

Condition 19

Warren Creek, The Warren, Caversham, Reading

CEMP, Construction Environmental Management Plan v0.2

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The **Construction Environmental Management Plan (CEMP: Biodiversity)** outlines procedures to protect natural habitats during the construction of a single self-build house at [Warren Creek, The Warren, Caversham, RG4 7TQ]. This plan must be dynamic, reflecting site-specific conditions and updated as required by an Ecological Clerk of Works (ECoW). *The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.*

1.0 Introduction

This CEMP (Biodiversity) is a working document for all site personnel involved in the construction of a single self-build house at Warren Creek, The Warren, Caversham, RG4 7TQ. It details measures to prevent harm to biodiversity features, comply with relevant wildlife legislation, and fulfil planning conditions. All site staff must read, understand, and adhere to these guidelines.

2.0 Risk Assessment of Potentially Damaging Activities

The following table assesses the risk associated with typical construction activities and the potential impact on local biodiversity features, such as hedgerows, trees, potential nesting sites, and ground-level habitats.

Activity	Potential Impact	Receptor(s)	Risk Level (PreMitigation)	Mitigation Measures (Refer to Section 4.0)
Site clearance (vegetation removal)	Habitat loss, direct harm to protected species (e.g., nesting birds, hedgehogs, amphibians)	Nesting birds, small mammals, amphibians	High	Timing restrictions, sensitive clearance methods, ECoW supervision

Excavation/foundation works	Habitat disturbance, potential collapse of burrows/setts, ground vibration	Badgers, reptiles, amphibians	Medium to High	Phased excavation, ECoW presence, exclusion zones
Storage of materials/spoil heaps	Temporary habitat loss, pollution risk, creation of new temporary habitats	Ground flora, small mammals	Low to Medium	Storage within designated zones only (Section 3.0), appropriate covering
Machinery movement/traffic	Noise/vibration disturbance, habitat fragmentation, pollution risk (fuel/oil spills)	All fauna	Medium	Designated access routes, adherence to speed limits, proper refuelling protocols
Lighting during construction	Disturbance to nocturnal species (e.g., bats, owls)	Bats, owls	Medium	Directional lighting, use of lowspill/hooded lights, avoiding overnight use

3.0 Identification of Biodiversity Protection Zones

Specific areas of the site are designated as 'Biodiversity Protection Zones' (BPZ). These zones must be clearly demarcated using protective fencing and signage and must remain undisturbed throughout the construction period.

- **BPZ 1: The area to the east of the drive ramp escarpment:** Heras fencing to be located on the edge of the concrete hardstand, with signage to prevent access to this whole area.
- **BPZ2: The area of hardstand beside TPO T5:** The hardstand will initially remain in use in line with the arborist's guidance. When the hardstand is removed, the Heras fencing will be altered to provide the 5m fenced protection area. Hardstand removal to follow the AMS (Arboriculture Method Statement).
- **BPZ 3: The areas either side of the Creek, with the exception of the access route over the bridge:** The 5m area around tree T7 and the 2m watercourse protection area to be protected by Heras fencing with signage.
- **BPZ 4: Mature Hedgerow (Eastern Boundary):** A 2-meter buffer zone will be maintained from the dripline of the hedgerow. This will be achieved with Heras fencing and signage.

- **BPZ 5:** The Thames riverbank: During the construction process, the existing house and Heras fencing will be set back in excess of 2m from the river bank. During demolition of the existing house. Heras fencing will be positioned 2m from the river bank
- The Heras fence erection and maintenance methodology is shown on the “Tree Protection Plan”. Restrictions are shown on the “Tree Protection Plan”.
- **Tree Preservation Plan (Appendix A):** The exact locations of these zones are detailed on the Site Layout Plan [1]. All personnel must review this plan.

4.0 Practical Measures and Sensitive Working Practices

All mitigation measures derived from the risk assessment are outlined below as Method Statements.

4.1 MS1: Timing and Sensitive Vegetation Clearance

To avoid harm to nesting birds, which are protected under the Wildlife and Countryside Act 1981 (as amended), the following procedures apply:

- **Timing:** All non-essential vegetation clearance shall ideally occur between September and February inclusive (outside of the peak bird nesting season) [2, 3].
- **Pre-Clearance Check:** If clearance must occur between March and August, a suitably qualified ECoW must survey the area for active nests immediately prior to works (within 48 hours) [2].
- **Discovery of Nests:** If an active nest is found, all work within a minimum 5-meter radius must cease immediately and remain stopped until the ECoW confirms the young have fledged [2].

4.2 MS2: Protection of Fauna During Groundworks

- **Inspections:** The site manager must inspect open excavations for trapped animals (e.g., hedgehogs, amphibians) at the start of each working day [1].
- **Egress:** Provision of simple mammal egress ramps (e.g., a secured rough plank of wood) within all open trenches overnight [1].
- **Spoil:** Spoil heaps must be checked before being moved, as they may attract sheltering animals.

4.3 MS3: Pollution Prevention

- **Refuelling:** A very limited amounts of fuel will be needed for machinery during the build. Fuel should be brought on site only when needed and equipment should be refuelled at least 10m away from The Thames and the creek. The Principal Contractor will be responsible for managing any spillage. If the principal Contractor feels he is unable to safely manage the spill he will call in a Spill Response Contractor (ICE Cleaning - **020 3820 3560**), who have a 1 hour response time.

- **Waste Management:** All waste will be stored in secure containers within the designated material storage zone (outside of any BPZ).
- **Silt Run-off:** The site is flat, but silt fencing will be installed to prevent sediment run-off into sensitive aquatic environments [1].
- **Concrete washout:** Where possible concrete washout will be offsite. Where it isn't possible, there will be a concrete washout area using portable, prefabricated concrete washout containers or bags that are compliant with environmental regulations.

4.4 MS4: Site Lighting Strategy

- **Directional Lighting:** All external site lighting must be directional, angled downwards, and shielded (hooded) to avoid light spillage onto adjacent habitats.
- **Minimise Use:** Lighting will only be used when necessary for safety and security during working hours and switched off overnight to minimise disturbance to nocturnal wildlife [1].

4.5 MS5: Species Protection

- **Bats:** A Toolbox Talk should inform contractors about bats and what to do if one is unexpectedly encountered. There should be a pre-works inspection of the roof void before roof deconstruction begins. Deconstruction should be undertaken by hand. If a bat is discovered all work will stop and a suitable licence from Natural England will be applied for and once granted, work can recommence. It is noted that there will be no timing constraints, and an ecologist will be present at all key stages to ensure the replacement roosting provision is correctly installed.

5.0 Timing of Works Requiring Specialist Supervision

The following works require the mandatory presence of an ECoW:

Activity	Timing Requirement
Initial site setup/installation of protective fencing	Before any ground-breaking works commence
Site clearance of hedgerow/scrub during nesting season (Mar-Aug)	Throughout the duration of vegetation removal

Works adjacent to potential badger sett/amphibian habitat (if identified)

Throughout groundworks in that specific area

The principal contractor has an obligation to halt work and call in ecological expertise if he deems any current activities are causing unacceptable damage or risk to biodiversity features [1]

6.0 Roles and Responsibilities

Clear lines of communication ensure effective implementation of this CEMP.

Role	Name/Company	Key Responsibilities
Client/Developer	Mr R J Arnold (Self builder)	Overall responsibility for ensuring compliance with planning conditions and CEMP implementation [1].
Principal Contractor (PC)	Mr R J Arnold (Self builder)	Day-to-day implementation and adherence to all CEMP measures by all site personnel and subcontractors [1].
Ecological Clerk of Works (ECoW)	Neil Musgrave, NKM Associates, Unit Compliance, provide ecological toolbox 5, First Floor, Pump Lane, Hayes, UB3 talks, have stop-work authority [1]. 3NE, England	
Site, , Personnel/Subcontractors	All site staff	Adhere to all rules, attend toolbox talks, report any wildlife sightings or concerns immediately to the PC or ECoW [1].

Lines of Communication: All personnel report environmental incidents or wildlife sightings to the Principal Contractor. The PC informs the Client and the ECoW immediately to determine the appropriate course of action.

7.0 Use of Protective Fences, Exclusion Barriers, and Warning Signs

The physical demarcation of protection zones is critical to prevent accidental encroachment.

- **Fencing Type:** Sturdy, visibly clear protective fencing (e.g., Heras fencing or similar temporary mesh barriers) must be erected around all Biodiversity Protection Zones *before* any machinery is

brought onto site [1]. The fencing that will attach to the gates at the entrance of the property to maintain the current under gate access to provide ongoing access to animals.

- **Location:** Fencing must follow the exact boundaries shown in the Site Layout Plan (Appendix A).
- **Signage:** Clear signage must be attached to the fencing at regular intervals (every 10m) stating: **"BIODIVERSITY PROTECTION ZONE – NO ACCESS, STORAGE, OR WORKS BEYOND THIS FENCE"** [1].
- **Maintenance:** The PC is responsible for maintaining the integrity of all protective fencing for the duration of the construction period [1].

[1] Adapted from industry standard guidance and template CEMPs.

[2] Guidance from the RSPB on nesting birds.

[3] Information on the Wildlife and Countryside Act 1981 provided by the Joint Nature Conservation Committee.

Appendix A - Tree Protection Plan



WARREN CREEK TPP

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