

# Construction Environmental Management Plan

**Survey site:** Atterbury Gardens, Caversham, Reading, RG4 7HW

**Client:** Hicks Developments LTD

**Date:** 11/12/2025

**Project:**

This report is prepared to inform a planning application the Reading Borough Council. The proposal is described as: The construction of four detached houses.

**Planning Application Number:**

PL/24/1659

Introduction

This Construction Environmental Management Plan (CEMP) has been prepared for the above-named client to outline measures to be implemented at the above-named site.

The purpose of this plan is to ensure the protection and mitigation of ecological receptors, adhere to best practices and industry standards, and provide adequate supervision by licensed professionals. The CEMP also outlines the management frameworks required for the planning and implementation of construction activities that comply with legislation and the environmental commitments.

The below table provides the wider ecological context of the site and details any associated planning conditions.

| Site Context and Landscape History                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                   |
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| <p>The site is located at National Grid Reference SU 70359 75947 and has an area of approximately 0.16ha comprising hardstanding, grassland, hedgerow, trees and bare ground. It is surrounded by residential dwellings in all directions. The wider landscape comprises the town of Caversham Heights, pockets of woodland (~350m south-west and ~1.3km west) and agricultural fields. The site has slightly acidic, loamy, and clayey soils.</p> <p>A detailed description and history is provided in the Preliminary Ecological Appraisal. (Arbtech, 2024).</p> |                                                                                                                                                                                                                                                                                                                                                                                   |
| Planning Conditions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                   |
| Condition 19                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>No development shall commence on site including demolition and any preparatory works 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:</p> <p>a) Risk assessment of potentially damaging construction activities</p> |

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|  | <p>b) Identification of “biodiversity protection zones”</p> <p>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)</p> <p>d) Details of an up-to-date survey for badgers, carried out in accordance with recognised guidelines</p> <p>e) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>f) The times during construction when specialist ecologists need to be present on site to oversee works</p> <p>g) Responsible persons and lines of communication</p> <p>h) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person</p> <p>h) Use of protective fences, exclusion barriers and warning signs</p> <p>The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.</p> <p>REASON: To minimise impacts on biodiversity in accordance with Paragraphs 185 and 186 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.</p> |
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The below table describes the ecological baseline conditions on site.

|                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Ecological Background Information</b></p> <p><b>Detailed using desk study and site survey.</b></p>                      |
|                                                                                                                               |
| <p>The site had a PEA undertaken by Arbtech Consulting Ltd on the 30<sup>th</sup> October 2024, followed by a BNG report.</p> |

Habitats identified at the site include-

- Other neutral grassland with bare ground and scattered trees
- Native hedgerow
- Non-native and ornamental hedgerow
- Developed land, sealed surface
- Artificial unvegetated unsealed surface
- Built linear features

This does not include habitats identified outside of the development boundary, in the wider site landscape.

Value for protected species on the site includes the following-

- **Birds-** No evidence of nesting birds was found on-site during the surveys; however, birds could use the scattered trees for nesting. The grassland is not suitable for ground nesting birds due to the short sward height. No habitat for schedule 1 birds was observed.
- **Badgers-** A badger survey was undertaken as part of the Preliminary Ecological Appraisal (Arbtech Consulting Ltd, October 2024) in accordance with recognised guidance. The survey confirmed the absence of badger setts or field signs within the site and within 30 m of the site boundary. The site is located within an urban environment and is largely disconnected from the wider countryside by surrounding residential dwellings and roads, further reducing the likelihood of badger activity.
- **Bats-** Scattered individual trees and nearby residential gardens offer limited bat foraging opportunities. All trees were assessed at ground level (GLTA). The on-site trees comprise a group of five semi-mature beech. They are in good condition with thin ivy that

allowed full trunk inspection. Due to their small size and lack of potential roost features, the trees are assessed as having negligible bat roost suitability.

- **Reptiles-** The suitable habitats on site consist of the hedgerows for sheltering opportunities. However, the grassland is sub optimal due to the short sward height (high predation), and the site is surrounded by urban infrastructure (residential dwellings and roads).
- **Amphibians-** The suitable habitat on site consists of hedgerows for sheltering opportunities. However, amphibians also require suitable aquatic habitats in which to breed and fulfil their lifecycle. There are no known ponds 500m when consulting OS maps. Therefore, protected amphibians are likely to be absent around the survey site year-round. There are no great crested newt European Protected Species License (EPSL) within 2km.
- **Terrestrial mammals-** The grassland provides limited foraging and commuting opportunities for hedgehogs. There is a lack of connectivity to the wider landscape as the site is well-sealed with fencing for most of the boundary. There is one gap underneath the southern boundary fence. Two excavations and rabbit scrapes were found within the site boundary. The excavations were the size (~17cm height and 14cm wide) and shape (circular) of rabbit holes.

This CEMP sets out the mitigation and precautionary measures to be implemented during the construction phase to avoid or minimise impacts on ecological receptors, in accordance with the Preliminary Ecological Appraisal (PEA). Biodiversity enhancement and long-term management measures are detailed separately within the Ecological Mitigation and Enhancement Management Plan (EMEMP).

## Scope

This CEMP outlines construction and ecological measures for the following works:

*The construction of four detached houses.*

## Aims and Objectives

This CEMP sets out the measures required to ensure compliance with relevant legislation, minimise impacts on biodiversity during construction, and provide site-specific methods to avoid, reduce and mitigate effects on protected and notable species. It also outlines the ecological and biodiversity enhancement measures for the site, together with a management strategy to secure their long-term success. This CEMP addresses construction-phase ecological protection only. Biodiversity enhancement measures are detailed within the separate Ecological Mitigation and Enhancement Management Plan (EMEMP).

## Work Schedules and Ecological Presence

Work schedules will be developed to ensure activities with specific timing requirements are carried out in a manner that minimises harm to ecological receptors. These schedules will be provided to all relevant personnel and contractors involved in the project. The following measures will be implemented:

- Vegetation clearance will be scheduled outside the nesting bird season (1 March to 31 August) where practicable.
- Where works are required during the nesting bird season, a pre-works nesting bird check will be undertaken by a suitably qualified ecologist no more than 48 hours prior to works commencing.
- Vegetation clearance and groundworks in proximity to retained habitats will be programmed to allow for phased clearance, enabling wildlife to disperse away from the working area.
- Ecologically sensitive works, including vegetation clearance adjacent to hedgerows and trees, will be undertaken with ecological advice available from the Ecological Clerk of Works (ECoW) where required.

- Construction lighting will be managed in accordance with the agreed lighting measures to minimise disturbance during night-time working.
- Works within or adjacent to retained trees, hedgerows and site boundaries will be treated as ecologically sensitive and undertaken using the precautionary working methods set out in this CEMP, with input from the Ecological Clerk of Works (ECoW) where triggered by the activities outlined in this CEMP.

## **Ecological Clerk of Works**

An Ecological Clerk of Works (ECoW) will be appointed to provide ecological advice and support on an on-call basis during the construction phase. Given the low ecological suitability of the site, a full-time ECoW presence is not required; however, the ECoW will be available to attend site or provide advice during ecologically sensitive activities where necessary.

The ECoW will provide guidance to contractors to ensure compliance with this CEMP and will take appropriate action to avoid harm to ecological receptors. Should any unexpected protected or notable species be encountered, works will pause in the affected area and advice will be sought from the ECoW prior to works recommencing.

The ECoW may attend site or be consulted during:

- Vegetation clearance within or adjacent to retained habitats;
- Initial groundworks in proximity to wildlife protection zones;
- Works identified as ecologically sensitive by the Biodiversity Champion;
- Any situation where unexpected wildlife is encountered and ecological advice is required.

The requirement for ECoW attendance will be reviewed throughout the construction period and adjusted as necessary based on site conditions and the progression of works.

Persons Responsible and Lines of Communication

A Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion will be someone with significant influence during construction, such as the contract, site or project manager. They are responsible for ensuring all actions outlined in the approved CEMP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist’s contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist and designated ECoW of the commencement of construction works and provides updates where necessary. The ECoW will provide ecological expertise and guidance throughout.

The following key personnel are responsible for the management and implementation of works in accordance with the CEMP:

Steve Hicks  
[steve.hicks@hicks-woodley.co.uk](mailto:steve.hicks@hicks-woodley.co.uk)  
0776 869 8252

Table 2- Construction and Ecological mitigation measures

|                                                                 |                                                                                                                                        |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Ecological Mitigation Measures                                  | This table includes any measure required to obtain or comply with planning permission or other consent and to comply with legislation. |
| Risk Assessment of Potentially Damaging Construction Activities |                                                                                                                                        |

The following table outlines construction activities that have the potential to impact ecological receptors on site and sets out the associated risk level prior to mitigation.

| Table 2.1 Risk Assessment                                        |                                                                                                    |                                    |            |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|------------------------------------|------------|
| Construction Activity                                            | Potential Impact                                                                                   | Ecological Receptor(s)<br>Affected | Risk Level |
| Vegetation clearance, including scrub and grassland removal      | Disturbance or destruction of nesting birds if undertaken in nesting season                        | Birds                              | Medium     |
| Removal of hedgerow H4 and soil stripping                        | Risk of injury to low numbers of widespread reptiles; displacement or harm to hedgehog             | Reptiles, Hedgehog                 | Low-Medium |
| Groundworks, excavation and movement of heavy machinery          | Risk of trapping mammals/reptiles in open trenches; soil compaction; damage to retained vegetation | Reptiles, Hedgehog, Trees          | Medium     |
| Lighting during early stages of construction (security lighting) | Potential disturbance to foraging/commuting bats                                                   | Bats                               | Low        |
| Storage of materials and machinery                               | Loss or compaction of retained turf and roots;                                                     | Reptiles, Hedgehog, Trees          | Low-Medium |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                               |                                                   |                      |     |                                   |
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| The overall risk from the development                                                                                                                                                                                                                                                                                                                                                                                                                   |                                               | creation of refugia that wildlife may occupy      |                      |     | ecological proposed is considered |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Noise and vibration from machinery            | Disturbance to nesting birds and general wildlife | Birds                | Low |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Pollution incidents (fuel, chemicals, runoff) | Indirect harm through contamination               | General Biodiversity | Low |                                   |
| low to moderate, with risks primarily associated with vegetation clearance, groundworks and potential disturbance to nesting birds, reptiles, and hedgehog. Several species groups (badger, amphibians, roosting bats) present negligible or no risk due to absence or unsuitable habitat.                                                                                                                                                              |                                               |                                                   |                      |     |                                   |
| Ecological Protection Areas and Buffer Zones                                                                                                                                                                                                                                                                                                                                                                                                            |                                               |                                                   |                      |     |                                   |
| Ecological protection areas and buffer zones within the project site. These areas will be demarcated using physical means of protection, such as exclusion fencing, to prevent unauthorised access and minimise disturbance to sensitive habitats. Indicative ecological buffer zones associated with retained features are illustrated on <b>Appendix 2</b> . These include:                                                                           |                                               |                                                   |                      |     |                                   |
| Hedgerow Protection Zones                                                                                                                                                                                                                                                                                                                                                                                                                               |                                               |                                                   |                      |     |                                   |
| Retained hedgerows along the western and northern boundaries will be protected throughout construction. These linear habitats provide limited but valuable opportunities for nesting birds, hedgehog movement, and low numbers of reptiles. To prevent accidental damage, a minimum 2m buffer zone will be established on both sides of each retained hedgerow. This buffer will be demarcated using fixed exclusion fencing prior to works commencing. |                                               |                                                   |                      |     |                                   |
| Within these protected zones:                                                                                                                                                                                                                                                                                                                                                                                                                           |                                               |                                                   |                      |     |                                   |
| <ul style="list-style-type: none"><li>No machinery movement, excavation, or material storage will occur.</li><li>No vegetation removal will take place unless agreed with the ecologist.</li><li>All hand tools used near hedgerows will be operated carefully to avoid root disturbance.</li></ul>                                                                                                                                                     |                                               |                                                   |                      |     |                                   |

These measures ensure the structural integrity of the hedgerows is maintained, and any incidental wildlife use is safeguarded.

**Wildlife Protection Zones**

Areas adjacent to retained site boundaries, particularly at the bases of hedgerows and along grassland margins, may provide limited sheltering or commuting opportunities for hedgehogs and widespread reptiles. These adjacent areas will be designated as Wildlife Protection Zones during clearance and early construction works, as illustrated on Appendix 2.

Within these zones, the following measures apply:

- Vegetation clearance will be undertaken using a phased approach, starting with cutting vegetation to 200–300 mm and allowing 24 hours for animals to disperse.
- Clearance will progress directionally towards retained habitat, encouraging wildlife to move safely away from the working area.
- Any potential refugia (e.g., stored materials, rubble piles, log heaps) will be inspected and dismantled by hand under ecological supervision if required.
- If hedgehog or reptiles are encountered, works will pause and a suitably qualified ecologist will advise on safe relocation.

These zones minimise the risk of harm to individual animals, even though the overall likelihood of encountering them is low.

**Low-Light Zones (Bats)**

Although no bat roosting features are present on site, the surrounding residential gardens and retained trees may provide limited foraging habitat. To avoid unnecessary disturbance from artificial lighting during construction, the following areas will be treated as low-light zones:

- All retained trees
- Retained hedgerows
- Boundary vegetation and associated habitat edges

Within these zones:

- Temporary lighting will be avoided where possible.

- If lighting is essential for safety, it will be:
  - low-level, downward facing
  - fitted with cowls/hoods to reduce spill
  - switched off when not in use
- PIR sensors will be preferred to fixed lighting.

A detailed lighting strategy for the completed development is provided within the associated Ecological Mitigation and Enhancement Management Plan (EMEMP). These measures maintain low illumination along habitat edges and reduce disturbance to commuting and foraging bats.

**Soil and Turf Protection Zones**

Areas of retained soft ground or grassland adjacent to construction activities will be demarcated as Soil and Turf Protection Zones. These areas require safeguarding to prevent **compaction**, **erosion**, and **root damage**, which would reduce their long-term ecological value.

Measures include:

- Exclusion fencing or clear signage indicating “No Access / Ground Protection Zone”.
- Use of ground protection boards or matting if temporary access is unavoidable.
- Designation of **fixed routes** for construction vehicles to avoid unplanned tracking across soft ground.
- Prohibition of storage of materials, plant, or spoil within these zones.

Protecting these areas maintains soil structure, preserves root systems of nearby vegetation, and ensures that remaining habitats are not degraded during the construction period.

**Tree Protection**

Tree protection measures for the site will be implemented in full accordance with the approved Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement prepared by Harrison Arboriculture (Report Ref: 659-2026-9, dated 03/09/2024).

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| <p>Root Protection Areas (RPAs), Construction Exclusion Zones and protective fencing will be installed prior to the commencement of works and retained for the duration of construction, in accordance with BS 5837:2012 <i>Trees in Relation to Design, Demolition and Construction</i>. No excavation, changes in ground levels, storage of materials, vehicular access or other construction activities will take place within RPAs unless expressly permitted by the approved Arboricultural Method Statement and, where required, undertaken under arboricultural supervision.</p> <p>Ecological protection measures set out within this CEMP will operate alongside arboricultural controls, particularly where retained trees and hedgerows also function as ecological features. Tree protection fencing and barriers will be installed strictly in accordance with the approved Tree Protection Plan and Arboricultural Method Statement. No alternative or additional fencing layouts are proposed within this CEMP.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Construction measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Pollution Prevention</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Risk</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Construction activities have the potential to generate dust, noise, and accidental spills that could affect the surrounding residential properties and retained habitats on site.                                                                                                                                                                                                                                                                                                                               |
| <i>Statutory Compliance</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | To minimise pollution risks during the construction phase, all works will be undertaken in accordance with current statutory pollution prevention requirements and industry best practice. Measures will be implemented to control dust, noise, surface water run-off, and accidental spills to prevent adverse impacts on retained habitats and neighbouring properties. The Biodiversity Champion will be responsible for overseeing the implementation of these measures throughout the construction period. |
| <i>Materials Storage and Surface Water Runoff</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>It is recommended that the Biodiversity Champion ensures that:</p> <ul style="list-style-type: none"> <li>No stockpiles are created on exposed ground areas and ensure that all materials and chemicals are stored securely and safely on site in accordance with current Control of Substances Hazardous to Health (COSHH) regulations (HSE 2002).</li> </ul>                                                                                                                                               |

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                      | <ul style="list-style-type: none"> <li>• Contaminated materials, chemicals, and other hazardous substances must be stored on an impermeable surface, in a bunded area, within any area of the site.</li> <li>• All chemicals and hazardous substances are stored away from areas where there is heightened risk of damage from impact or collision such as site traffic.</li> <li>• All chemicals and hazardous substances are labelled; containers are sealed when not in use and inspected regularly and fit for purpose.</li> <li>• Any damaged or old containers are replaced in line with the duty of care requirements. Note such containers may be considered hazardous waste.</li> <li>• Staff are trained in use of spill kits and emergency procedures.</li> <li>• Ensure there is a designated 'responsible person' on site at all times.</li> <li>• Lock storage facilities when not in use.</li> </ul>                                                                                                                                                                                                                            |
| <i>Site Drainage</i> | <p>It is recommended that the Biodiversity Champion ensures that:</p> <ul style="list-style-type: none"> <li>• Pollution risks are identified pre-construction.</li> <li>• Pollutants are prevented from entering drains where possible.</li> <li>• If any pollutant enters a drain, immediately stop the pollution with a physical block, stop the activity causing the pollution, then notify the Environment Agency for surface water drains or the local sewerage provider for foul water drains. If there's a spill, accident, or emergency, try and prevent pollutants entering the drains.</li> <li>• Report all pollution incidents to site management and the Environment Agency.</li> <li>• Inspect drains and protection measures frequently and maintain them during the construction activity. Well maintained drains will also reduce risks of flooding and subsequent surface water run-off.</li> <li>• As a last resort, should any pollutants be required to enter the drainage system on site, permission from Environment Agency or the local sewerage provider must be sought before discharging anything other</li> </ul> |

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|                                      | than clean uncontaminated surface water to a drain and other surface waters or groundwater. Apply for permission early, as authorisation can take up to four months.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <i>Airborne particle suppression</i> | <p>It is recommended that the Biodiversity Champion ensures that:</p> <ul style="list-style-type: none"> <li>• Effective water suppression is used during demolition operations. Handheld sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.</li> <li>• Avoid explosive blasting, using appropriate manual or mechanical alternatives.</li> <li>• Bag and remove any biological debris or damp down such material before demolition.</li> <li>• Carry out regular site inspections to monitor compliance.</li> <li>• Ensure all vehicles switch off engines when stationary.</li> <li>• Avoid the use of petrol- or diesel-powered generators and use mains electricity or battery power where possible.</li> <li>• Only use cutting, grinding, or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction.</li> <li>• Ensure an adequate water supply on the site for effective dust/ particulate matter suppression/ mitigation, using non-potable water where possible and appropriate.</li> <li>• Use enclosed shuts and conveyors and covered skips.</li> </ul> |
| <i>Noise</i>                         | The Biodiversity Champion must ensure that noise levels are kept to a minimum in accordance with best practice as defined in the Control of Pollution Act 1974 to avoid unacceptable levels of noise and vibrations. Further guidance can be found in British Standard 5228-1:2009. Such measures applicable to the proposed development primarily include agreed working hours limiting night work, using the quietest equipment and plant available, shutting down equipment when not in use, and completing deliveries during working hours only. Most notably,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

prescriptions as to limit noise of plant machinery as detailed within **Table B.1** within the code of practice for noise control (British Standards Institution, 2014) is likely to have the most significant impact during construction activity. Table B.1 is shown below.

Table B.1 Methods of reducing noise levels from construction plant

| Plant                                                                                                                                                                                                                                          | Noise reduction of plant                               |                                                                                                                                                                                                             |                               | Alternative plant                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                | Source of noise                                        | Possible remedies (to be discussed with machine manufacturers)                                                                                                                                              | A-weighted sound reduction dB |                                                                                                                          |
| Hammer drive piling equipment                                                                                                                                                                                                                  | Pneumatic/diesel hammer or steam winch vibrator driver | Enclose hammer head and top of pile in acoustic screen                                                                                                                                                      | 5 to 10                       | Bored piling<br>Vibratory system                                                                                         |
|                                                                                                                                                                                                                                                | Sheet pile                                             | Acoustically dampen sheet steel piles to reduce levels of resonant vibration                                                                                                                                |                               | Drop hammer completely enclosed in box with opening at top for crane access                                              |
|                                                                                                                                                                                                                                                | Impact on pile                                         | Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition                                                                                                          |                               | Steel jacket completely enclosing drop hammer with dolly and polystyrene chips fed to impact surface to dissipate energy |
|                                                                                                                                                                                                                                                | Cranes cables, pile guides and attachments             | Careful alignment of pile and rig                                                                                                                                                                           |                               | Pressed-in piling which generates its driving force from the frictional restraint of other piles                         |
|                                                                                                                                                                                                                                                | Power units or base machine                            | Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible |                               |                                                                                                                          |
| Earth-moving plant:<br><ul style="list-style-type: none"> <li>• bulldozer</li> <li>• compactor</li> <li>• crane</li> <li>• dump truck</li> <li>• dumper</li> <li>• excavator</li> <li>• grader</li> <li>• loader</li> <li>• scraper</li> </ul> | Engine                                                 | Fit more efficient exhaust sound reduction equipment<br>Manufacturers' enclosure panels need to be kept closed                                                                                              | 5 to 10                       | Alternative super silenced plant might be available. Consult manufacturers for details                                   |

Table B.1 Methods of reducing noise levels from construction plant (continued)

| Plant                                             | Noise reduction of plant           |                                                                                                                                                                              |                               | Alternative plant                                                                                                                                                                                                                                                                  |
|---------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                   | Source of noise                    | Possible remedies (to be discussed with machine manufacturers)                                                                                                               | A-weighted sound reduction dB |                                                                                                                                                                                                                                                                                    |
| Compressors and generators                        | Engine                             | Fit more efficient sound reduction equipment                                                                                                                                 | Up to 10                      | Super silenced plant is available. Consult manufacturers for details<br><br>Electric-powered compressors are available as opposed to diesel or petrol<br><br>Sound-reduced compressor or generator can be used to supply several pieces of plant. Use centralized generator system |
|                                                   | Compressor or generator body shell | Acoustically dampen metal casing<br>Manufacturers' enclosure panels need to be kept closed                                                                                   |                               |                                                                                                                                                                                                                                                                                    |
|                                                   | Total machine                      | Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured | Up to 10                      |                                                                                                                                                                                                                                                                                    |
| Pneumatic concrete breaker, rock drills and tools | Tool                               | Fit suitably designed muffler or sound reduction equipment to reduce noise without impairing machine efficiency                                                              | Up to 15                      | Hydraulic and electric tools are available<br><br>For large areas of concrete, machine designed to break concrete in bending can be used<br><br>Thermic lance                                                                                                                      |
|                                                   |                                    | Ensure all leaks in air line are sealed                                                                                                                                      |                               |                                                                                                                                                                                                                                                                                    |
|                                                   | Bit                                | Use dampened bit to eliminate ringing                                                                                                                                        |                               |                                                                                                                                                                                                                                                                                    |
|                                                   | Total machine                      | Erect acoustic screen between compressor or generator and noise-sensitive area. When possible, line of sight between top of machine and reception point needs to be obscured | Up to 10                      |                                                                                                                                                                                                                                                                                    |
| Rotary drills, diamond drilling and boring        | Drive motor and bit                | Enclose breaker or rock drill in portable or fixed acoustic enclosure with suitable ventilation                                                                              | Up to 20                      | Thermic lance                                                                                                                                                                                                                                                                      |
|                                                   |                                    | Use machine inside acoustic shed with adequate ventilation                                                                                                                   | Up to 15                      |                                                                                                                                                                                                                                                                                    |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                                                                                                                                                                                                             |                                                                                        |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|
|                                       | Table B.1 Methods of reducing noise levels from construction plant                                                                                                                                                                                                                                                                                                                        |                                                        |                                                                                                                                                                                                             |                                                                                        |
|                                       | Plant                                                                                                                                                                                                                                                                                                                                                                                     | Noise reduction of plant                               |                                                                                                                                                                                                             | Alternative plant                                                                      |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           | Source of noise                                        | Possible remedies (to be discussed with machine manufacturers)                                                                                                                                              | A-weighted sound reduction dB                                                          |
|                                       | Hammer drive piling equipment                                                                                                                                                                                                                                                                                                                                                             | Pneumatic/diesel hammer or steam winch vibrator driver | Enclose hammer head and top of pile in acoustic screen                                                                                                                                                      | 5 to 10                                                                                |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           | Sheet pile                                             | Acoustically dampen sheet steel piles to reduce levels of resonant vibration                                                                                                                                |                                                                                        |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           | Impact on pile                                         | Use resilient pad (dolly) between pile and hammer head. Packing needs to be kept in good condition                                                                                                          |                                                                                        |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           | Cranes cables, pile guides and attachments             | Careful alignment of pile and rig                                                                                                                                                                           |                                                                                        |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           | Power units or base machine                            | Fix more efficient sound reduction equipment or exhaust. Acoustically dampen panels and covers. When intended by the manufacturer, engine panels need to be kept closed. Use acoustic screens when possible |                                                                                        |
|                                       | Earth-moving plant:<br>• bulldozer<br>• compactor<br>• crane<br>• dump truck<br>• dumper<br>• excavator<br>• grader<br>• loader<br>• scraper                                                                                                                                                                                                                                              | Engine                                                 | Fit more efficient exhaust sound reduction equipment<br>Manufacturers' enclosure panels need to be kept closed                                                                                              | 5 to 10                                                                                |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                                                                                                                                                                                                             | Alternative super silenced plant might be available. Consult manufacturers for details |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                                                                                                                                                                                                             |                                                                                        |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                           |                                                        |                                                                                                                                                                                                             |                                                                                        |
| Implementation of the Waste Hierarchy | <p>The Biodiversity Champion must ensure that all construction activity is completed in accordance with the Waste Hierarchy (Defra 2011) in an attempt to reduce the amount of waster produced during the construction phase of the development. As such, the construction phase must be completed in accordance with the below core principles:</p> <p><i>In the first instance:</i></p> |                                                        |                                                                                                                                                                                                             |                                                                                        |

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|                                                                        | <ul style="list-style-type: none"> <li>• Re-use products and materials where possible.</li> <li>• Recycle and compost material resources where possible.</li> <li>• Attempt to recover energy from waste.</li> </ul> <p><i>Where none of the above options offer an appropriate solution, waste disposal is the final option:</i></p> <ul style="list-style-type: none"> <li>• Only transfer controlled waste to an “authorised person” (Waste Collection Authority, the holder of an Environmental Permit, Registered Water Carrier or Waste Disposal Authority).</li> <li>• Ensure that non-hazardous waste is transferred under a Waste Transfer Note which must be retained for two years.</li> <li>• Hazardous waste is moved under a waste consignment note that provides a clear description of the waste material. The consignment note must be retained for three years.</li> <li>• The waste is the responsibility of the company until it has been fully recovered or finally disposed of.</li> </ul> |
| <b>Retained Turf and Soil Protection/Post construction Restoration</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <i>Retained Soil and Turf Conservation.</i>                            | <p>Construction activities may result in compaction or damage to retained soft ground if unmanaged. To minimise impacts to retained soils and adjacent vegetation, the following measures will be implemented:</p> <ul style="list-style-type: none"> <li>• Clearance of turf and topsoil will be limited to the minimum required to facilitate construction.</li> <li>• Retained soft ground will be protected using fencing or ground protection boards where necessary.</li> <li>• Vehicle and pedestrian movements will be confined to designated routes to prevent unnecessary compaction.</li> <li>• Materials, plant, and skips will be stored on hardstanding or protected surfaces only.</li> <li>• Works will be planned to avoid unnecessary trafficking of grassed areas, particularly during wet conditions.</li> </ul>                                                                                                                                                                             |

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|                                                                | <ul style="list-style-type: none"> <li>Where minor compaction occurs, affected areas will be lightly aerated following construction to restore soil structure.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Biosecurity and Invasive Species Management<sup>1</sup></b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Invasive/non-native Species</i>                             | <p>No invasive non-native species listed under Schedule 9 of the Wildlife and Countryside Act 1981 were recorded on site during the ecological surveys. As a precaution, standard biosecurity measures will be implemented during construction to prevent the accidental introduction or spread of invasive species.</p> <p>These measures include:</p> <ul style="list-style-type: none"> <li>Ensuring plant, equipment, and vehicles arrive on site free of excessive mud and vegetation debris.</li> <li>Storing imported materials responsibly to prevent the establishment of unwanted plant species.</li> <li>Monitoring the site during construction for any signs of invasive non-native species.</li> </ul> <p>If any invasive species are identified during works, activities in the affected area will pause in affected area and advice will be sought from a suitably qualified ecologist before works resume.</p> |
| <b>Wildlife Protection – Precautionary Methods of Working</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Herpetofauna</i>                                            | <p>The site provides limited habitat suitable for widespread reptiles and common amphibians, although overall suitability is low due to the short sward height, urban surroundings, and lack of connectivity. No great crested newts are considered likely to be present.</p> <p><b>Pre Development Vegetation Clearance</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

<sup>1</sup> <https://ccsbestpractice.org.uk/entries/biosecurity-preventing-the-introduction-of-invasive-species-to-site/>

[https://www.nonnativespecies.org/biosecurity/biosecurity-in-the-field/#:~:text=Basic%20biosecurity%20advice%20for%20site%20visits&text=If%20practical%20do%20not%20take,debris\)%20before%20leaving%20the%20site.](https://www.nonnativespecies.org/biosecurity/biosecurity-in-the-field/#:~:text=Basic%20biosecurity%20advice%20for%20site%20visits&text=If%20practical%20do%20not%20take,debris)%20before%20leaving%20the%20site.)

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|              | <p>Vegetation clearance will be undertaken in a precautionary manner to minimise the risk of harm to reptiles and amphibians.</p> <p>Where practicable, vegetation clearance will take place during the active period for reptiles and amphibians (March to September), allowing animals to disperse naturally away from the working area. Clearance will be undertaken progressively and directed towards retained habitats.</p> <p>Any vegetation clearance in proximity to retained habitats will be undertaken under the supervision of the Ecological Clerk of Works (ECoW) where required. If reptiles or amphibians are encountered during works, activities will pause in the affected area and advice will be sought from the ECoW before works recommence.</p> <p><b>Site Management During Construction</b></p> <p>To reduce the risk of harm to wildlife during construction:</p> <ul style="list-style-type: none"> <li>• Materials and rubble will be stored off the ground or within skips to avoid creating refuges for wildlife.</li> <li>• Open trenches will be backfilled as soon as practicable or fitted with a simple escape ramp if left open overnight.</li> <li>• Any reptiles or amphibians encountered will be allowed to disperse naturally or, if at immediate risk, moved to adjacent retained habitat by a suitably experienced person.</li> <li>• If unexpected protected species are discovered, works will pause in the affected area and advice will be sought from a qualified ecologist.</li> </ul> |
| <i>Birds</i> | <p>Boundary vegetation and trees on site provide potential nesting opportunities for common breeding bird species. The proposed works have the potential to cause disturbance to nesting birds if undertaken during the breeding season.</p> <p>To avoid harm, the following measures will be implemented:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|  | <ul style="list-style-type: none"><li>• Vegetation clearance and removal of trees or hedgerows will be undertaken outside the nesting bird season (1 March to 31 August) wherever practicable.</li><li>• If works must take place during the nesting season, a nesting bird check will be carried out by a suitably qualified ecologist no more than 48 hours prior to works commencing.</li><li>• If active nests are identified, they will be retained in situ with an appropriate buffer (typically a minimum of 5m, subject to species and site conditions) until the young have fledged.</li><li>• Works will be undertaken with ecological advice available from the Ecological Clerk of Works, who will attend site where necessary to ensure compliance with this CEMP.</li></ul> <p>These measures ensure compliance with the Wildlife and Countryside Act 1981 and will prevent the disturbance or destruction of nesting birds.</p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

If schedule 1 species are identified nesting, these areas must be retained, and suitable fencing and signage installed to prevent encroachment into these areas. It is an offence to recklessly disturb adult and independent young in proximity to their nests as well as the nests themselves. Examples of appropriate installed work signs are shown in **Figure 1**. Signs can also be installed in regard to non-schedule 1 species, installed in full view in areas where nesting birds have been identified on the pre-work checks.



*Figure 1. Work signage regarding nesting birds on the site. Source-  
www.Britishsafety signs.co.uk.*

#### *Bats*

No bat roosts are present on site, and no features with bat roosting potential will be directly impacted by the proposed development. However, retained trees and boundary vegetation may provide limited foraging or commuting habitat for bats.

To minimise disturbance during construction:

- Artificial lighting will be kept to the minimum required for safety.
- Lighting will be directed away from retained trees and hedgerows and will be low-level, downward facing, and switched off when not required.

A full lighting strategy will be provided later in the report to ensure that disturbance to foraging bats is minimised.

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><i>Badgers and other terrestrial mammals</i></p> | <p>The following recommendations are given in order to mitigate against potential harm to hedgehogs, badgers and other mammalian fauna during the development works.</p> <ul style="list-style-type: none"> <li>• The working area will be checked for wildlife prior to the commencement of works. Where small mammals or other wildlife are encountered, works will pause and animals will be encouraged to move away of their own volition. If animals are unable to move away from immediate danger, advice will be sought from a suitably qualified ecologist prior to any further action.</li> <li>• Any inadvertently injured wildlife will be taken to an appropriate local wildlife carer or vet.</li> <li>• Any trenches dug will ideally be backfilled before contractors leave. If this is not possible, they will be covered at night or have a rough sawn plank placed in them to act as a ramp for any wildlife which may fall in. They must be checked for wildlife before backfilling.</li> <li>• Security lighting must be directed away from undergrowth and vegetated site boundaries.</li> <li>• Any chemicals or pollutants used or created by the development will be stored and disposed of correctly according to COSHH regulations.</li> </ul> |
| <p><i>Rabbits</i></p>                               | <p>Two excavations consistent with individual rabbit holes were recorded within the site boundary. No evidence of an active rabbit warren was identified.</p> <p>Rabbits are protected from unnecessary suffering under the Wild Mammals (Protection) Act 1996. As a precaution, any works in the vicinity of identified rabbit holes will be undertaken carefully to avoid injury or entombment. Where disturbance of a rabbit hole is unavoidable, works will proceed slowly to allow animals to vacate naturally. If an animal is encountered during works, activities will pause and the animal will be allowed to move away to adjacent suitable habitat.</p> <p>No specialist rabbit control, warren evacuation, or population management measures are required for the proposed development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

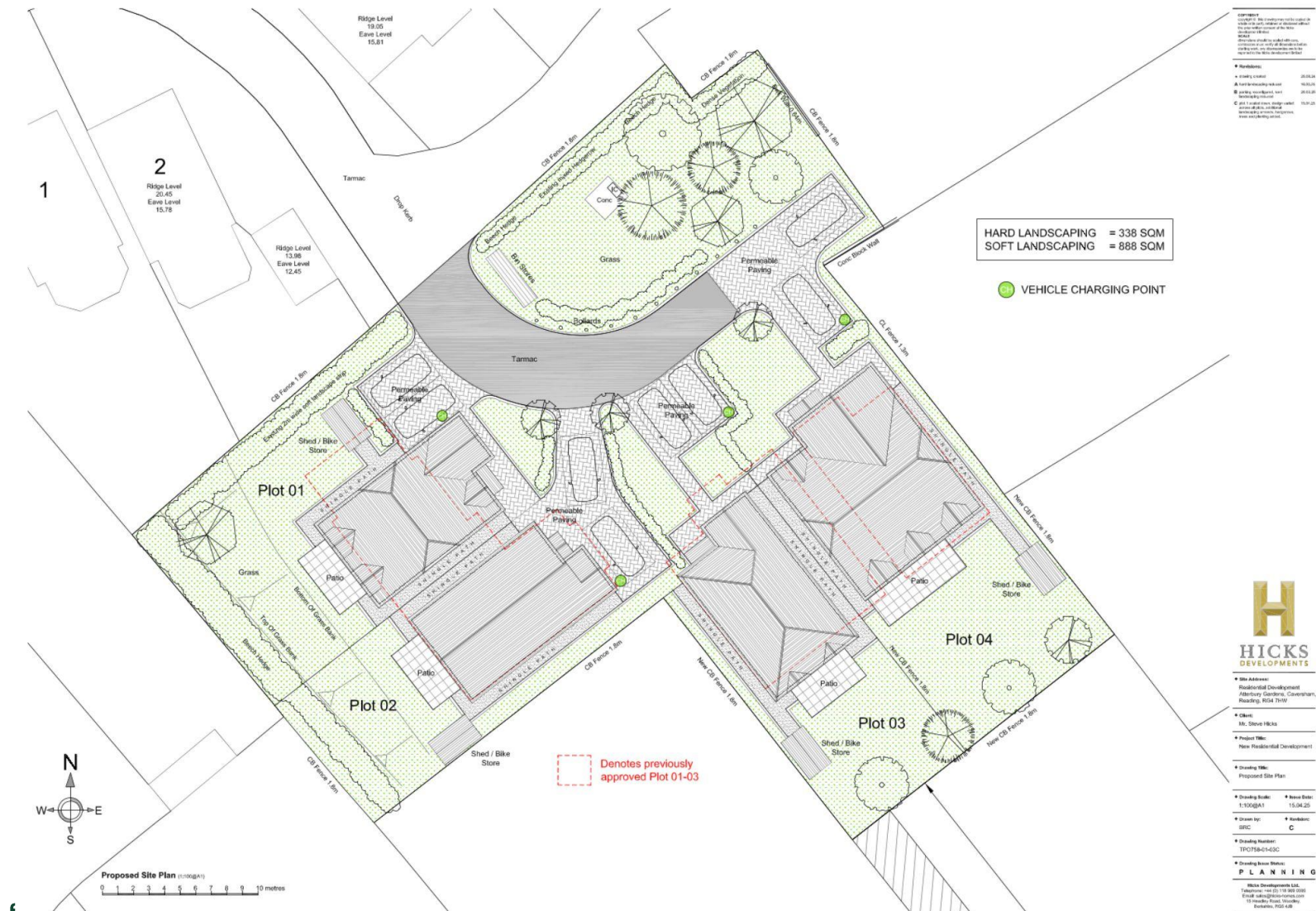
## **Compliance and Reporting**

The CEMP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and Natural England under any license requirements. Construction activities will therefore be conducted strictly in accordance with the approved CEMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

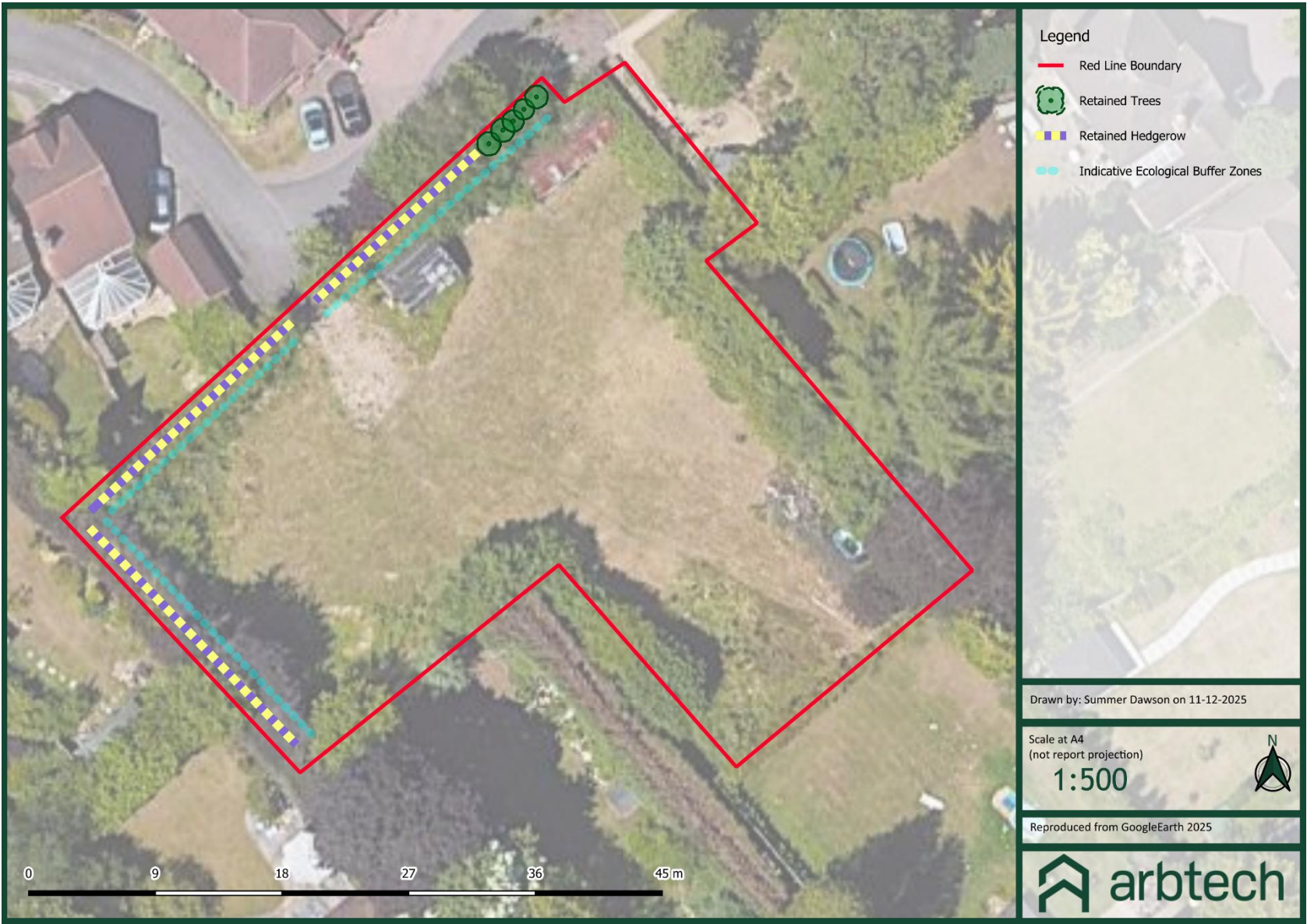
Any deviations or incidents that may affect ecological receptors will be immediately reported to the designated ecologist / Natural England. Updates to the CEMP will be relayed to the Local Planning Authority.

The CEMP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.

## Appendix 1: Site Landscape master plan



Appendix 2: Ecological Protection and Buffer Zones Plan (Construction Phase)



Appendix 3: Site Location



## **Limitations and Copyright**

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| Version control |       |                                                                           |            |
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| Draft           | 0.1   | Summer Dawson BSc (Hons) – Graduate Ecologist                             | 15/12/2025 |
| Proof           | 0.2   | Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead | 19/12/2025 |
| Final           | 1.0   | Summer Dawson BSc (Hons) – Graduate Ecologist                             | 02/01/2026 |