

Condition 19 - Construction Environmental Management Plan (Biodiversity)

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Warren Creek, The Warren, Caversham, Reading RG4 7TQ

Item	Detail
Planning permission	PL/24/1614
Discharge application	PL/26/0952
Condition	Condition 19 - CEMP: Biodiversity
Document reference	WC-C19-CEMP-001
Status	Final for submission.
Revision	Rev 02 - 3 September 2026: ecology-response revision. Reinstates the May 2024 NKM bat mitigation as the default minimum for demolition of the confirmed bat roost; retains the immediate pre-demolition emergence/re-entry survey; defines mandatory ECoW attendance stages; and permits any relaxation of the baseline mitigation only following written ecological justification after review of the updated survey.

DOCUMENT IDENTIFICATION: This CEMP is WC-C19-CEMP-001, Rev 02, dated 3 September 2026. Any ecological endorsement, approval or site copy shall quote this document reference and revision. A later revision supersedes this issue only where it carries a higher revision number and has been formally issued.

1. Fixed commitment status

This CEMP is a fixed, binding site management document for demolition, construction, drainage, service, landscaping and reinstatement works at Warren Creek. It is not a dynamic document that can be altered informally. Any material amendment shall first be agreed in writing with the Local Planning Authority, and where relevant with the ECoW and Arboricultural Consultant.

This CEMP is the principal contractor-facing biodiversity document for the site. It contains the ecological working methods required for site implementation so that contractors and site workers are not required to search separate survey reports to discover the mitigation measures they must follow.

Ecology survey reports remain supporting evidence/background documents, but any site-working mitigation required from them shall be reproduced in this CEMP before work starts.

2. Source documents and coordination

- Construction Management Plan drawings 3863/300H, 3863/306F and 3863/307F.
- Tree Protection Plan WARREN CREEK TPP 06942/2026 and AIA/AMS 06560/2024.
- Condition 18 Arboricultural / TPP Addendum and any subsequently endorsed arboricultural method relevant to construction-stage tree protection.
- Condition 17 landscape specification and drawing 3863/301F (or the final corrected successor revision issued for Condition 17).
- Condition 20 final external lighting scheme and DFL isolux/light-spill diagram Rev P03.
- NKM Associates Bat Survey Report, May 2024, including the mitigation identified for the confirmed occasional soprano pipistrelle day roost, together with any subsequent bat survey information. The May 2024 mitigation forms the default minimum demolition method unless the updated pre-demolition survey supports a different approach that is justified in writing by the ECoW.

3. Site constraints

The site lies within Flood Zone 3b functional floodplain, includes Warren Creek and is close to the River Thames. Construction environmental controls shall prevent floodwater mobilisation of waste, fuels, chemicals, loose soils, mulch,

compost, plant material, silt and construction debris. This is a construction-environmental control and does not reopen the separate Condition 4 flood-risk submission.

Retained TPO trees are T3, T5 and T7 as shown on TPP 06942/2026. W21 is the TPO woodland area adjoining the eastern boundary.

Sensitive ecological receptors include Warren Creek, the River Thames bank/habitat zone, retained trees/woodland, hedgerows, bats, nesting birds, hedgehogs, amphibians and other small fauna.

4. Ecological Clerk of Works, responsibility and communication

The ECoW / Project Ecologist is NKM Associates (Neil Musgrave), 01386 430299, info@nkmassociates.co.uk. The ECoW contact details shall be re-confirmed before works start.

The ECoW shall have authority to stop works where there is a risk to protected species, nesting birds, bats, watercourses or biodiversity protection zones.

The Principal Contractor / Site Manager is responsible for ensuring that this CEMP is available on site, incorporated into induction/toolbox talks, and followed by all operatives and subcontractors. The Site Manager shall contact the ECoW before any ecology-sensitive hold point and shall keep the ECoW attendance/clearance records.

Where documents conflict, the more protective ecological/arboricultural requirement shall apply unless the ECoW and, where material, the Local Planning Authority approve a revised method in writing.

5. Risk assessment of potentially damaging activities

Activity / risk	Potential receptor	Mandatory control
Demolition / roof stripping	Bats / nesting birds	Updated emergence/re-entry survey immediately prior to demolition; May 2024 bat mitigation applies as the default minimum; pre-works roof-void inspection; hand soft-strip of roost-sensitive roof/eaves elements; mandatory ECoW attendance at the initial soft-strip and other identified key stages; stop-work procedure.
Vegetation clearance	Nesting birds / small fauna	Seasonal avoidance or ECoW check; phased/manual clearance where required.
Groundworks / trenching	Small fauna / roots / watercourses	BPZ/RPA avoidance; overnight trench escape measures; silt controls.
Material storage / refuelling	Watercourses / habitats	Outside BPZs and watercourse protection zones; bunding/drip trays; spill kits.
Temporary lighting	Bats / retained habitat	Low-level, downward-directed, task-limited; no illumination of sensitive receptors.
Concrete / mortar / washout	Watercourses / soils	Only in designated areas outside BPZs/protection zones; no discharge.
Dust / silt runoff	Watercourses / vegetation	Suppression without runoff; silt controls installed before risk arises.
Waste handling	Watercourses / fauna	Secure/contained storage outside BPZs and flood flow routes; licensed removal.

6. Biodiversity Protection Zones and defined watercourse protection zones

BPZs shown on the approved construction/CEMP drawings shall be fenced and retained for the required construction phase.

BPZs are no-work / no-storage protection areas except for a specific activity expressly shown and described in this approved CEMP and the approved drawings. No person may authorise general storage, tracking, mixing, refuelling, washing out, soil stockpiling or waste handling within a BPZ.

Where an approved activity necessarily enters a BPZ, it shall occur only in the exact approved location and using the approved method. ECoW approval is required before ecological BPZ access; Arboricultural Consultant approval is also required where the activity could affect an RPA. Material changes require Local Planning Authority approval where they alter the approved mitigation.

For this CEMP, the 'Warren Creek protection zone' means the creek, its banks and the adjacent fenced habitat/BPZ shown on the approved construction/CEMP drawings. The 'River Thames protection zone' means the Thames bank and the adjacent fenced landward habitat/BPZ shown on those drawings.

No silt, cement washout, concrete residue, paint, oils, fuels, chemicals, sewage, contaminated water, loose sediment, waste or construction arisings shall enter either watercourse or be placed/handled within its protection zone except where an approved method expressly requires controlled work there.

Within either protection zone there shall be no routine storage, refuelling, concrete/mortar mixing, washing out, waste handling, soil/mulch stockpiling, plant maintenance or dumping of arisings.

7. Bat survey hold point and demolition controls

BAT SURVEY HOLD POINT: The existing dwelling/building previously confirmed as a bat roost is to remain in place during construction of the new dwelling and will not be deconstructed until the later pre-occupation demolition stage. Immediately prior to that demolition, an updated bat emergence/re-entry survey shall be completed by a suitably qualified bat ecologist in accordance with the relevant current bat survey guidance and during an appropriate survey period. The survey shall be programmed as the pre-demolition ecological check for that building and shall not be undertaken materially in advance of the demolition works.

The updated emergence/re-entry survey does not replace the pre-works roof-void inspection required by the May 2024 mitigation. The ECoW shall review the updated survey results immediately before demolition and shall confirm in writing whether the May 2024 mitigation remains appropriate or whether any amendment is justified.

The May 2024 mitigation shall remain the default minimum unless, after considering the updated emergence/re-entry survey and pre-works information, the ECoW provides a written ecological justification for a different method. No mitigation measure identified in the May 2024 report shall be omitted or relaxed merely by contractor discretion. If the status, type or extent of bat use has changed, demolition shall not proceed until the mitigation has been revised as necessary and any required Natural England licence or other statutory requirement is in place.

No demolition or destructive roof/eaves work to the relevant building shall commence until: (1) the updated emergence/re-entry survey has been completed; (2) the ECoW has reviewed the results; (3) the required pre-works roof-void inspection has been completed; and (4) the ECoW has confirmed in writing that the appropriate mitigation is in place. This is a mandatory pre-demolition hold point.

8. Detailed bat working method

- Unless the updated pre-demolition survey supports a different approach that is justified in writing by the ECoW, the mitigation identified in the NKM Associates Bat Survey Report (May 2024) shall apply as the default minimum demolition method.
- Before destructive roof/eaves works begin, the ECoW shall undertake or oversee the required pre-works inspection of the roof void and any accessible potential roost features.
- Every operative involved in demolition or roof work shall receive an ECoW bat toolbox talk before starting.
- Roof coverings, eaves, soffits, fascia, bargeboards, cladding and other identified roost-sensitive or potential bat features shall be soft-stripped by hand. Mechanical removal or crushing of those features shall not be used unless the ECoW has expressly justified and authorised a different method in writing following review of the updated survey.

- The ECoW shall be present for commencement of the initial roof soft-strip, for removal/opening of identified potential roost features, and at any other key stage identified following the updated survey or pre-works inspection. The ECoW shall supervise destructive roof works sufficiently to ensure the approved bat method is followed.
- Work shall proceed progressively. Potential roost voids/features shall not be crushed, sealed or closed before they have been checked and released by the ECoW where required.

If a bat, suspected roost, fresh droppings or other fresh evidence of bat use is found, work shall stop immediately in the affected area. The area shall be isolated, bats shall not be handled except by an appropriately licensed person, the ECoW shall be contacted, and work shall not restart until lawful written instructions have been provided.

Install the approved replacement roosting provision at the stage/location specified by the ECoW and retain photographic installation evidence.

No night lighting shall illuminate known or suspected roost access points, retained tree lines, W21, Warren Creek or the River Thames protection zone.

Any reduction, omission or alteration of the May 2024 mitigation following the updated survey shall be recorded in writing by the ECoW, with the ecological reasons stated, before the affected demolition work proceeds.

9. Nesting birds and vegetation clearance

- Vegetation clearance shall avoid March-August inclusive where practicable.
- If clearance is required during March-August inclusive, the ECoW shall check the affected area within the preceding 48 hours and confirm whether works may proceed.
- Active nests shall be protected by a minimum 5 m no-work buffer, increased where required by the ECoW, until the ECoW confirms the nest is no longer active.
- No nest, egg or dependent young shall be intentionally damaged or destroyed.

10. General fauna protection

- Open trenches/pits left overnight shall be covered, securely fenced or fitted with a suitable mammal escape ramp and inspected at the start of each workday.
- Stored pipes, pallets, spoil and vegetation arisings shall be checked before movement where they could shelter hedgehogs, amphibians or other fauna.
- Vegetation/log/debris piles shall be dismantled carefully by hand where fauna may be sheltering.
- If a protected or notable species is found, stop work and contact the ECoW.

11. Location and timing of sensitive works

Sensitive work	Timing / hold point	ECoW requirement
Demolition / roof works	Immediately prior to demolition: updated emergence/re-entry survey completed; pre-works roof-void inspection completed; ECoW written clearance obtained. Existing dwelling remains in place until the later pre-occupation demolition stage after construction of the new dwelling.	ECoW review of updated survey; bat toolbox talk; ECoW attendance for the pre-works roof-void inspection, commencement of the initial roof soft-strip, removal/opening of identified potential roost features, and any additional key stage identified by the ECoW following the updated survey or inspection. ECoW supervision of destructive roof works to ensure the approved bat method is followed.
Vegetation clearance	Preferably outside March-August; otherwise pre-clearance check	Check within 48 hours where required
Works near Warren Creek / River Thames	Only after protection/silt controls are installed	ECoW check where habitat/pollution risk exists
BPZ access	Only for activity expressly shown/approved	ECoW approval before ecological BPZ access
Temporary lighting near ecological	Only where unavoidable for	ECoW review before first use where

Sensitive work	Timing / hold point	ECoW requirement
receptors	safety/task	spill risk exists

12. Protective fencing, exclusion barriers and signs

- BPZ fencing/no-go barriers shall be installed before works start and maintained for the phase shown on the approved drawings.
- Tree-protection fencing shall remain subject to the operative arboricultural controls and shall not be treated as moveable general site fencing. Where a separate Condition 18 arboricultural method applies to a specific activity, that method shall also be followed.
- Warning signs shall identify ecological no-go zones / BPZs and shall state that access is prohibited except for approved activity.
- Any damaged or displaced ecology barrier shall be reinstated before work continues in the affected area.

13. Lighting during construction

Temporary construction lighting shall be avoided where possible. Where essential for health and safety, it shall be low level, downward directed, task-limited, switched off when not needed and shall not illuminate Warren Creek, the River Thames protection zone, W21, retained tree canopies, hedgerows or BPZs.

No dusk-to-dawn construction lighting is permitted. Any unavoidable temporary lighting with potential spill to an ecological receptor shall be reviewed by the ECoW before first use.

14. Pollution prevention and waste

- All fuels, oils and chemicals shall be stored in suitable bunded containers outside BPZs and watercourse protection zones.
- Spill kits shall be kept on site and site personnel shall know how to use them.
- Concrete washout, wheel washing and waste-management areas shall be used only in the approved locations and manner shown on the construction management drawings.
- Waste shall be segregated, secured and removed by licensed carriers with waste-transfer records retained.
- No buoyant or polluting materials shall be stored where they could be mobilised by floodwater.
- Silt controls shall be installed before ground disturbance capable of generating runoff to Warren Creek or the River Thames.

15. Site induction, toolbox talks and contractor use

A printed or immediately accessible electronic copy of this CEMP shall be kept on site. The ecological induction shall be based on this CEMP. Contractors shall not be instructed to rely on a separate bat survey, Preliminary Ecological Appraisal or other report to discover the working method.

The Site Manager shall record attendance at ecology toolbox talks and shall brief any new subcontractor before they begin relevant work.

16. Records and reporting

- Photographs of BPZ/watercourse protection before works start.
- Ecology induction and toolbox-talk attendance records.
- Updated bat emergence/re-entry survey completed immediately prior to demolition; pre-works roof-void inspection record; written ECoW demolition clearance; records of ECoW attendance at the initial soft-strip and other key stages; and any written ecological justification for amendment of the May 2024 mitigation.
- ECoW attendance/inspection notes and stop-work/restart instructions.
- Nesting-bird checks where applicable.
- Pollution-prevention inspections and spill/incident records.
- Waste records and final compliance evidence.

17. Drawing coordination

Associated Construction Management Plan drawings shall consistently identify the Warren Creek and River Thames protection zones, retain the existing slipways with no works proposed, and maintain consistent BPZ references and protection-fence geometry. The drawings shall cross-refer to this CEMP for ecological controls.

18. Conclusion

This CEMP provides the single standalone set of ecological and biodiversity controls required for demolition and construction at Warren Creek. It addresses risk assessment, BPZs, practical mitigation, timing of sensitive works, ECoW presence, responsible persons/communication, protective barriers/signage, protected-species methods, watercourse protection, lighting, pollution prevention and records.

The approved CEMP shall be adhered to throughout the construction period strictly in accordance with the approved details.