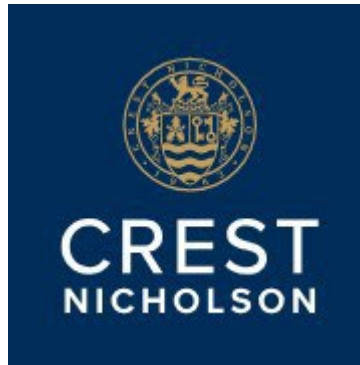




Crest Nicholson

Construction Environmental
Management Plan

West Court SANG Car Park,
Arborfield Green
(CEMP – BIODIVERSITY)

Revision B – 15/10/2025

Crest Nicholson Chiltern

1st floor, Building One
2 Abbey View
St Albans
AL1 2QU

Project site:

West Court SANG Car Park
Land east of Reading Road (A327) and west of West Court,
Arborfield Garrison SDL
Finchampstead
Berkshire
RG40 4RE

Grid reference: SU 76726 63702
W3W: retire.geek.meanders

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1. Introduction

1.1 Rationale and Scope

1.1.1 This Construction Environmental Management Plan (CEMP) for Biodiversity to inform the proposed development works for the full planning application (240375) for a car park to serve West Court SANG with associated landscaping, drainage and ancillary work. The current layout of the site for context is provided within Appendix 1.

1.1.2 The aim of this CEMP is to set out contractor responsibilities with regard to compliance of legislation, and to implement mitigation measures to the potential Ecological and Arboricultural constraints highlighted during the Ecological Constraints Technical Note undertaken by AECOM (60312043, May 2024) and the Arboricultural Method Statement by SJA Trees Arboricultural Planning Consultants (SJA AMS 24031-01b, May 2024).

1.1.3 This CEMP has been prepared pursuant to Condition 5 of the granted planning application (240375). Condition 5 states:

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

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of "biodiversity protection zones".*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present onsite 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: Previous ecological surveys have identified that protected species are active across the area and that this part of the SANG has had potential to support widespread Reptile species. Relevant policy: Core Strategy Policy CP7."

1.2 Site Context

- 1.2.1 The site is the subject of a granted planning application (240375) for the construction of a car park to serve West Court SANG with associated landscaping, drainage and ancillary work, as well as re-landscaping of the wider red-line development boundary. The approved detailed design proposals are presented within Appendix 2 of this report.
- 1.2.2 The red line boundary of the application (See Appendix 1 for context) is approximately 1.62ha in extent and comprises primarily a semi-improved grassland field with a hard standing pathway meandering through the site, from a north-east to a south-east direction. A band of scattered scrub forms the western boundary of the site, with a mature hedgerow with trees present to the northern boundary. Both habitats act as connective linear features to the wider landscape, providing access for a variety of mobile protected/priority species. No other boundaries exist to the eastern or southern boundaries of the site, with these open to the wider open green space.
- 1.2.3 The site is situated to the south-west of the village of Arborfield Garrison, Wokingham, Berkshire. The site acts as part of a Sustainable Alternative Natural Greenspace (SANG) for the wider development associated with Arborfield Garrison and Hegwood Farm. The site is surrounded by pastoral farmland and associated individual farmsteads to the south and west of the site, with residential development associated with the aforementioned development to the north, and further area of SANGs (Finchwood Park SANG) to the north-east, west and south east of the site. This application relates directly to the adjacent planning application (231335) of the wider West Court SANG and Finchwood Park SANG.
- 1.2.4 The on-site and adjacent habitats have the potential to support protected species (Table 1) which will need to be safeguarded during site clearance and construction activities, not only during site establishment, but through the entire build process and post

construction landscaping and habitat management. As such, this document will be a valuable resource to site staff throughout the project to ensure a breach of wildlife legislation or unmitigated loss of designated habitats does not occur.

1.3 Aims and Objectives

- 1.3.1 This document draws upon the results of the Ecological Constraints Technical Note (60312043, May 2024) and the Arboricultural Method Statement (SJA AMS 24031-01b, May 2024) undertaken by AECOM and SJA Trees Arboricultural Planning Consultants respectively.
- 1.3.2 It aims to define the roles and responsibilities of site staff, identify activities where an ecologists presence is required, identify Biodiversity Protection Zones (BPZ), and establish access for site materials, construction machinery and storage for the duration of the project. This is to minimise any environmental impacts during the construction phases of the development and provides a framework within which the measures will be implemented throughout the project.
- 1.3.3 The document includes working method statements and identifies risks and work timings to minimise impacts to protected species and habitats to satisfy the requirements of Condition 5 imposed of the planning application ref: 240375.

1.4 Distribution of Document

- 1.4.1 All construction site personnel must be made aware of the contents and importance of following the details contained within the CEMP (Biodiversity). As such, the document must be always accessible and available on-site during site preparation and construction activities.

2. Project Description and Proposed Works

2.1 Project Description

2.1.1 The site is the subject of a granted application (240375) for the construction of a carpark to serve West Court SANG with associated landscaping, drainage and ancillary work. Detailed design proposals are presented within Appendix 2 of this report.

2.1.2 The granted planning permission (240375) requires the submission of a Construction and Environmental Management Plan (Biodiversity) to discharge condition 5 in order to protect retained habitats and to safeguard protected/priority species during construction works.

2.2 Proposed Works

2.2.1 The working area is defined as any area where there will be a requirement for temporary or permanent works to facilitate the construction of the development. This includes areas required for access, temporary construction, and temporary storage areas.

2.2.2 The development will be kept secure using Heras fence panels to the development parcel boundary and where specified by Crest Nicholson with construction hoardings to prevent unauthorised access to the development both during and outside of working hours. No fencing will be installed on highway land.

2.2.3 Below are a list of construction activities which have the potential to impact protected species within the zone of influence of the site.

Site Clearance:

- Clearance of semi-improved grassland, removal of scattered scrub, and trees to facilitate access (T3162 and T3164).

Site Establishment:

- Location of welfare facilities and parking.
- Temporary storage areas and stockpiles for soils, materials, spoils and waste.

- Areas designated for plant maintenance and for storage of oils, fuels, and chemicals.
- Establishment of access and haul roads to allow for construction.
- Site fencing; Heras fencing, tree protection fencing and delineation of Biodiversity Protection Zones (BPZ).

Groundworks:

- Creation of the sub-base of the car park and any associated excavations and temporary earthworks (including space for large machinery) required.
- Installation of underground services (e.g. pipes, foul and surface water drains).
- Assembly areas for components of construction; dry and wet trades.

Construction:

- Dust and noise.
- Increase in traffic movements onsite, and movement of materials.
- Soft landscaping.

2.3 Ecological Constraints to Construction Program and Associated Risks

2.3.1 The effects and risks of the proposed work activities were assessed against the results of the Ecological Constraints Technical Note (60312043, May 2024) and the Arboricultural Method Statement (SJA AMS 24031-01b, May 2024). The implementation of a general site wide risk / method statement in addition to detailed working method statements (MS) to safeguard protected species and habitats are outlined within Section 5.

2.3.2 The technical note identified 'Moderate' and 'Low' suitable trees on site and adjacent to site for roosting bats. As such, further survey work will be undertaken at the site prior to removal (T3162 and T3164) or pruning (T3259, T3262 and T3163) of 'Moderate' trees, with at least two nocturnal surveys completed between May to September prior to removal. Trees identified as 'Low' will be subjected to ecological supervision during pruning works (T3260, T3261 and T3263). See associated plans within Appendix 3 and 6 for specific tree locations. Should roosting bats be

found, then a Natural England Bat Mitigation License (A14) will be applied and approved prior to tree removal or pruning works can take place.

- 2.3.3 Should roost(s) be present within these trees following completion of additional surveys, bat boxes will be required to be installed (as per prescriptions included within the bat mitigation license), due to the loss of suitable bat roosting features, in accordance with AECOM's Ecological Constraints Technical Note (60312043, May 2024). The specific number and model(s) required will be directly informed by the outcomes of the further surveys to be completed.
- 2.3.4 Amphibians, particularly Great Crested Newts (GCN), are identified within the Ecological Constraints Technical Note (60312043, May 2024) that they may be present within the site due to the presence of suitable terrestrial habitat, such as a hedgerow with trees to the northern boundary and scattered scrub to the western area and boundary of the site. Additionally, offsite waterbodies (P2 and P4) are present within 50m of the site. However, given the relatively recent (2020) construction of these waterbodies and others (P3, and P5-P8) within the wider landscape (see Plan within Appendix 3), the West Court access road acting as a barrier to dispersal, and only sub-optimal habitats being removed as part of the proposals, Reasonable Avoidance Measures (RAMs) are considered satisfactory to safeguard amphibians during the site clearance and construction phases of the development.
- 2.3.5 Should GCN be found at any point during the works, all works will cease immediately and will not be re-commenced until a qualified ecologist has inspected and their recommendations have been followed, which may include obtaining a licence from Natural England.
- 2.3.6 The retained hedgerow and trees to the northern boundary, trees within the site (Ti-3), and outside of the site to the western boundary, will be protected throughout the development through the implementation of Biodiversity Protection Zones (BPZs). The retained trees have also been denoted within an Arboricultural Impact Plan (Appendix 6) produced by SJA Trees within the Arboricultural Method Statement (SJA AMS 24031-0ib, May 2024). The trees will be protected by tree protective fencing and Construction Exclusion Zones (CEZs) in association with the BPZs will be enforced prior to the commencement of any works on-site. A plan of these areas will be maintained in clear view in the site welfare and all

operatives will be made aware of these no working zones onsite.

- 2.3.7 No other habitats are anticipated on site. However, off site habitats, such as grassland, scattered scrub and waterbodies (P2 and P4), will be retained and included within BPZ/CEZs to safeguard these habitats from degradation during the construction phase of the development. All operatives will be made aware of these no working zones on-site.

3. Construction Programme

3.1 Site Establishment

Access

- 3.1.1 Primary access to the site will be from the existing access off the West Court access road (see associated Construction Access/Egress plan appended to Appendix 4). However, the current access point will be altered, with the removal of the current kissing gate, to enable installation of a lockable swinging access gate and height restrictor. The existing maintenance access to the east of the primary access may be used for egress only from the site and reinstated on completion of the works.

Site Compound

- 3.1.2 The development will not require extensive compound requirements, other than the provision of welfare facilities. All contractors/site operatives will utilise the welfare facilities as indicated within Appendix 5 Compound and Welfare Facilities Plan.

Material Storage

- 3.1.3 Material storage will be situated within the site boundary and initially will be stored on pallets until the proposed car park is sufficiently complete to facilitate storage of materials.
- 3.1.4 It is important to ensure that material storage does not encroach beyond identified Biodiversity Protection Zones (BPZs) and the Tree Protection Area delineated by Tree Protection Fencing (TPF). Relevant plans detailing these zones/areas are included within Appendix 6 Arboricultural Impact Plan.

Biodiversity Protection Zone

- 3.1.5 A Biodiversity Protection Zone (BPZ) will be put in place to create Root protection Zones (RPZs) and Construction Exclusion Zone (CEZs) for the identified retained trees along the site's northern and western boundaries and within the site for trees 1-3 (T1-T3) indicated on the Ecological Impacts Plan in Appendix 3. These features will be protected throughout

the site clearance and construction phases of the scheme. As such, the areas will be delineated with exclusion fences and appropriate signage and notices to prevent accidental damage. No construction machinery or materials will be stored in these areas.

Tree Protection Fencing (TPF)

- 3.1.6 The root protection area associated within trees proposed for retention to the northern boundary and three retained trees (T1-T3) within the centre of the site, will be protected throughout the scheme of works and will be delineated with tree protection fencing as proposed within the Arboricultural Method Statement (SJA AMS 24031-01b, May 2024). See Appendix 6 for the associated Arboricultural Impact Plan.
- 3.1.7 A single fence line is proposed in areas where the BPZs/CEZs and RPA are similar and will be fitted with appropriate signage e.g. 'Tree/ Biodiversity Protection Zone - No Access', such as to the northern boundary. Please see the associated plan included within Appendix 6 Arboricultural Impact Plan (AJS, May 2024) for indicative locations fence lines. Any deviation from these areas will require prior consultation with a qualified arboriculturist.

Biodiversity Enhancements

Bats

- 3.1.8 Recommendations for bat boxes have been included for reference and in adherence with recommendations set out in AECOM's Ecological Constraints Technical Note (60312043, May 2024) for the application; due to several trees present on the site providing suitable features for roosting bats, which require further surveys to be completed prior to tree removal/pruning on site.
- 3.1.9 Following the results of these further surveys, it may be necessary to provide mitigation/compensation measures within a Natural England Bat Mitigation Licence (A14). These measures should be followed strictly and be in place prior to the removal or pruning of 'Moderate' suitability trees present on the site.
- 3.1.10 Measures included within the adjacent planning application (231335) and

Bat Mitigation Strategy (See Conditions 19-23 Ecology Report, AECOM, 60312043, December 2023) may be able to offset impacts to roosting bats within these trees due to be removed. However, pending the outcome of further surveys, this may require consultation with Natural England should bats be found and a bat mitigation license required, to ascertain if these pre-existing mitigation proposals are considered sufficient to accommodate this additional application and the roost(s) type(s) present.

- 3.1.11 Furthermore, a bat barn will be provided as part of the wider West court SANG as referenced in AECOM's Ecological Constraints Technical Note (60312043, May 2024) to provide a significant enhancement following the loss of roosting habitat within the wider site. For specifications and location of this bat enhancement habitat please refer to Conditions 19-23 Ecology Report (AECOM, 60312043, December 2023) and the adjacent associated planning application Ref.: 231335.

3.2 Biosecurity Control

- 3.2.1 An Invasive Non-Native Species (INNS) *Rhododendron ponticum* has been identified within the northern hedgerow within the site. This plant species should be appropriately removed and disposed of from the site (where landowner permission is granted) by a specialist INNS contractor to ensure the plant species is fully removed and is not spread by the construction works associated with the development. Basic treatment guidance has been included within AECOM's Ecological Constraints Technical Note (60312043, May 2024).
- 3.2.2 To minimise the risk of introduction of INNS to the site and the spread of invasive species around the site and into the adjacent habitats, all machinery / plant to be brought to the site must be clean. No excessive remnant soil or plant material from other sites must be present on the machinery/ plant or in the tyre treads as this may increase the risk of spread of non-native and invasive plant species.
- 3.2.3 Furthermore, site operatives attending the site will attend the site with either clean workwear or be provided with footwear cleaning facilities upon arrival onsite. Any clothing previously mud soiled upon attending site will not be worn on site, until it has been suitably cleaned, or covered by protective clothing to enable commencement of work.

3.3 Good Site Practice

3.3.1 To ensure no additional impacts to wildlife such as wind-blown debris and attraction of vermin are created as a result of the construction site, good site practice will be applied at all times, and will comprise the following:

- All working areas will be kept in a clean and tidy condition.
- No fires or burning of materials on site, or within areas located within the BPZs/CEZs.
- Adequate toilet facilities will be provided for all site staff.
- Litter will be removed at frequent intervals and the site will be kept clean and tidy.
- Food waste will be removed at frequent intervals.
- Any waste susceptible to spreading by wind or liable to cause litter will be stored in enclosed containers.

Disposal of Waste Arising from the Works

3.3.1 Arisings will be collected and removed from the works area and will be removed from the site entirely.

3.3.2 Chippings and logs from felled trees will be taken off site.

3.4 Lighting

3.4.1 During the construction phase, it is recommended that the use of external artificial lighting is minimised to minimise impacts on vulnerable habitats.

3.4.2 Given the nature of the development, no lighting is proposed to be incorporated into the scheme. However, should the proposals change then advice from a qualified ecologist will be sought, and any lighting installed post-development, will avoid disturbance to bat commuting lines and foraging habitats (i.e. hedgerows/tree lines/woodland edge/waterbodies).

4. Roles and Responsibilities

4.1 Persons Responsible for Implanting the Works

4.1.1 It is Crest Nicholson's responsibility to ensure the working methods identified within this CEMP (Biodiversity) are strictly implemented and adhered to.

4.1.2 Should management change on site, new personnel will be made aware of the actions outlined within this CEMP to ensure understanding of the constraints and mitigation actions to be undertaken on site.

Project Manager - Vas Mile (Equibuild)

4.1.3 All contract workers to be involved with the ground clearance and construction of the development are to be inducted and briefed on the ecological constraints on site, by the Project Manager to inform individuals of key aspects to consider when undertaking tasks.

4.1.4 The Project Manager will use standard forms to complete daily logs of activities undertaken on site, and whether any impacts were identified and how they were resolved.

Contact Details

Equibuild

49 Upton Road End, Shillington,
SG5 3PE

Email: v.mile@egbc.co.uk Mobile: 07463 833334

Tel.: 01462 236 445

4.2 On-site Communication

4.2.1 Biodiversity-related toolbox talks will be given as part of the site induction process for all contractors. All contractors will know of the circumstances, when an ecologist should be contacted, and will sign to confirm attendance and understanding of the toolbox talk.

- 4.2.2 A copy of relevant toolbox talks will be kept in the site office for reference of contractors.
- 4.2.3 An ecologist will use standard forms for non-compliance alerts and remedial action reports.

5 Working Method Statements

- 5.1.1 The method statements detailed below relate to the ecological features identified in Section 2. Adherence to these method statements (MS1-5) will ensure that construction activities remain legally compliant and follow best practice measures relating to biodiversity.
- 5.1.2 Periodic review of the Method Statements will be undertaken, informed by construction-phase monitoring by an ecologist, to ensure that the recommendations remain relevant, and any required remedial action is taken.

Method Statement 1: Retained Habitats (MS1)

Project Name	West Court SANG Car park	Anticipated Start Date	November 2025
Site Address/ Location	Land east of Reading Road (A327) and west of West Court, Arborfield Garrison SDL Finchampstead Berkshire RG404RE	Anticipated Finish Date	May 2026
Personnel Required	Project/Site Manager: Vas Mile (Equibuild)		
Description of Work	Precautionary working methods and Biodiversity Protection Zone (BPZ) to be demarcated to safeguard retained habitats of ecological value pertaining to retained trees/hedgerows along the site's perimeter.		
Purpose	To protect the retained trees. To mitigate risks associated with construction to the retained habitats, including dust and silt control.		
Working Methods	Biodiversity Protection Zones/Construction Exclusion Zones: Temporary fencing will be provided to protect the retained trees and hedgerow on site, as well grassland and /waterbodies offsite, during construction (Appendix 3, 6, and 7 of the CEMP (Biodiversity) Brindle and Green, BG25.145, May 2025). These "features will be protected by implementing a suitable BPZs/CEZs in order to separate the retained habitat and the construction area. Retained features will additionally be appropriately signposted - no construction activities or machinery will be tolerated within the areas fenced and signed as BPZ unless under direct supervision of an ecologist. Dust and Silt Controls: Control measures to be implemented throughout construction phase for relevant activities. All aspects of works will be conducted in such a manner to minimise the		

	generation and spread of dust and silt into the surrounding area, including the Following: - Stockpiles of materials will be kept away from the site boundaries. - Stockpiles of materials subject to wind erosion will be dampened down seeded to ensure satisfactory dust control and covered with tarpaulins as appropriate. - Airborne dust will be kept to a minimum by the regular use of water spray systems and bowsers wetting down haul roads and pre-excavated areas. All loads entering and leaving site, as well as skips stored on site, will be securely covered. Delivery of materials to site will be programmed to minimise the time stockpiles are kept on site. Plant and wheel washing will only be carried out in a designated area at least 15 metres from any waterbody, surface drain or potential pollution pathway. This will be constructed on an impermeable base with a collecting sump to prevent spreading of dust and spoil onto the surrounding roads. - The wheels of all vehicles will be checked on leaving the site, and if necessary, will be cleaned by jet wash within the designated washing area. - Silt fencing or temporary drainage channels will be used to block or divert runoff from stockpiles of materials. Notices will be erected to stipulate that the above measures are adhered to. Chemical storage and spills - General Guidance: Any potential contaminants (fuel, oils and chemicals) used during construction will be stored in designated compounds on an impermeable surface, suitably distant from nearby waterbodies (P4). These will be securely locked away when not in use. Appropriate measures to prevent the spillage of chemicals onto ground, including: - Refuelling of machinery/hand tools will only occur more than 15m from any nearby waterbody (P4). - The storage of several spill kits and, potentially, the usage of earth bunds surrounding the designated refuelling/chemical handling site. - A detailed pollution/spill response plan will be kept within the site office. - Spill kit must be kept with sand, earth or commercial products for the containment of fuel and other material spillages on site. - All staff will receive appropriate training in the use of these kits and are to be made aware of where the kit is stored.
Relevant Plans Reference	Appendix 3 - Ecological Impacts Plan Appendix 6 - Arboricultural Impact Plan
Completion	Implementation of correct procedures verified by the Project Manager marks completion.

Reporting Requirements	Records of measures undertaken to be documented including date of works. In the event of a pollution incident, details must be kept of the nature of the incident and all remedial actions undertaken within the site log book.
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Method Statement 2: Bats (MS2)

Project Name	West Court SANG Car Park	Anticipated Start Date	November 2025
Site Address/ Location	Land east of Reading Road (A327) and west of West Court, Arborfield Garrison SDL Finchampstead Berkshire RG404RE	Anticipated Finish Date	May 2026
Personnel Required	Manager: Vas Mile (Equibuild)		
Description of Work	Working method statement to safeguard roosting bat species during the site clearance and construction phase of the development.		
Purpose	To avoid adverse impacts to bats during site clearance and construction activities. Protected under the Wildlife and Countryside Act (1981).		
Toolbox Talk Required Prestart?	Yes, given to site manager and all site operatives undertaking site set up activities, including installation of artificial lighting (if required) on site. Sign off to be completed by each operative who has received the talk.		

Working Methods	<i>Pre-Works Measures</i> • Upon attendance to the site an ecologist will assess the 2no trees proposed for removal and 3no 'Moderate' trees to be pruned, to check for the presence of bats prior to works commencing. • Prior to the removal (T3162 and T3164) or pruning (T3259, T3262 and T3163) of 'Moderate' trees, at least two nocturnal surveys will be completed by a qualified ecologist between May to September. Trees identified as 'Low' will be subjected to ecological supervision during pruning works (T3260, T3261 and T3263). • Should roosting bats be found, then a Natural England Bat Mitigation Licence (A14) will be applied and approved prior to tree removal or pruning works can take place. Further mitigation/compensatory measures may need to be implemented prior to commencement of works depending on the outcome of these surveys. • Following approval, or the absence of roosting bats, the trees will be removed as per the below methodology for 'Low' suitable trees
	<i>Precautionary Working Methods</i> • All 'Low' bat suitability trees to be removed/pruned can be removed/pruned under supervision by a qualified ecologist.
Completion	Implementation of correct procedures verified by the Project Manager marks completion, as well as removal/pruning of all bat suitable trees within the site.
Reporting Requirements	Records of measures undertaken to be documented including date of works.

Method Statement 3: Breeding Birds (MS3)

Project Name	West Court SANG Car Park	Anticipated Start Date	November 2025
Site Address/ Location	Land east of Reading Road (A327) and west of West Court, Arborfield Garrison SDL Finchampstead Berkshire RG404RE	Anticipated Finish Date	May 2026
Personnel Required	Project/Site Manager: Vas Mile (Equibuild)		
Description of Work	Working method statement to safeguard breeding birds, their eggs and young during vegetation clearance and construction within the redline boundary.		
Purpose	To avoid adverse impacts to birds during site clearance and construction activities. Protected under the Wildlife and Countryside Act (1981).		
Toolbox Talk Required Prestart?	Not required for this ecological receptor/constraint.		
Working Methods	Pre-works Checks: - On the day of clearance, The site manager will complete a walkover check for evidence of nesting bird activity} within hedgerow and grassland prior to clearance across the site. Supervised Clearance - If an active bird's nest is found, a suitable exclusion zone a minimum of 5m) will be instigated around the nest to protect it until completion of nesting. The exclusion zone will be demarcated by barrier tape or appropriate temporary fencing along with notices informing site staff that the excluded area must not be disturbed. An ecologist will then monitor the nest periodically and determine when the chicks have fledged so the exclusion zone can be removed. - In the unlikely instance that an active bird nest is subsequently identified during site clearance in the absence of an ecologist, activity must cease immediately, and advice sought from an ecologist.		
Completion	Implementation of correct procedures verified by the Project Manager marks completion.		

Method Statement 4: Great Crested Newts (MS4)

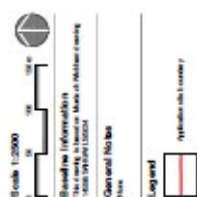
Project Name	West Court SANG Car Park	Anticipated Start Date	November 2025
Site Address/ Location	Land east of Reading Road (A327) and west of West Court, Arborfield Garrison SDL Finchampstead Berkshire RG404RE	Anticipated Finish Date	May 2026
Personnel Required	Project/Site Manager: Vas Mile (Equibuild) It is the site manager's responsibility that controls are in place, and all operatives receive the toolbox talk, relating to Great Crested Newts (GCN) or other priority amphibian species.		
Description of Work	Precautionary working methods to avoid impacts upon amphibians, in particular Great Crested Newts (GCN) and common toad, during the construction phase of the development.		
Purpose	To avoid impacts to protected and priority amphibians protected under Schedule 5 of the Wildlife and Countryside Act 1981 against injury/harm and the Conservation of Habitat Regulations 2017 (as amended).		
Toolbox Talk Required Prestart?	Yes, given to all site operatives undertaking site set up activities, including installation of artificial lighting (if required) on site. Sign off to be completed by each operative who has received the talk.		
Working Methods	Pre-Works Checks - A Toolbox Talk for GCN, and other amphibians, will be completed prior to the commencement of vegetation removal works. Anyone not present at the time of the Toolbox Talk will be briefed by the Site Manager as part of the site induction process. Precautionary Working Measures - Cut scrub and tall grass no lower than 150mm; carefully remove arisings and leave habitat undisturbed for 48 hours - Site clearance should follow a directional vegetation clearance (avoiding wet weather during the active period) and soil stripping. - Vegetation management should be undertaken at the appropriate time of the year and in appropriate weather conditions (more than 5°C).		

	• Working areas should avoid any retained habitat. • Measures should be implemented to avoid indirect impacts on retained or off-site habitats, such as run-off or accidental encroachment from working vehicles, material or operatives. • Machinery, materials, etc should be stored on areas of hardstanding or raised off the ground on pallets where possible • Waste materials should be removed off site immediately or stored in skips where possible. • Excavations should be backfilled, covered overnight, or ramps placed in to allow any animals to escape. • Excavations and working areas should be managed so as not to create temporary waterbodies which may attract newts onto site. • Access roads should use existing roads and tracks and keep habitat disturbance to a minimum, avoiding any areas of sensitive or potentially valuable habitat. Should GCN be found at any point during the works, all works will cease immediately, and an ecologist's advice sought before any further works can be completed.
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Method Statement 5: Reptiles (MS5)

Project Name	West Court SANG Car Park	Anticipated Start Date	November 2025
Site Address/ Location	Land east of Reading Road (A327) and west of West Court, Arborfield Garrison SDL Finchampstead Berkshire RG404RE	Anticipated Finish Date	May 2026
Personnel Required	Project/Site Manager: Vas Mile (Equibuild) It is the site manager's responsibility that controls are in place, and all operatives receive the toolbox talk, relating to reptiles species at West Court SANG Car Park and adjacent area.		
Description of Work	Precautionary working methods to avoid adverse impacts upon reptiles during the site clearance and construction phase.		
Purpose	To avoid adverse impacts to reptile species, which are protected under Schedule 5 of the Wildlife and Countryside Act 1981 against injury/harm.		
Toolbox Talk Required Prestart?	Yes, given to all site operatives undertaking site set up activities, including installation of artificial lighting (if required) on site. Sign off to be completed by each operative who has received the talk.		
Working Methods	Precautionary Working Measures - Any tall grass/ruderal vegetation to be directionally strimmed in a two-phase process during the active season (March - October) to allow for any potential reptiles to disperse into the suitable habitat beyond, using either hand tools or suitably low-impact machinery. The first cut to reduce the height to 30cm, then the second cut to 10-15cm. - Any reptiles found should be safely removed from the working area by an ecologist to one of the BPZs. - All materials to be stored off the ground (for example on pallets) to minimise the likelihood of herptiles accessing them for refuge. - All spoil/waste materials to be removed from site at the end of each working day (or stored in a skip). - If any evidence of reptiles is uncovered during development works when an ecologist is not present, then works should cease and the advice of an ecologist sought.		

Appendix 1 – Existing Layout Site location plan



Appendix 2 – Proposed Layout



Football can park.



Height restricting barriers to car park entrance with retractable swinging across gate and open locking post



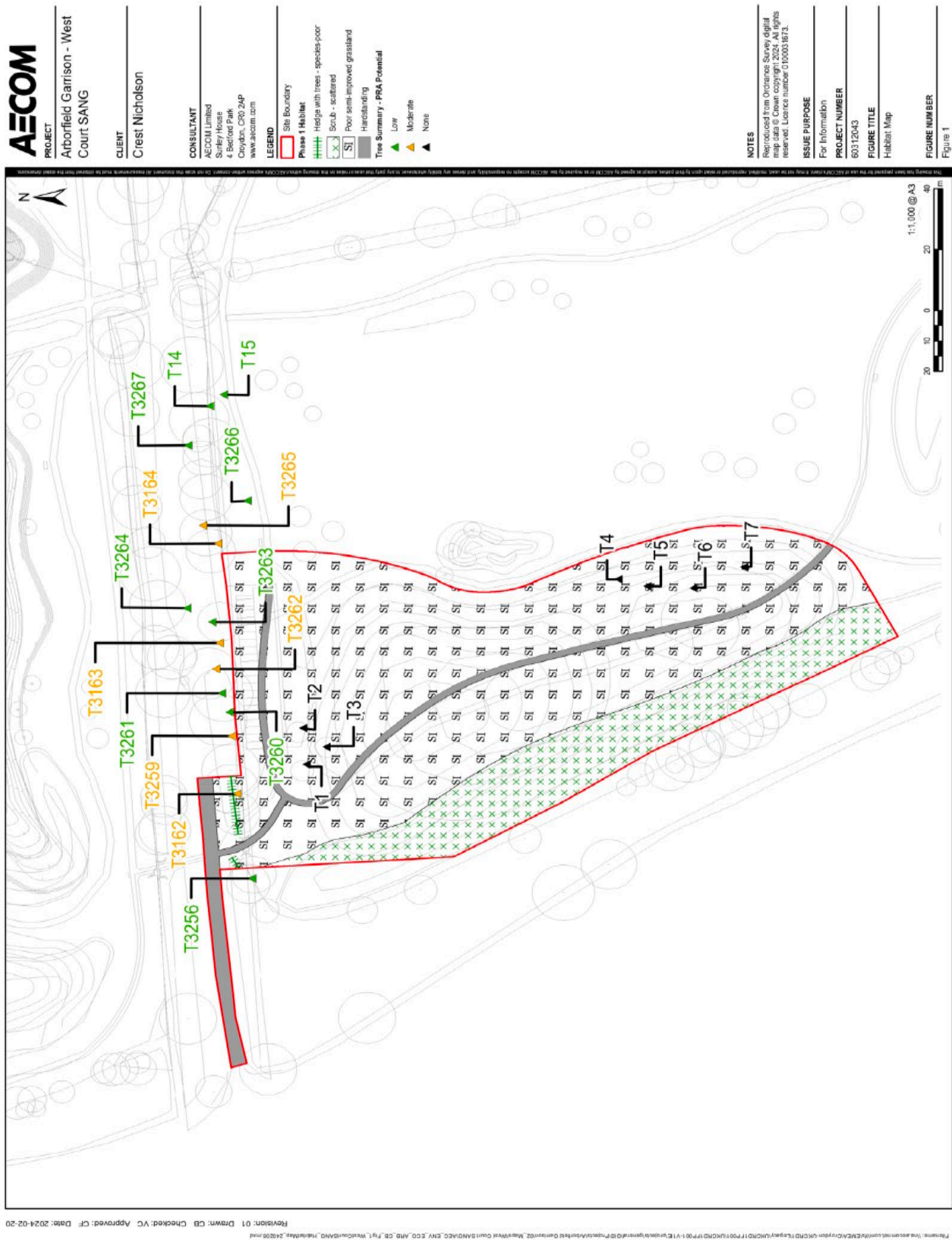
Univariate analyses gave



1-800-GET-IT (path: 1-800-GET-IT)



Appendix 3 – Ecological Impacts Plan





PROJECT
Arborfield Garrison - West
Court SANG

CLIENT
Crest Nicholson

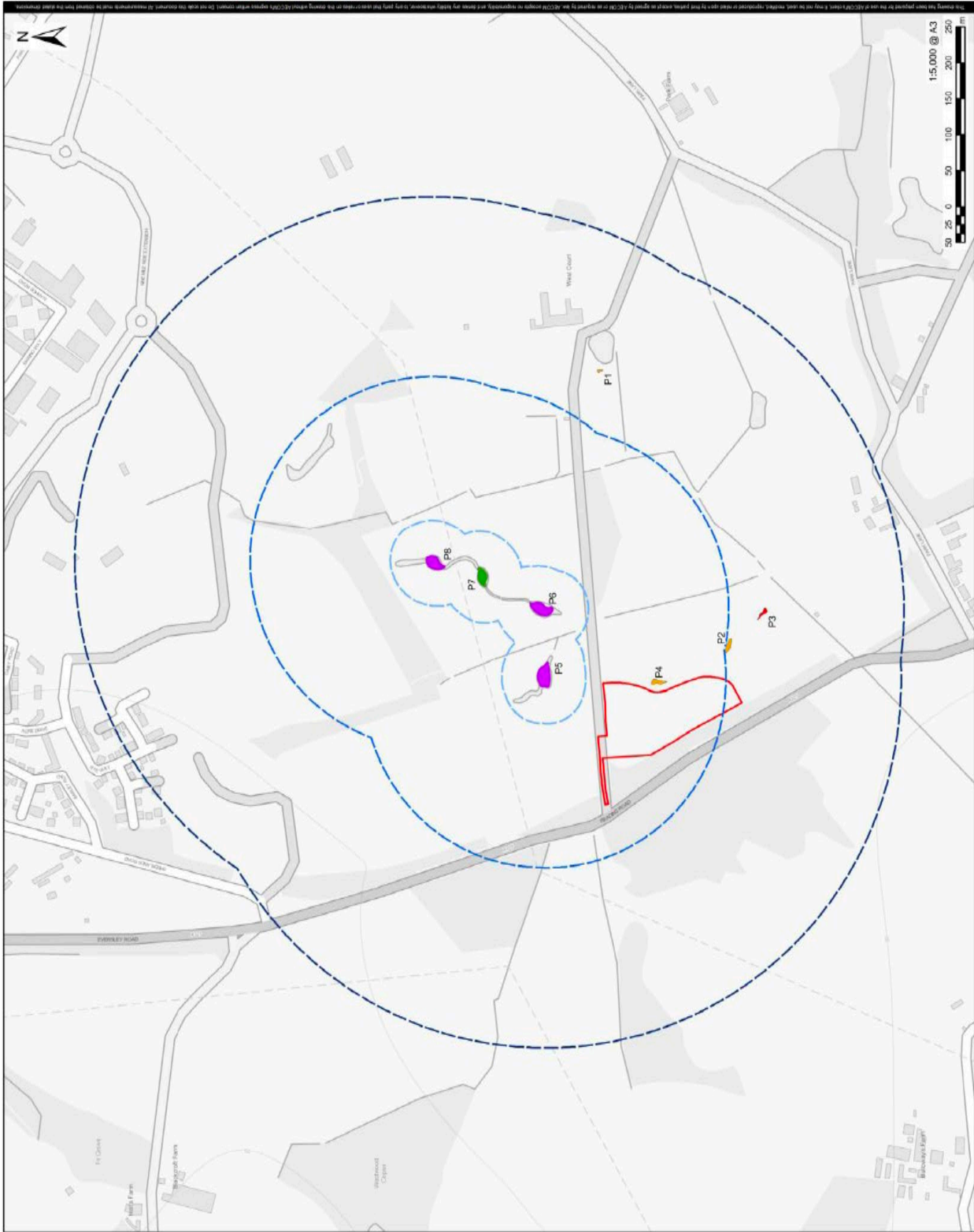
CONSULTANT
AECOM Limited
Surrey House
4 Bedford Park
Croydon, CR0 2AP
www.aecom.com

LEGEND
Site Boundary
Impact Risk Zone - 50m
Impact Risk Zone - 250m
Impact Risk Zone - 500m
Pond Habitat Suitability Rating
Poor
Below Average
Good
Excellent

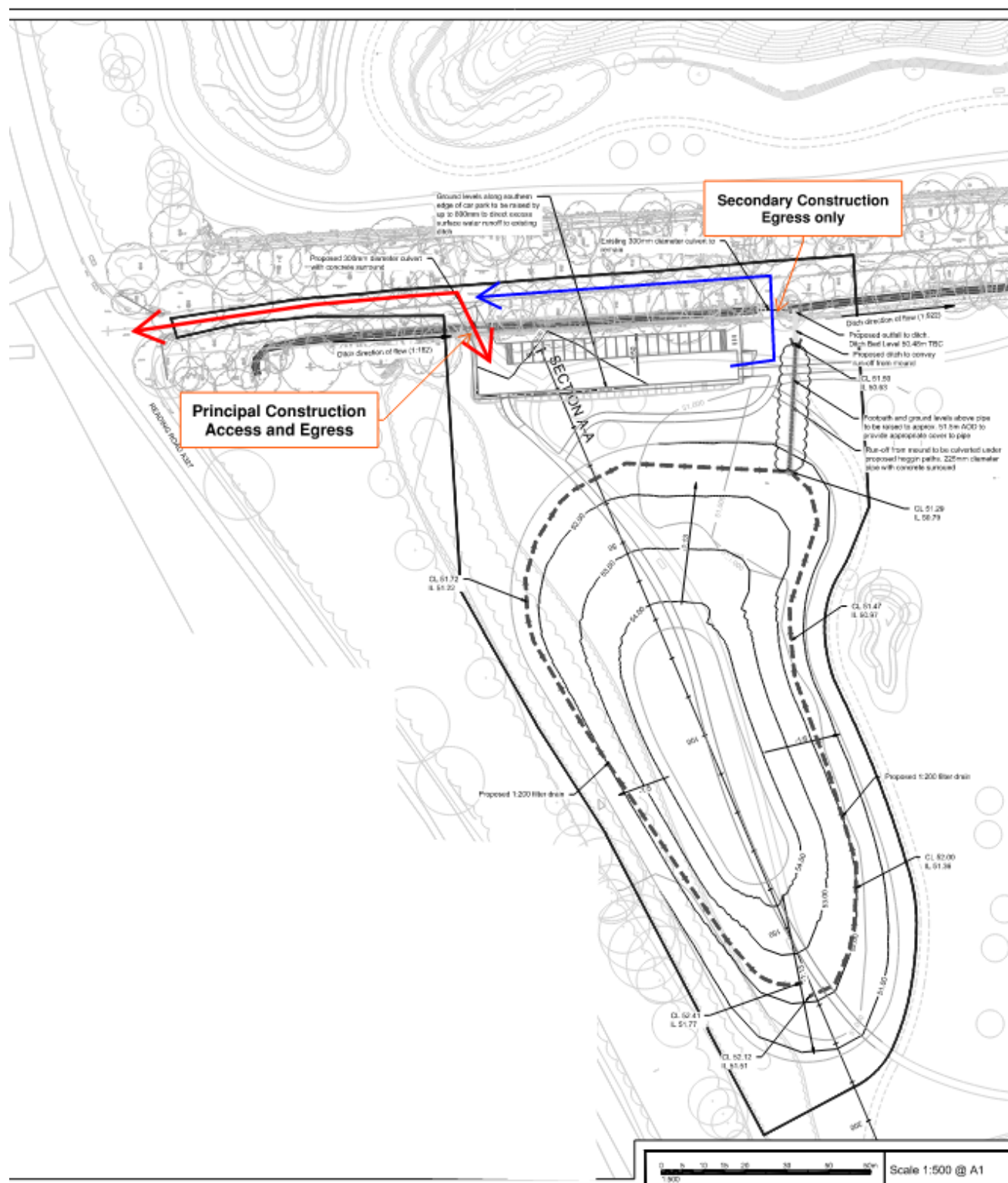
NOTES
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ISSUE PURPOSE
For Information
PROJECT NUMBER
603120-43
FIGURE TITLE
HS1 Survey Results

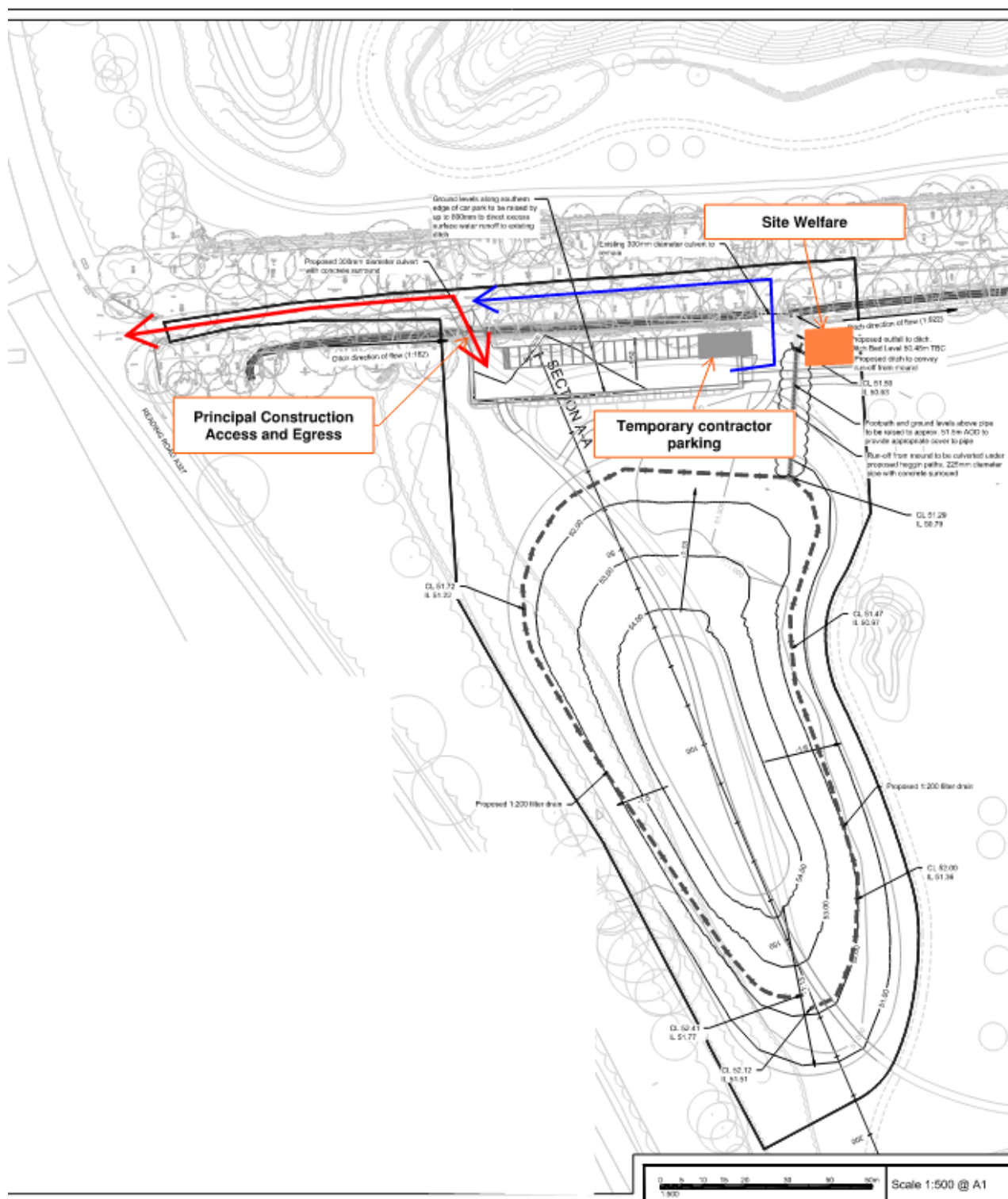
FIGURE NUMBER
Figure 2



Appendix 4 – Construction Access/Egress Plan



Appendix 5 – Compound and Welfare Facilities Plan



Appendix 6 - Arboricultural Impact Plan

