



LADDS GARDEN
CENTRE
READING ROAD
HARE HATCH

CONSTRUCTION
ENVIRONMENTAL
MANAGEMENT
PLAN:
BIODIVERSITY

WESTBOURNE
HOMES

Written By:	PH
Checked By:	LD
Date:	25.06.26
Document File Ref:	PRI24715 CEMP
Revision:	*
Date of last revision:	-
Revised by:	-

QUALITY ASSURANCE

This report has been prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Report Writing (2nd Edition, December 2017).

The facts stated in this report are true to the best of our knowledge and belief, and any opinions expressed are held genuinely and in accordance with the accepted standards of the profession. ACD Environmental Ltd is a CIEEM Registered Practice.

Client:	Westbourne Homes Ltd
Site/job:	Ladds Garden Centre, Reading Road, Hare Hatch
Author:	Prue Hilditch
Technical review:	Lisa Durrant



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1 INTRODUCTION

- 1.1. ACD Environmental Ltd was instructed by Westbourne Homes Ltd in May 2026 to produce a Construction Environmental Management Plan (CEMP: Biodiversity) for a parcel of land known as Ladds Garden Centre, Reading Road, Hare Hatch (OS Grid Reference: SU 80678 77939). This land is hereafter referred to as the 'Approved Development Site'.
- 1.2. Full planning consent for the erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings was granted by Wokingham Borough Council in May 2026. (planning ref: **252257**).
- 1.3. This report has been produced to address Condition 5 of the planning consent. Condition 5 states the following:

"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."

- 1.4. This Construction Environmental Management Plan (CEMP: Biodiversity) addresses Condition 5 and focuses on the methods and mitigation measures to be followed during the site preparation and construction phases of the development within the Approved Development Site.

Competence

- 1.5. This report has been written by Prue Hilditch, Ecologist at ACD Environmental Ltd and Qualifying member of CIEEM. Prue has been involved in a wide range of protected species and habitat surveys, and experience with a number of ecological reports including Biodiversity Net Gain assessments, Ecological Impact Assessments (ECIAs), and Preliminary Ecological Appraisals (PEAs).
- 1.6. A Technical Review of this report has been undertaken in line with ACD Environmental Ltd's Quality Assurance procedures. The review was carried out by Lisa Durrant, Senior Ecologist at ACD Environmental Ltd who has over 13 years' experience and has been involved in a wide range of ecological projects including extended Phase 1 Habitat Surveys, Phase 2 surveys for protected species and European Protected Species (EPS) licence applications. She is a full member of CIEEM (MCIEEM) and holds Natural England Class licences to survey for bats, barn owl *Tyto alba*, dormouse *Muscardinus avellanarius* and great crested newt *Triturus cristatus*.

2 AIMS AND OBJECTIVES

Aims

2.1. The aims of this CEMP: Biodiversity and how this relates to specific sections of this report are as follows:

- Provide a summary of the previous ecology surveys and results in order to provide the context to subsequent recommendations (**Section 3.0**).
- Provide details of the roles and responsibilities for future actions (**Section 4.0**).
- Risk assessment and of potentially damaging construction activities (**Section 5.0 and 6.0**).
- Provide details on protection measures and protocols to be implemented during the construction phase (**Section 5.0**).
- Provide details on monitoring and review (**Section 7.0**).
- Provide details of a schedule of works for timing of sensitive works to avoid harm to biodiversity features (**Section 7.0**).
- Provide conclusions to the points raised (**Section 8.0**).

Objectives

2.2. This report aims to achieve the following objectives throughout the construction phase of the project:

- To implement measures and methodologies to protect the species/habitats within the Approved Development Site from unnecessary damage and disturbance.
- To deliver construction phase maintenance measures.
- To deliver construction phase monitoring and review measures.

3 BASELINE ECOLOGICAL CONDITIONS

- 3.1. The Approved Development Site comprises approximately 1.38ha of land. The Ordnance Survey Grid Reference for the approximate centre of the site is SU 80678 77939.
- 3.2. The Approved Development Site is located on the eastern edge of the village of Hare Hatch, Berkshire, approximately 11km northeast of Reading. The location of the Approved Development Site is shown within **Image 1**.



Image 1: Approximate boundary of the Approved Development Site (red line).

- 3.3. The Approved Development Site has been subject to a range of ecological surveys, which were undertaken between 2024 and 2025 by ACD Environmental Ltd and AA Environmental Ltd. The surveys carried out at the Approved Development Site are summarised within **Table 1** below.

Table 1: Details of field surveys.

Survey	Survey date	Undertaken by
UK Habitat Classification Survey and Preliminary Bat Roost Assessment	22 nd November 2024	ACD Environmental Ltd
Bat emergence surveys	6 th May 2025, 15 th May 2025, and 16 th September 2025	AA Environmental Ltd

- 3.4. A summary of the results of the surveys is provided below for context. For further details please refer to the original ECIA produced by ACD Environmental Ltd in January 2026¹. The baseline habitat

¹ ACD Environmental Ltd (March 2025). Ecological Impact Assessment Land to the rear of Pennyhill, Woodlands Road, Lower Shiplake. Revision A.

plan has been provided within **Appendix 1**.

Habitats

Mixed woodland

- 3.5. To the northwestern corner of the Approved Development Site was a parcel of mixed woodland of predominately cypress *Cupressus* sp., with occasional sycamore *Acer pseudoplatanus* and laurel *Laurus* sp.. The understory was heavily shaded due to the dense tree canopy, and contained large patches of bare ground with minimal ground cover, with ivy *Hedera helix* the only species present within the understory. There were some fallen cypress branches and deadwood present.

Modified grassland

- 3.6. A parcel of modified grassland is located in the northeastern section of the Approved Development Site. The grassland appears to be heavily managed and was of a short sward at the time of the survey. Species diversity was low, with abundant perennial rye-grass *Lolium perenne*, common daisy *Bellis perennis*, and occasional dandelion *Taraxacum officinale*, creeping buttercup *Ranunculus repens*, and an individual specimen of green alkanet *Pentaglottis sempervirens*. To the western edge the grassland becomes sparser, and bryophytes more common, due to heavy shading from the tree canopy.

Non-priority pond

- 3.7. Within the modified grassland was a small man-made pond. The water level was very low at the time of the survey, approximately no more than 5" deep at the centre, despite recent heavy rainfall in the area in the days prior to the survey. Abundant growth of bryophytes and creeping cinquefoil *Potentilla reptans* was noted at the water level, implying that the ponds water line rarely, if ever, reaches further than this, potentially due to a leak within the pond liner. Based on the current water levels, it is likely that the pond is seasonally dry during the warmer months.

Developed land, sealed surface

- 3.8. A large portion of the Approved Development Site consisted of hard-standing concrete and tarmac. Common species of early successional vegetation had emerged between cracks and along the sides of the developed land, such as *Buddleia* sp., willowherb *Epilobium* sp., coltsfoot *Tussilago farfara*, dandelion, Canadian fleabane *Eregia canadensis*, herb robert *Geranium robertianum* and pellitory *Parietaria judaica*.

Artificial unvegetated unsealed surface

- 3.9. Gravel and heavily compacted bare ground cover the southern half of the Approved Development Site. In areas of less foot and machinery traffic, early successional vegetation has colonised these areas, such as buddleia, willowherb, bristly ox-tongue *Helminthotheca echioides*, common chickweed *Stellaria media*, wood avens *Geum urbanum*, docks *Rumex* sp., as well as non-native lamb's-ear *Stachys byzantina*.

Introduced shrub

- 3.10. Non-native introduced shrubs have been planted in various pockets around the Approved Development Site.

Buildings

- 3.11. There are eight buildings in various conditions located within the Approved Development Site.
- 3.12. Several additional show model garden sheds were located to the west of the Approved Development Site, all of which were in new condition with no signs of damage. There were also several sealed metal storage containers around the Approved Development Site.

Individual trees

- 3.13. There were 38 individual urban trees recorded within the Approved Development Site, including common lime *Tilia x europaea*, cypress, western red cedar *Thuja plicata*, and sycamores. Full details of the individual trees are detailed within the ECIA.

Ornamental hedgerow

- 3.14. The Approved Development Site features several small ornamental hedgerows comprising of cypress and laurel.

Off-site habitats

Mixed hedgerow

- 3.15. Outside of the eastern boundary of the Approved Development Site is a hedgerow featuring laurel, cypress, hawthorn *Crataegus monogyna*, sycamore, willow *Salix* sp. and birch *Betula* sp. The hedgerow is outside of the Approved Development Site boundary however may be indirectly affected by the proposed development without appropriate mitigation during the construction phase.

Mixed scrub

- 3.16. Immediately adjacent to the western fencing of the Approved Development Site boundary, there is a large area of willow and poplar *Populus* sp. scrub. Measures should be made to ensure this scrub is not negatively affected during the proposed works.

Flora

Non-native invasive species

- 3.17. The Approved Development Site was largely dominated by Buddleia growing within the gravelled areas and cracks within the hard-standing surface. While buddleia is not listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), they are rapid spreaders and can quickly colonise an area under a lack of appropriate management, outcompeting native wildflowers.

Fauna

Amphibians, including great crested newt

- 3.18. The Approved Development Site holds primarily negligible suitability for amphibians due to the majority of hard-standing surface. The woodland within the northwest corner provides sub-optimal habitat for amphibians during their terrestrial phase, due to a lack of suitable vegetation and cover within the understorey.
- 3.19. The Approved Development Site features a man-made pond, however this pond had very low water levels, approximately no more than 5" deep at the centre and was considered defunct. The pond was surrounded by regularly managed modified grassland, and further on, hard-standing surface to the north, east and south. The pond lacked appropriate vegetation favoured for great crested newt egg-laying and was instead dominated by reeds and mosses. The water level was considered unsuitable for amphibian egg-laying, particularly for common toads, who typically prefer deep water bodies for egg-laying, and it is likely that in warmer months the pond is susceptible to drying out. The on-site pond therefore holds low suitability for amphibians.

Bats

- 3.22. Two buildings within the Approved Development Site were considered to hold low bat roosting suitability. These buildings were subsequently surveyed by AA Environmental Ltd and no evidence of roosting bats was found.
- 3.23. The Approved Development Site holds limited potential for commuting bats in the form of the off-site hedgerow adjacent to the eastern boundary and off-site scrub along the western boundary. However, security lighting around the Approved Development Site has reduced suitability for bats, and the hard-standing surface does not support large populations of invertebrates for foraging opportunities.
- 3.24. Therefore, foraging and commuting bats are considered unlikely within the Approved Development Site. However, there is still potential for increased lighting to disturb foraging and commuting bats, if present. A sensitive lighting strategy should be implemented in the construction and operational phases to ensure that lighting levels do not exceed current levels along the boundary vegetation.

Birds

- 3.25. During the survey, blue tit *Cyanistes caeruleus* and great tit *Parus major* were heard within the trees of the Approved Development Site. The Approved Development Site holds favourable habitat for birds in the form of woodland, individual trees, hedgerows, and buildings. Due to the commonality of the habitats on site, it is unlikely the Approved Development Site will support any populations of notable bird species. Measures should be followed to ensure breeding birds are protected during the construction phase.

Reptiles

- 3.26. The Approved Development Site itself provides sub-optimal habitat for reptiles, as the grassland onsite is kept at a short sward, and the remaining site consists of hard-standing or gravelled surface. There is some potential for individuals to utilise the hard-standing areas for basking, as well as the woodland for foraging and shelter.
- 3.27. Therefore, it is considered that the Approved Development Site holds low suitability for reptiles. Protection measures afforded to amphibians will ensure any individual reptiles, if present, are safeguarded during the construction phase.

Other wildlife

- 3.28. Four records of European hedgehog *Erinaceus europaeus* were returned from the data search, the closest record relating to a roadkill report c. 150m northeast of the Approved Development Site. Hedgehogs are a JNCC² priority species and a species of Principal Importance under the NERC Act 2006³. The habitats on site may provide suitable commuting and hibernating habitat for hedgehogs, and the grassland is favourable for foraging behaviour.
- 3.29. Precautionary measures to protect hedgehogs during the construction phase are outlined within Section 6.

² Great Britain. JNCC UK BAP List of UK Priority Species [online] Available from: <https://data.jncc.gov.uk/data/98fb6dab-13ae-470d-884b-7816afce42d4/UKBAP-priority-terrestrial-mammals.pdf>.

³ Great Britain Natural Environment and Rural Communities Act 2006 [online] Available from: <https://www.legislation.gov.uk/ukpga/2006/16>.

4 ROLES AND RESPONSIBILITIES

- 4.1. This report should be read in conjunction with other environmental reports for Ladds Garden Centre, Reading Road, Hare Hatch.
- 4.2. The overall responsibility for the design of the scheme under The Construction (Design and Management) Regulations 2015 is with the Principal Designer.
- 4.3. The implementation of this CEMP: Biodiversity is the responsibility of the Project Manager and/or Contractor on behalf of the Developer, who will collectively be responsible for ensuring that the appointed sub-contractors and all site staff are aware of the ecological constraints and the distribution of the CEMP: Biodiversity document accordingly.
- 4.4. An appropriately qualified Ecological Clerk of Works (ECoW) will be appointed during the construction phase. Reference is made within this document as to when the ECoW would need to be present in order to implement mitigation.
- 4.5. The appointed Site Manager will be responsible for the day-to-day implementation of the CEMP: Biodiversity and ensuring that the site staff and contractors adhere to the measures set out within the CEMP: Biodiversity. The Site Manager will also be responsible for identifying when the ECoW is required based upon the recommendations in this report.

5 PROTECTION MEASURES - HABITATS

5.1. This section details the practical measures to avoid or reduce impacts on habitats within the Approved Development Site. This includes physical measures, timing restrictions, sensitive working practices and biosecurity protocols.

General Measures

5.2. During the construction phase, the following general measures will be implemented to ensure protection of retained habitats on and offsite:

5.3. Pollution prevention:

- The works will be carried out in accordance with Guidance for Pollution Prevention (GPPs)⁴, to prevent pollutants from entering the adjacent terrestrial and aquatic habitats, which includes the Study Area, and to appropriately deal with any pollution incidents should they arise.
- All chemicals will be carefully stored within the site compound/s.
- Should any chemical spills occur then they must be traced, recorded and addressed in compliance with COSHH.
- A spill kit must be available at all times.
- Information on dealing with chemical spills is contained in PPG21 'Dealing with Spills' and a copy of this guidance should be kept onsite.
- Any refuelling of vehicles or any use of chemicals is to be carried out within designated areas on an impermeable surface.
- Should any drums be damaged or leaking then these should be removed from the site immediately and disposed of in an appropriate manner.

5.4. Pollution – noise:

- A noise control plan will be implemented following best practice in line with BS5228, to include measures such as use of silencers or mufflers on plant and machinery; use of the quietest possible plant; and minimising onsite cutting operations and other noisy activities

⁴ Available at: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacementseries/guidance-for-pollution-prevention-gpps-full-list/>

through off site fabrication where possible.

Habitat Mitigation

Individual trees, woodland and hedgerow

- 5.5. Based on current design plans, the proposed development will involve the retention of 12 individual trees, with the remaining 26 trees set for removal, and the removal of a small section of the woodland. In the absence of adequate protection there is potential for retained trees to be negatively impacted by an increase in vibration and dust during construction activities. In addition, the trees could be damaged by the tracking of vehicles or earthworks if root protection areas are not fenced off.
- 5.6. Root Protection Areas (RPAs) have been established around retained trees in line with BS5837:2012 as detailed within the Arboricultural Impact Assessment produced by GHA Trees Ltd in September 2025⁵. These will be clearly marked out through use of Heras Tree Protection Fencing (TPF) or similar in advance of works commencing and will be managed as Biodiversity Protection Zones (BPZs), in which no contractors or machinery will be permitted. Heras fencing is to be checked at least weekly to ensure it remains in the correct position and remains in good condition.
- 5.7. The retained vegetation and their RPAs will be protected throughout the construction phase through fencing as outlined above. During construction, the vegetation within the TPF will be unmanaged which will provide a refuge for wildlife.

Habitat removal

- 5.8. Appropriate methodologies for the clearance of habitats earmarked for removal are detailed in the Section 6 below and address protected species constraints associated with these works

⁵ GHA Trees Arboricultural Consultancy (2025). *Ladds Garden Centre, Bath Road, Hare Hatch, RG10 9SB. Arboricultural Impact Assessment. September 2025. Revision A.*

6 PROTECTION MEASURES - SPECIES

General measures

6.1. General measures will be adopted to safeguard any wildlife that may be present on the Approved Development Site during site preparation and construction phases. These are as follows:

- Any excavations will be covered at night. Where this is not possible a means of escape must be provided in the form of a ramp to allow trapped fauna to escape.
- Excavations must be managed to avoid the formation of temporary waterbodies.
- All temporarily exposed pipes must be capped overnight to prevent animals gaining access and later becoming trapped.
- The storage of any chemical within the construction site will be contained in such a way that they cannot be consumed or knocked over by any wildlife.

Lighting

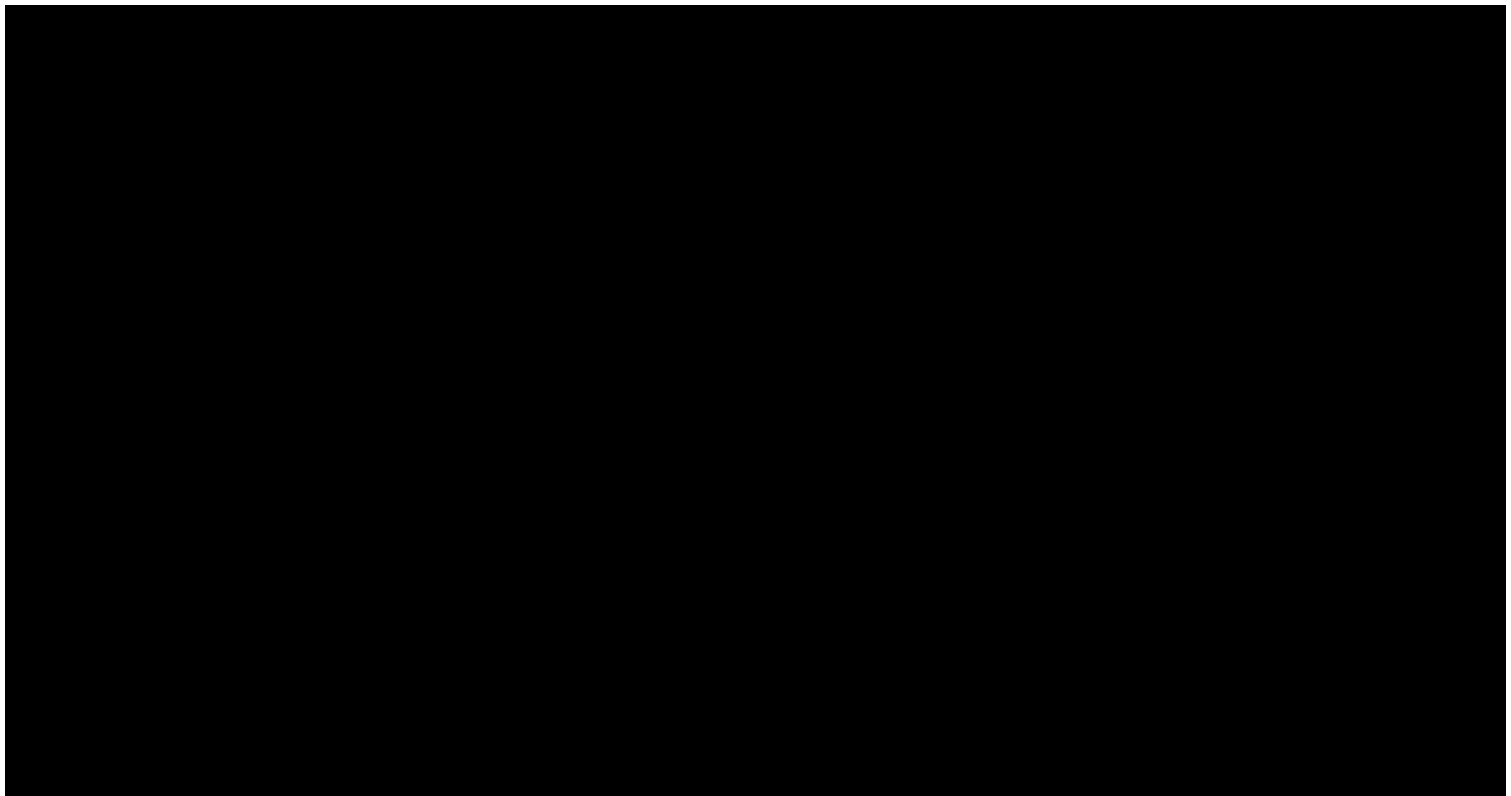
6.2. In the absence of appropriate measures, lighting during the construction phase could disturb nocturnal wildlife, including bats, which use the Approved Development Site for foraging and commuting.

6.3. To minimise the impact of the proposed development on commuting and foraging bats, the lighting scheme will be sensitively designed. During the construction phase, the following mitigation will be followed:

- All works will be undertaken between 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Temporary and task-specific lighting may be required during working hours in the winter months. No artificial lighting will be left on outside of working hours.
- Where security lighting is required, it is recommended that these are motion-activated with hooded luminaires, and these must be directed away from vegetated boundaries and trees. 'Warm white' light (~2700-3000K, >550nm peak wavelength) with no UV component should be used to avoid the most disruptive wavelengths to bats.
- If the schedule of works needs to be amended to include the use of lighting that is not in line with the recommendations above, then an ecologist will be consulted prior to lighting being installed on-site.

Amphibians

- 6.4. Suitable amphibian and great crested newt habitat within the Approved Development Site is limited to a small area of sub-optimal woodland in the northwest corner of the Approved Development Site, however the woodland lacks suitable vegetation cover favoured by overwintering and foraging amphibians. However, the location of the Approved Development Site falls on the edge of a red risk zone, as defined by Naturespace Ltd, therefore their wider presence must be acknowledged with suitable measures put in place to prevent harm to any individuals which may enter the Approved Development Site during works. Given the woodland, grassland and pond holds low suitability for great crested newts, and the remaining Approved Development Site holds negligible suitability, a non-licensed method statement is considered appropriate to avoid harm to this species. Reasonable Avoidance Measures (RAMs) are outlined below.
- 6.5. The woodland is to be retained and protected as a Biodiversity Protection Zone through the use of Tree Protection Fencing around the identified Root Protection Areas. This BPZ will act as refuge for any amphibians, if present.
- 6.6. The pond is to be retained based on current design plans, however, it will need draining to replace the existing damaged liner. While amphibian presence within the pond is unlikely, presence of individuals cannot be completely ruled out, and precautionary measures should be followed to ensure any individuals are safeguarded, if present.
- 6.7. Draining down of the pond should take place in the autumn (September/October) and can be undertaken via use of a pump operated at low speed with a fine mesh filter fitted or a trench dug into the bank of the pond from which the water can be drawn off. A fine mesh screen should also be fitted over the mouth of the trench to facilitate amphibian capture. Amphibians can be caught by netting as draining takes place and by hand searching through plants, debris and silt when the pond is drained.
- 6.8. Any silt and vegetation should be left some distance from the pond to allow any wildlife time to disperse before removing completely.
- 6.9. Any excavations must be managed to avoid the formation of temporary waterbodies which might attract amphibians to the Approved Development Site during works.
- 6.10. Building materials will be stored on pallets and covered wherever possible to prevent creating accidental refugia and attracting great crested newts to the Approved Development Site.

- 6.11. Throughout the construction phase, any grassland present within the construction zone, will be maintained at a short height to prevent any herpetofauna or other wildlife moving into the Approved Development Site.
- 6.12. Should any grassland require removal, this will occur during March – October (the active herpetofauna season) only when temperatures exceed 10°C. If the modified grassland has been allowed to grow to a taller sward prior to construction commencing, the grassland removal will be phased and cut down initially by 10-15cm in a directional manner, starting at the center of the fields and moving outwards. No less than 24 hours should elapse before the second stage of removal. The area should then be left for 24 hours to allow any amphibians that may be present to move out of the area into surrounding habitats. Vegetation can then be cut down to ground level, again using directional cutting. Following the cut to ground level a soil strip can take place as necessary. If hand tools are not used, appropriate machinery must be capable of being adjusted to the desired heights, to enable the first cut to be high.
- 6.13. If any piles of rubble or debris are present within the construction footprint, that could act as hibernacula and/or refuge to amphibians, will be checked and dismantled by hand, by an ecologist, prior to construction, where safe to do so.
- 6.14. Any sightings of herpetofauna by contractors/workers, will be reported to the site manager, and the project ecologist.
- 

6.16. The general lighting measures outlined above will ensure that foraging and commuting bats can continue to use habitats and features within the Approved Development Site during the construction phase.

Birds

6.17. There is the potential for nests to be destroyed during the construction phase during the felling of trees. There is also the potential for nesting birds to be disturbed by construction noise, dust and vibration.

6.18. To avoid impacts on nesting birds, suitable trees and hedgerows should be cleared outside of the bird nesting season, which is generally considered to be February to August.

6.19. In the event that any suitable habitat (hedgerows and trees) must be removed during the bird nesting season then it must first be thoroughly checked by a suitably qualified ECoW within 48 hours prior to any work starting. If a nest is identified, the ECoW will establish a suitably sized buffer around the nest with high visibility tape (usually 5m dependent on species). No works will be permitted within the buffer, which must remain in place and undisturbed until the ECoW has confirmed that the young have fledged and that the nest is no longer in use. If it is not possible to fully access vegetation/buildings for checking prior to works, the ECoW will supervise the clearance work, ensuring a suitable methodology is adhered to. This work is to be undertaken using hand tools only. If a nest is identified in the absence of the ECoW, works will stop immediately and ACD Environmental Ltd will be contacted in the first instance.

Reptiles

6.20. The sensitive clearing mitigation measures as detailed for amphibians will also protect reptiles during the construction phase, if present.

Other wildlife

6.21. The mitigation measures as outlined in the 'general measures' section will ensure other mammals such as hedgehogs are safeguarded during the construction phase.

7 SCHEDULE OF WORKS

- 7.1. The work schedule relating to ecology during the construction phase is set out within **Table 2** below.
- 7.2. In the instance that any deviance from the schedule below is required, the Developer and/or the Site Manager is to contact an ecologist at ACD Environmental Ltd to confirm agreement to any amendments.
- 7.3. A written record should be kept of actions taken to protect the biodiversity at the Approved Development Site during the construction phase. This should include a record of ECoW presence, any discovery of protected/notable species and actions taken to protect wildlife and their habitats. If required, these documents should be submitted to Wandsworth Council.
- 7.4. The colour coding within **Table 2** is as follows:

	Suitable months - no ECoW supervision required
	Suitable months - ECoW supervision/ecologist presence required
	Unsuitable months

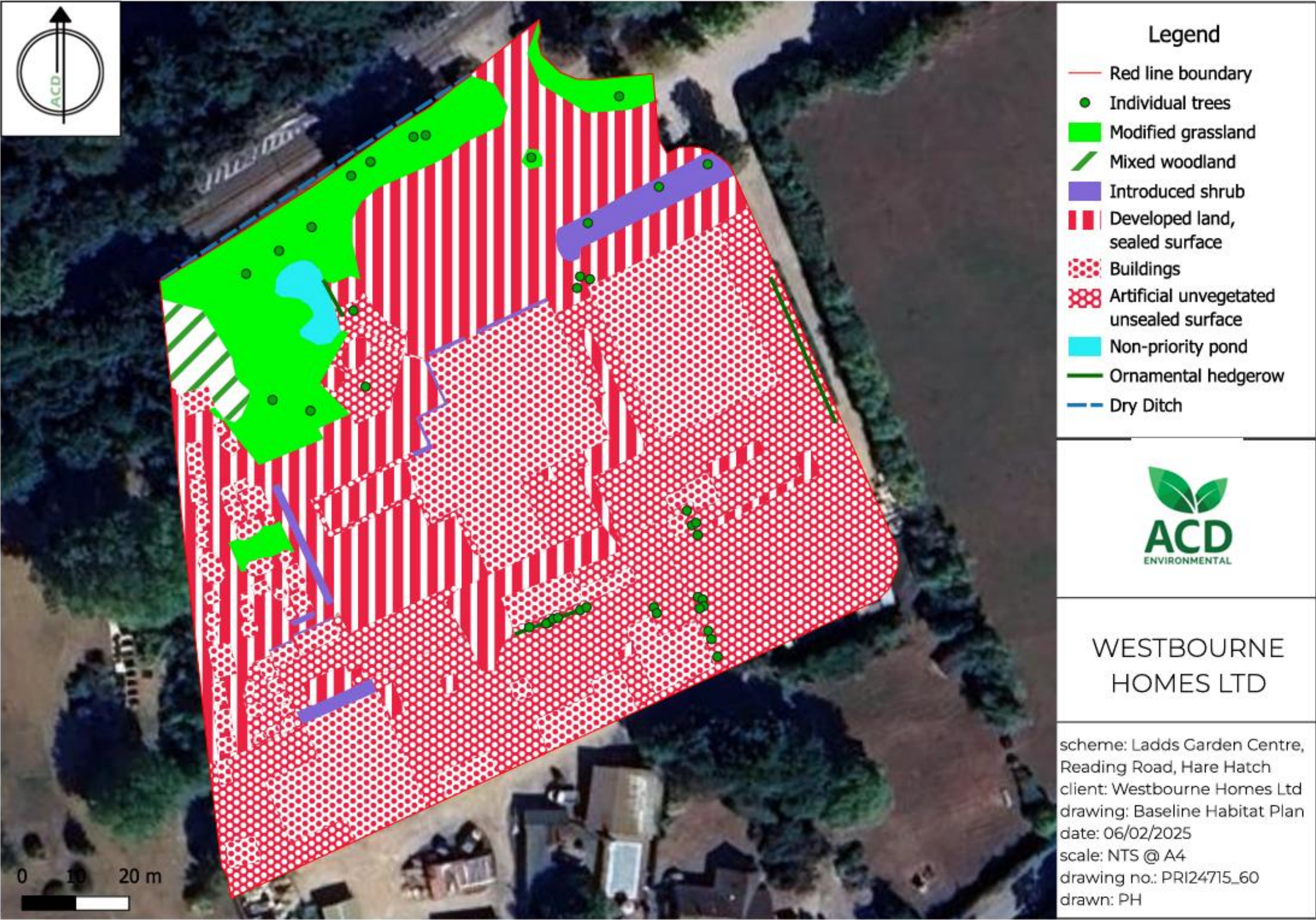
Table 2: Schedule of works during construction showing suitable months and when ECoW supervision/ecologist presence will be required.

Action	J	F	M	A	M	J	J	A	S	O	N	D
SITE CLEARANCE WORKS												
Removal of vegetation within the Approved Development Site. Nesting bird checks will be carried out within 48 hours prior to clearance by the ECoW if works take place between February to August.												
Clearance of grassland (if it has been allowed to grow to a higher sward) through a phased cutting approach. First cut grassland to 10-15cm starting at the centre and moving outwards. Leave for 24 hours and then cut to ground level. Cuts to take place on warm (>10°C), dry days.												
Draining of pond using fine mesh filter and a low speed pump for replacement of pond liner.												
THROUGHOUT CONSTRUCTION PHASE												
Checks to be carried out each day to include a check of any exposed excavations/pipes to ensure no animals have become trapped overnight, and a check of any mounds for potential mammal burrows.												
Checks to be carried out at the end of each working day to include: ensuring the site is clean and tidy, all chemicals/materials are safely stored, any excavations are covered, pipes are capped and all lighting (except security lighting) has been switched off.												
Weekly check of all protective fencing and signage to ensure this is still in place and functioning.												
Weekly checks for invasive species and removal where necessary.												

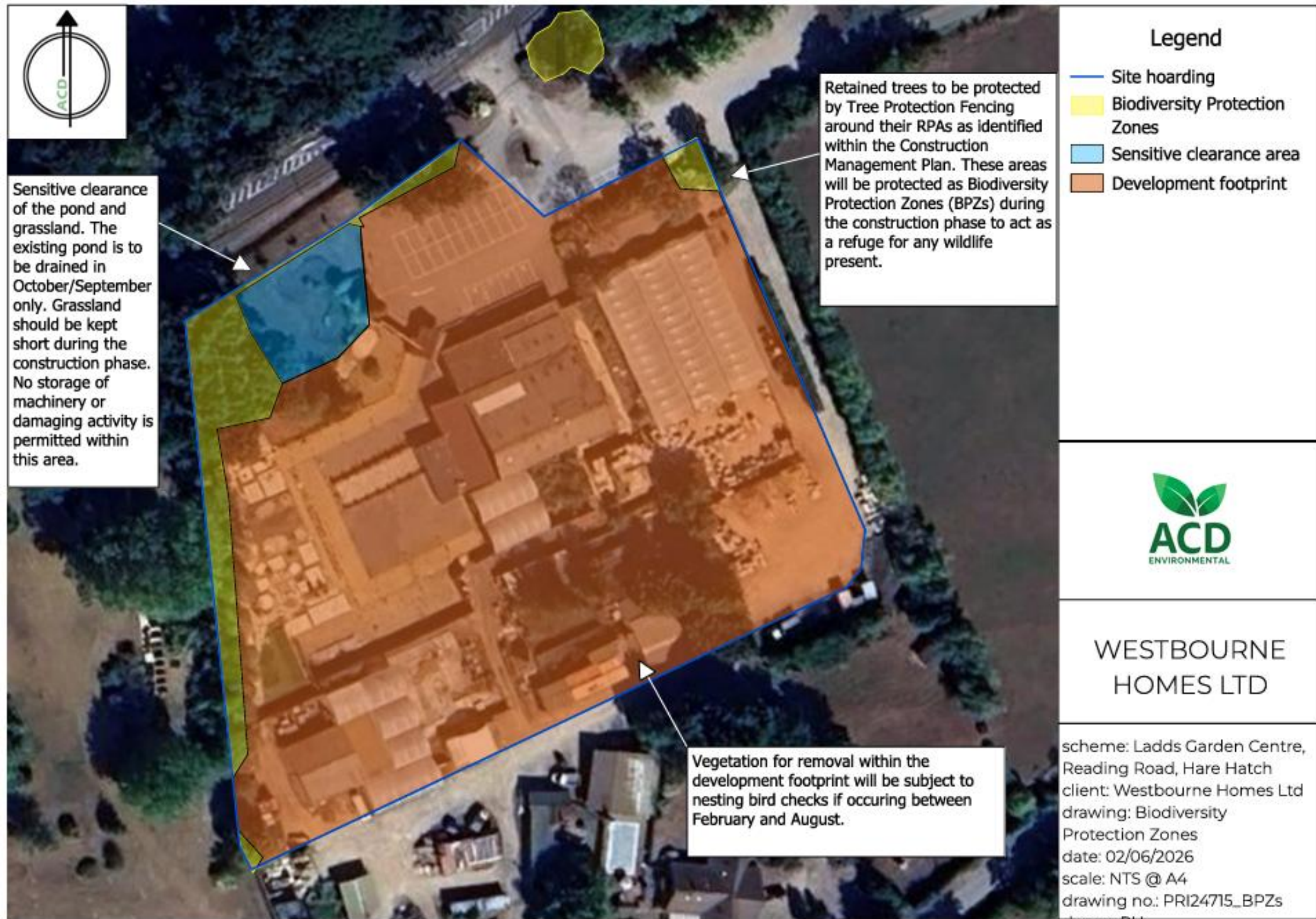
8 CONCLUSIONS

- 8.1. The Developer will be responsible for ensuring that the Site Manager is aware of the mitigation detailed within this report and that the mitigation is carried out accordingly. The Site Manager is responsible for making sure that the ECoW is contacted when there are any potential risks to protected species or habitats of ecological value, as identified within this report.
- 8.2. All works must be undertaken as detailed in this report, to include the sensitive working practices, phasing of work as appropriate and working within the seasonal restrictions detailed. It is essential that the lighting specification detailed is adhered to in full to protect the integrity of the commuting corridors that may be used by bats. The methods detailed will protect the value of the Approved Development Site to protected species.
- 8.3. This CEMP: Biodiversity is a working document and will be reviewed periodically by the Site Manager, with input from the ECoW as required. Any necessary changes will be agreed upon and included within this CEMP: Biodiversity.
- 8.4. Providing that the mitigation measures recommended within this report are adhered to, the development will be in accordance with current legislation for protected and notable species present within the Approved Development Site.

APPENDIX 1: BASELINE HABITAT MAP



APPENDIX 2: BIODIVERSITY PROTECTION ZONES



A large, stylized leaf graphic in a lighter shade of green, positioned on the left side of the page, extending from the middle to the bottom.

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