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Report prepared for: **James Lobo**

For the Site of: **22 Wellswood Gardens, Reading, RG1 5BF**

| Version: | Written by:                 | Checked by:                   | Final:                      |
|----------|-----------------------------|-------------------------------|-----------------------------|
| Draft    | Sarah Kennard<br>11/06/2026 |                               |                             |
| Final    | Sarah Kennard<br>11/06/2026 | Heather Stuckey<br>15/06/2026 | Sarah Kennard<br>16/06/2026 |

Cherryfield Ecology has prepared this report for the client. Please see our T&C's.

Information is believed to be accurate at the time of the survey; recommendations are made without bias based on good practice guidelines within the industry. However, species presence and ecological parameters can change over time.

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# Construction Environmental Management Plan: Biodiversity

## 1.0 Introduction

The resulting management plan is based on general good practice.

A planning application (PL/26/0247) has been approved for the site of **22 Wellswood Gardens, Reading, RG1 5BF** subject to conditions.

This report has been undertaken in order to satisfy the following condition:

### *Condition 5:*

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

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

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

REASON: To minimise impacts on biodiversity in accordance with Chapter 15 of the NPPF.”

## **2.0 Site Context**

### **2.1 Proposed Works**

The proposed works are for the erection of a two-storey side and rear extension with single-storey element, full height front portico, roof alterations, internal reconfiguration, formation of a subterranean lower ground floor and associated fenestration alterations.

The proposed site layout and design can be found in Figure 1.

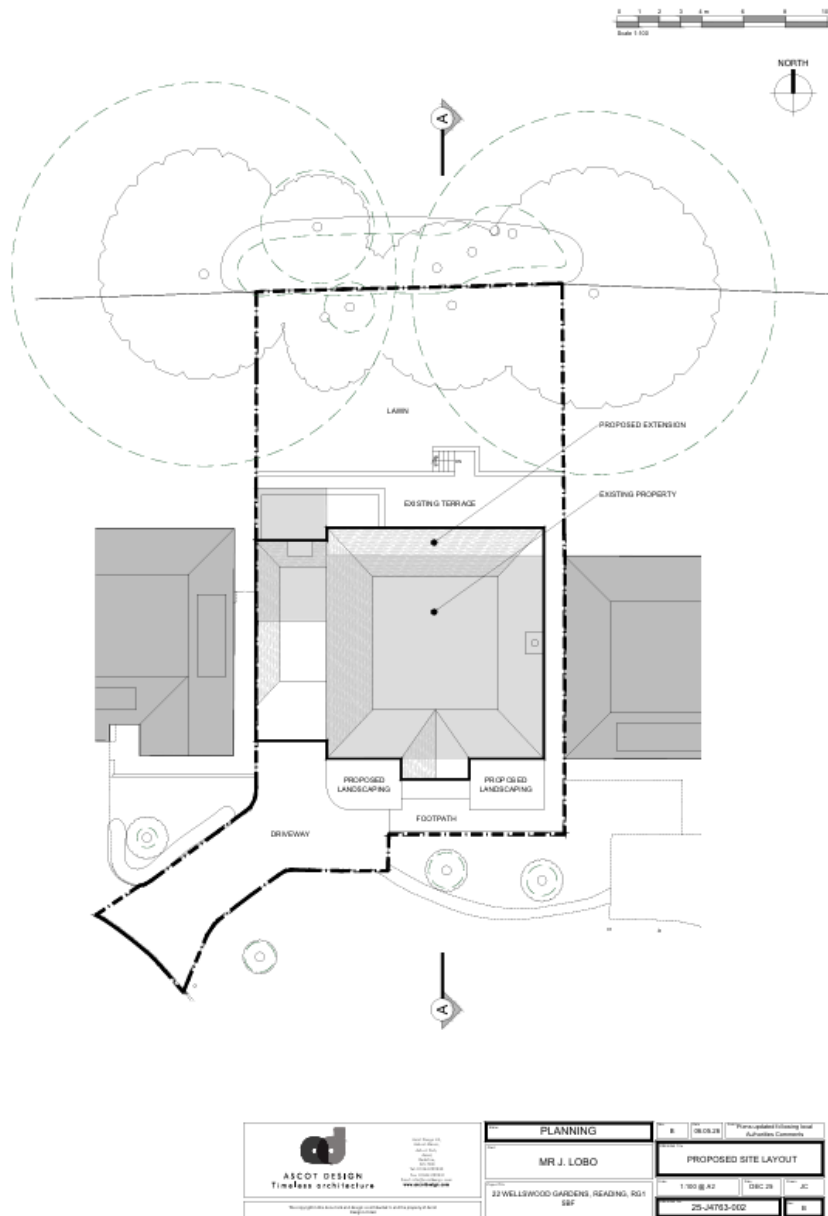


Figure 1: Proposed Layout (Ascot Design Timeless Architecture, 2025).

## 2.2 Site Baseline

A Preliminary Bat Roost Assessment was undertaken in February 2026 by chase ecological consultancy.

The building was identified to have negligible potential for roosting bats however the site was found to provide suitable habitat for foraging and commuting bats. No evidence of nesting birds was identified and the interior of the building was found to offer low potential for nesting habitat for birds.

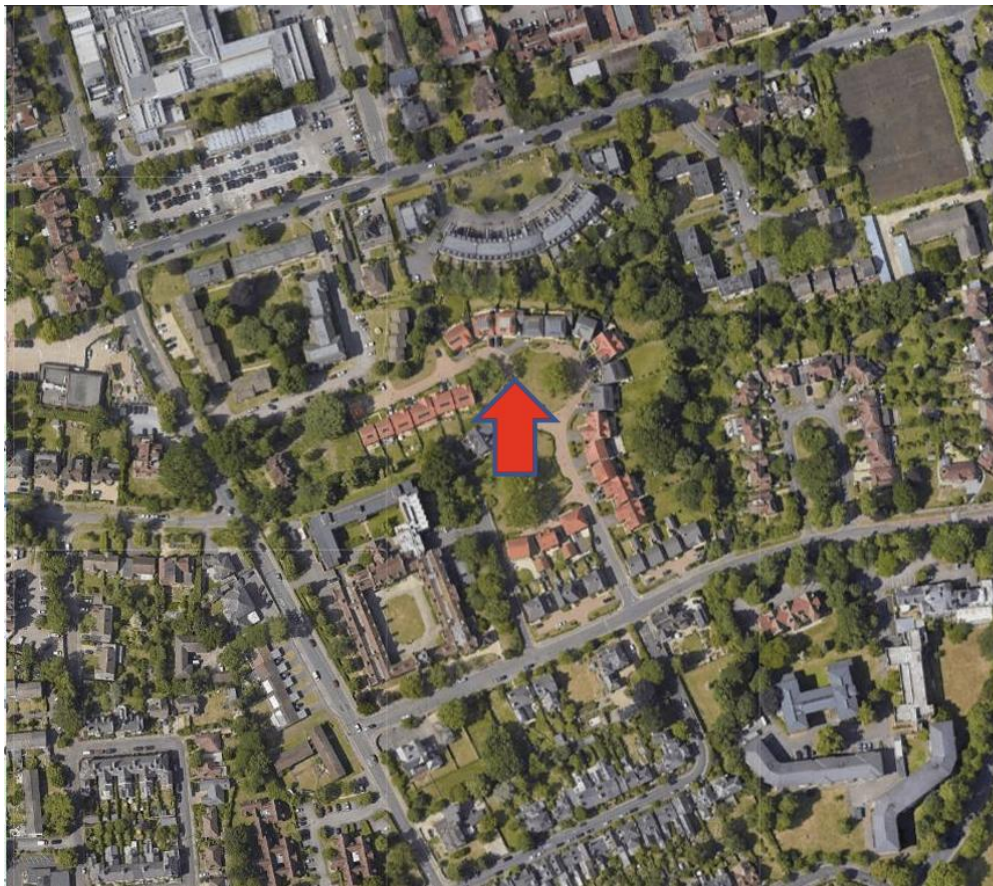


Figure 2- Site Plan (aerial).

### 3.0 Construction Environmental Management Plan

Please refer to Figure 3 in Appendix I for biodiversity protection zones and other measures.

Table 1: Risk assessment.

| Risk                            | Risk Avoidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Dust pollution                  | During the proposed works screening barriers will be used to mitigate any effects from potential dust pollution on the adjacent habitat. Once works are complete these screening barriers can be removed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Noise and vibration disturbance | <p>The contractor must brief all staff on the requirements to minimise disturbance from noise.</p> <p>Mitigate noise using best construction practice including:</p> <ul style="list-style-type: none"><li>• Control of noise at the source by appropriate selection of plant/equipment. Regularly service plant and machinery in accordance with manufacturer's recommendations. Any defects are to be reported immediately to site management so that repair/maintenance can be arranged.</li><li>• Careful siting/orientation of plant/equipment.</li><li>• Fit white noise systems to vehicles to reduce noise nuisance whilst reversing. Minimise reversing where possible.</li><li>• Keep engine compartment doors closed.</li><li>• Turn off plant/vehicles when not in use and remove keys.</li><li>• Restrict site working hours to 0800 hours - 1800 hours on Monday-Friday, and 0800 hours - 1300 hours Saturdays only and at no times on Sundays, Bank Holidays or Public Holidays.</li></ul> <p>Register with and where possible use sub-contractors registered with the Considerate Constructor's Scheme.</p> |
| Oil, fuel and chemical spills   | All substances harmful to both humans and wildlife i.e., oil, fuel etc must be stored in line with COSHH guidelines at all times.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General storage of materials                   | <p>Loading and unloading of plant and materials shall take place only within the boundaries of the construction site. Loading and storage areas will be created on site allowing sufficient area for the requirements of the project. All materials will be stored off the ground on hard standing where possible and secured in suitable containers as and when possible.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Waste arising from works                       | <p>Waste and litter produced during the construction phase must be disposed of appropriately and must not be allowed to leave the site. Good site management and waste management procedures will prevent litter or debris from the construction site impacting any adjacent or nearby habitats.</p> <p>If a risk is identified by the site manager, appropriate steps will be taken to block this pollution pathway. Measures may include hessian matting at ground level attached to the barrier fencing in order to catch debris which may be blown along the ground, and daily litter picks by contractors on site.</p> <p>If any construction waste is found outside the site boundary it will be retrieved and disposed of appropriately and the measures taken to avoid this occurrence will be reviewed.</p> |
| Ground works e.g. footings, open trenches etc. | <p>Precautions will be taken during construction to ensure that no trenches or other excavations are left open overnight. If this is unavoidable, ramps (e.g. scaffold planks) will be positioned at an angle to allow any wildlife (such as hedgehog) that may fall into the excavations to escape.</p> <p>Any open pipework with a diameter of 30cm or above will be capped at the end of the day to avoid wildlife entering.</p>                                                                                                                                                                                                                                                                                                                                                                                  |
| Vegetation clearance                           | <p>In relation to the building works, this should take place outside the main nesting season (March to August, inclusive). If this is not possible, then a qualified ecologist must be on site to ensure the building is not occupied by breeding birds, prior to removal. Should an occupied nest be found, a suitable buffer zone (usually 5m) would need to be created until the young have fledged and the nest is no longer in use.</p> <p>All vegetation that is to be retained will be safeguarded during the works. <b>It is understood removal of existing vegetation isn't likely to be required.</b></p>                                                                                                                                                                                                  |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Lighting | <p>Any construction lighting near or shining onto any trees or buildings, will be designed to minimise the impact it has on potential bat roosting and commuting, with particular reference to trees to the north. Lighting will be minimised to prevent any increase of lighting and retained an unlit corridor along the northern boundary.</p> <p>Lighting will be in line with the BCT lighting guidelines (Bats and Artificial Lighting at Night (Bat Conservation Trust, 2023) <a href="https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting">https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting</a></p> <p>This lighting where possible will be of low level, be on downward deflectors and be on PIR sensors. Using LED directional lighting can also be a way of minimising the light spill affecting the habitat. No up-lighting will be used. Light spill must be minimized to as low a lux as possible.</p> <p>This will ensure that the roosting and commuting resources that the bats are likely to be using are maintained.</p> |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Table 2: Schedule and responsible parties for Construction Environmental Management prescriptions

| Work activity and timings                                                                                                                                                                                                                                                                                                                                                                  | Responsible parties                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Works to the building should be done outside of the bird breeding season of March to August. If this is unavoidable, then a qualified ecologist will be present on site to ensure the building and shrub to be removed, are not occupied by breeding birds, prior to felling. Should an occupied nest be found, a buffer zone would need to be created until the nest is no longer in use. | The works will be done by an appointed building contractor after a pre-works check has been completed (if necessary). |
| Reduction of lighting along the northern boundary to provide an unlit corridor on the adjacent vegetation and trees at the rear.                                                                                                                                                                                                                                                           | This will be the responsibility of the building contractor, to not light trees unnecessarily during works.            |

## 4.0 References

Ascot Design Timeless Architecture (2025) Proposed Site Layout

BCT/ILP (2023), Bats and artificial lighting at night,

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/> accessed on June 2026

Edgar, P., Foster, J. & Baker J. (2010), Reptile Habitat Management Book, Amphibian & Reptile Conservation

Chase Ecological consultancy (2026), Preliminary bat roost assessment

Mitchell-Jones, A.J. (2004), Bat Mitigation Guidelines, English Nature, Peterborough

## 5.0 Appendix I

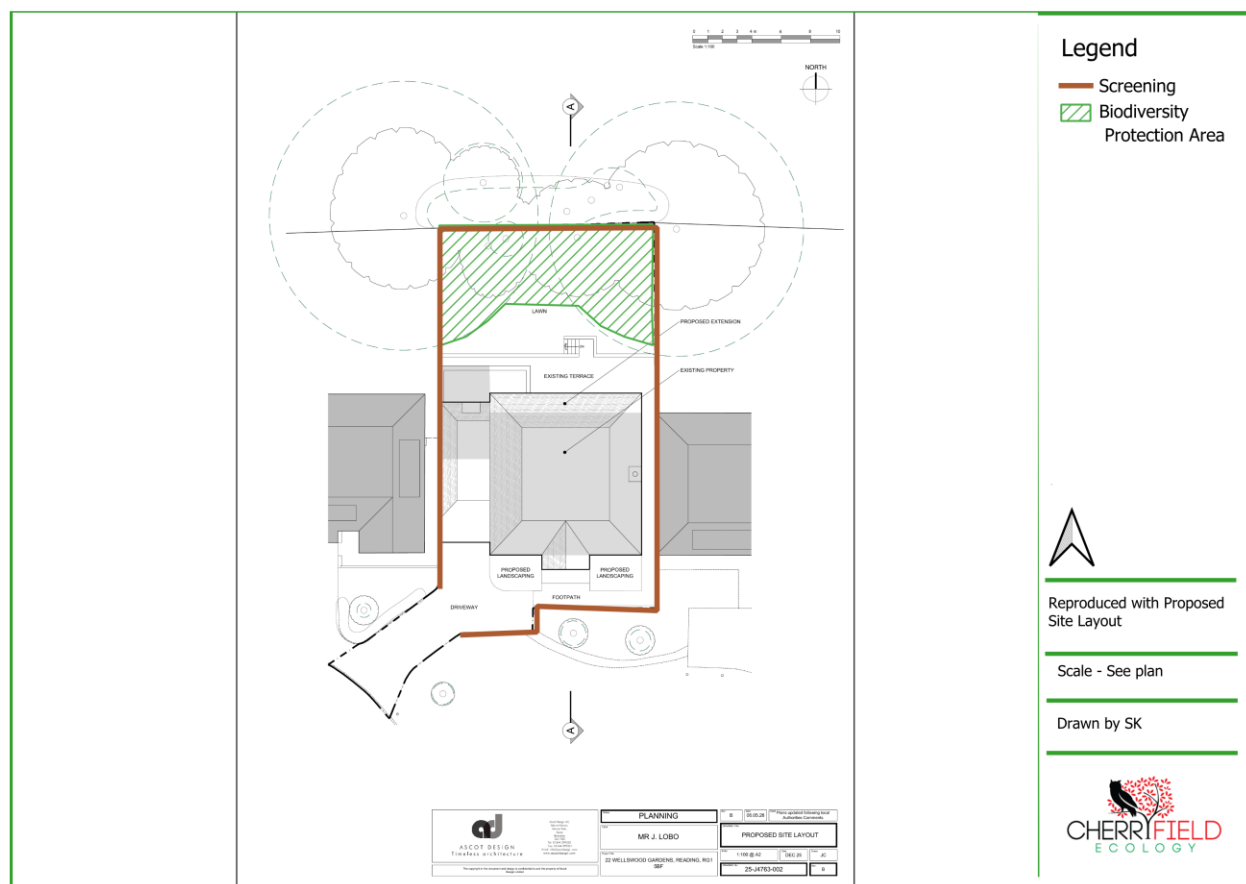


Figure 3: Biodiversity Protection Zone location map.

Heras fencing with dust screening will be placed along the biodiversity protection zone to prevent ingress by site workers and plant. No materials will be allowed to be stored within them.

This will need to stay in situ until the construction works have been completed.

The trees along the northern elevation will be retained with suitable root protection measures. However, the extensions don't appear to increase in footprint from the existing hardstanding terrace, therefore, impacts to the trees are not anticipated.