
Proposed development at 9A CIRCUIT LANE, READING RG30 3HB

Application Ref. PL/23/0785 (Condition 04 - CEMP)

Construction Environmental Management Plan (CEMP) rev A

This CEMP will be implemented in full prior to and throughout all site clearance, demolition and construction works. This method statement is to be read in conjunction with the Construction Environmental Management Plan (CEMP) designed to show how the developer will:

- 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.

Prior to any heavy works commencing on site the following will take place the site set up plan will be implemented

To prevent undue disruption and noise the following site opening hours will be observed.

8am - 6pm Monday to Friday
9am - 1pm Saturday

No work will commence on Sunday's or Bank Holidays.

No delivery or construction traffic shall operate within peak hours (08:00-09:00 & 17:00- 18:00)

CONTACT DETAILS:

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1. Introduction

This Construction Environmental Management Plan (CEMP: Biodiversity) has been prepared to discharge the requirements of the planning condition requiring submission and approval of a biodiversity-focused CEMP prior to the commencement of any development, including demolition, ground works and vegetation clearance.

This CEMP is informed by the following submitted documents:

- Preliminary Ecological Appraisal (April 2023) - identifies existing habitats, protected species constraints, and the need for a CEMP to structure the timing and method of vegetation removal and ecological safeguards.

Circuit Lane PEA_020423

- BNG Statement (2023) - confirms the need for habitat enhancement and retention measures (file 20230428 Final Statement).

TREE REPORT (AIA) - 9a Circuit ...

- BS5837 Tree Survey & Arboricultural Impact Assessment (April 2023) - identifies trees to be retained, RPAs, and constraints relevant to biodiversity protection.

The measures below ensure compliance with NPPF Paragraphs 179-180, the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017, and the Environment Act 2021.

2. Risk Assessment of Potentially Damaging Construction Activities

The following activities pose potential risks to biodiversity receptors on or adjacent to the site (based on the PEA findings - low reptile potential, sub-optimal amphibian habitat, moderate bat foraging, and presence of ornamental shrub/woodland habitats).

Circuit Lane PEA_020423

Potential risks include:

- Vegetation and tree removal within bird nesting season.

- Disturbance of low-suitability reptile habitat along boundaries.
- Disturbance to foraging/commuting bats from lighting via directional cowls / shields, PIR timers.
- Accidental harm to retained trees/understorey vegetation and their root protection areas (refer to BS5837 AIA).
- Pollution risks from chemicals, fuels, cement washout.
- Ground compaction from machinery in areas used by wildlife or within tree RPAs.

Risk Level: Low-Moderate (consistent with PEA conclusions).

3. Identification of Biodiversity Protection Zones

The following areas shall be treated as Biodiversity Protection Zones, and clearly marked on the site plan prior to works:

1. All retained trees and associated RPAs - as shown in the Tree Survey & AIA (Appendix A plan).
2. Boundary shrub belts and mixed plantation woodland (PEA habitats A1.3.2 and J1.4).

Circuit Lane PEA_020423

3. Any identified enhancement planting areas shown within the BNG documentation.
4. Adjacent allotments boundary, which contains potential commuting routes for common bats (moderate foraging potential).

These zones will be demarcated using protective fencing, exclusion areas and signage, and treated as construction-exclusion areas.

4. Practical Measures to Avoid or Reduce Impacts (Method Statements)

4.1 Vegetation Clearance Method

- Clearance outside nesting season (1 March-31 August).
- If works occur in season, a qualified ecologist shall inspect all vegetation ≤24 hours before clearance.
- All vegetation removed in a phased, directional manner to allow fauna to disperse.

4.2 Reptile & Amphibian Safeguards

As the PEA identifies low reptile potential and sub-optimal amphibian habitat, a precautionary approach will be used:

- Hand-searching and habitat manipulation prior to soil stripping.
- Clearance in two-stage cut: 1) 150mm, 2) 50mm after 48 hours.
- Storage of materials on raised pallets to avoid creating refugia.

4.3 Tree Protection

Tree protection fencing must follow BS5837 and the AIA recommendations:

- Protective fencing (Heras-type) installed before any machinery enters site.
- No materials stored within RPAs.
- "No-dig" construction used where hard surfaces lie within RPA zones, as required by the AIA.

4.4 Pollution Prevention

- Dedicated refuelling area with spill kit.
- No storage of chemicals/fuels within 10m of protection zones.
- Concrete washout area located outside RPAs.

4.5 Lighting Controls

To protect bat foraging and commuting:

- No floodlighting directed toward boundaries.
- Temporary lighting <5 lux at ecological edges.
- Use of warm-spectrum (<3000K) lamps.

5. Location & Timing of Sensitive Works

Based on PEA recommendations and species constraints:

- Tree and shrub clearance: outside nesting season unless certified clear by ecologist.
- Ground works near boundaries: undertaken during daylight hours only.
- Works adjacent to bat-foraging habitat: timed to avoid dusk/night when possible.
- Installation of no-dig surfaces: supervised by the Arboricultural Clerk of Works during early construction phase (see AIA methodologies).

6. Times When Specialist Ecologists Must Be Present

The following activities will require an ecologist:

Activity	Ecologist Required	Reason
Vegetation clearance during March-August	Yes	Nesting bird checks
Strimming or habitat manipulation	Yes	Low reptile risk identified
Excavation near boundary vegetation or mixed plantation	Yes	To protect potential foraging/commuting bats and small mammals
Works near retained trees	Arboriculturalist	To supervise fencing, no-dig areas, RPA checks

7. Responsible Persons & Lines of Communication

- Developer / Principal Contractor: Simon Knight
- Site Manager: *tbc*
- Ecological Clerk of Works (ECOW): Daniel Ahern Ecology Ltd / appointed ecologist (referenced in PEA).

Circuit Lane PEA_020423

- Arboricultural Clerk of Works: As defined in the AIA (GHA Trees).
- LPA Contact: *tbc*

All staff will undergo a biodiversity induction briefing prior to works.

8. Role of the ECOW

The Ecological Clerk of Works will:

- Provide ecological toolbox talks.
- Carry out pre-clearance surveys.
- Supervise sensitive clearance works.
- Record compliance and any incidents.
- Liaise with LPA if unexpected ecological issues arise.

- Confirm completion of all mitigation prior to commencement of landscaping.

9. Use of Protective Fences, Exclusion Barriers & Signage

The following will be installed prior to any works:

- BS5837-compliant tree protection fencing (locations shown on AIA plan).
- Temporary barriers to exclude access from biodiversity protection zones.
- "No Access - Ecological Protection Zone" signage.
- Marked storage areas outside all RPAs and wildlife-sensitive areas.

10. Badger Survey and Safeguards

A pre-commencement badger survey shall be undertaken by a suitably qualified ecologist no more than 28 days prior to the commencement of any works on site, in accordance with recognised guidance including current CIEEM and Natural England best practice. The survey shall be completed before any site clearance, demolition or construction works commence.

The survey will include inspection for:

- Badger setts (main, annex, subsidiary or outlier).
- Foraging signs, paths and latrines within and immediately adjacent to the site.

Survey Outcomes and Mitigation

- The findings of the pre-commencement survey shall be submitted to the Local Planning Authority for review prior to the commencement of development.
- If no evidence of badger activity is identified, a brief confirmation statement shall be prepared by the ecologist and submitted to the Local Planning Authority. Works shall not commence until written confirmation has been received that the survey findings are acceptable.
- If evidence of badger activity is identified, an appropriate mitigation strategy shall be prepared by the project ecologist and submitted to the Local Planning Authority for approval prior to the commencement of works.
- Any exclusion zones, working restrictions or other mitigation measures shall be determined by the findings of the pre-commencement survey and implemented in accordance with the ecologist's recommendations and current Natural England guidance. No fixed exclusion distances shall be assumed.

- Where required, consultation with Natural England shall be undertaken and any necessary licences obtained prior to works affecting active badger setts.
- A toolbox talk shall be provided to all site personnel before works commence, outlining the legal protection afforded to badgers and the required site safeguards.

Legal Protection

Badgers and their setts are protected under the Protection of Badgers Act 1992. All works shall be undertaken in full compliance with this legislation and in accordance with the recommendations of the appointed ecologist.

Unexpected Discoveries

If evidence of badgers or an active sett is identified during construction that was not recorded during the pre-commencement survey:

- Works shall cease immediately within the affected area.
- The appointed ecologist shall be informed without delay and shall assess the findings.
- The Local Planning Authority shall be notified where appropriate.
- Works shall not recommence until any necessary mitigation measures, approvals or licences have been agreed and implemented.

11. Compliance

All measures detailed in this CEMP will be implemented in full for the duration of construction unless otherwise agreed in writing with the LPA. Any deviations, incidents, or non-compliance will be recorded by the Site Manager and ECoW and reported to the LPA.