the area.	Tree avoidance measures will be adopted throughout construction by restricting work to work and storage zone (refer to figure in Appendix 1). A sensitive lighting scheme will be adhered to throughout the construction period.	Scattered trees present across the application site and off-site around the fishing lake.

	felled during the proposed work. Therefore, a European Protected Species (EPS) mitigation licence would not be required for the demolition to proceed lawfully. Non-licensed avoidance measures will be adopted to ensure that there are no indirect impacts from noise, dust and vibrations to the building. The avoidance measures will be as follows: • In the unlikely event that bats are encountered during the course of the construction when an ecologist is not present, the work must stop immediately, and a licensed ecologist must be called to site to attend to the bat(s) and provide further advice on how to proceed; work must continue only once further written advice has been received. At this point, an EPS mitigation licence may be required to permit the work to continue lawfully; and • Direct security/construction lighting away from the adjacent fishing lake and retained scattered trees to reduce disturbance to bats. If these non-licensed avoidance measures are adhered to, the proposals are considered highly unlikely to impair the ability of bats to survive, breed or reproduce or nurture their young, or lead to the loss of a bat roost. During construction, there will be no external lighting.			
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<i>Hedgehogs and other small mammals</i>	The following reasonable avoidance measures will be adopted to minimise the low risk of harming individual hedgehogs and other small mammals: • Prior to construction, the grassland in the work and storage zone (refer to figure in Appendix 1) will be kept short with no piles of materials stored and able to be used as shelter by keeping materials raised on pallets. • Excavation works will be avoided after dusk and any open excavations or trenches will be backfilled (after a check for small mammal presence) or left with escape ramps to prevent them from becoming trapped.		Management of the land in the lead up to the commencement of works with precautionary measures to remain in place throughout the works.	Areas of denser vegetation such as the mixed scrub and strip of bamboo along the southern elevation of the existing building.
<i>Nesting Birds</i>	Any shrub removal in work and storage zone (refer to figure in Appendix 1) will be timed to avoid the peak bird nesting (March to August inclusive) season or will take place only after a check by an ecologist to confirm that birds are not nesting currently. In the event that nesting birds are discovered during the course of the shrub removal, work will stop immediately, and the work will continue only once bird nesting has finished i.e. young have fledged and left the nest. If an active nest is present, a buffer area of at least 5 metres (or wider as appropriate and dependent upon the species identified) will be implemented, or the vegetation will be retained until any young have fledged.	To compensate for the low number of shrubs to be removed from the site, additional native trees and planting will be incorporated into the proposed landscaping which will provide cover, foraging resources and nesting opportunities for a range of common bird species. .	Removal of individual shrubs to be completed within September to February inclusive. If undertaken between March and August, a nesting bird check will be required, prior to removal of the trees and shrubs and/or outbuilding.	Areas of denser vegetation such as the mixed scrub and strip of bamboo along the southern elevation of the existing building.

Reptiles and Amphibians	The following reasonable avoidance measures will be adopted to minimise the low risk of harming individual GCNs and reptiles: • The existing frequently cut areas of grassland will be kept short in the work and storage zone (refer to figure in Appendix 1) prior to the commencement of construction to minimise the likelihood of amphibians and reptiles being present during excavations. • During construction activities, any stored building materials or waste, such as bricks or debris etc., that might offer shelter for amphibians and reptiles will be kept raised off the ground on pallets or on existing hard standing, and efforts should be made to process and removed from site as soon as possible; and • Excavation works will be avoided after dusk and any open excavations or trenches will be backfilled (after a check for amphibian/reptile presence) or left with escape ramps to prevent amphibians and reptiles from becoming trapped. In the unlikely event that a GCN or reptile is found during the course of construction, works will stop immediately and a licensed ecologist will be called onto site to ensure the GCN/reptile is not harmed and provide further advice on how to proceed; work will recommence only once further written advice has been received.		Management of the land in the lead up to the commencement of works with precautionary measures to remain in place throughout the works.	Areas of denser vegetation such as the mixed scrub and strip of bamboo along the southern elevation of the existing building.
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APPENDIX 1 – CEMP PLAN (BIODIVERSITY)



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