



**Springwood, The Warren, Caversham,
Reading, Berkshire RG4 7TQ**

**Construction Environmental
Management Plan (Biodiversity)**

August 2026

on behalf of ET Planning

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1 Introduction

1.1 Site Description & Context

Springwood, The Warren, Caversham, Reading RG4 7TQ, referred to as the 'site' in this report, covers an area of approximately 1,078.4 sq. metres and is centred on grid reference SU 6995 7505.

The site is situated in a suburban area in the Reading Borough Council control area. The site is located on the northwest side of Reading and is accessed via a private access driveway.

The site is currently a three-storey detached dwelling, and two storey detached garage building at street level which can accommodate 3 off-road parking spaces. The property has existing extensions on either side, a single storey extension to the east and a 1.5 storey extension to the west side. The rear of the property backs onto the River Thames.

Please refer to Appendix 1 for a UKHab Habitat Plan of the site and Appendix 2 for proposal plans.

1.2 Background

The householder planning application (Reference PL/25/1324) for "*Erection of extensions and outdoor seating area*" at Springwood, The Warren, Caversham, Reading RG4 7TQ was permitted by Reading Borough Council on 28th January 2026.

The planning application was supported by a Preliminary Ecological Appraisal Report (PEAR) produced by Roavr Group in July 2024 (Roavr Group, 2024).

1.3 Aims of Study

This report has been prepared to discharge Condition 7 of the planning application (Reference: PL/25/1324) which states that:

"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."

1.4 Summary of Ecological Features & Protected Species

A full description of baseline habitats and species can be found within the Preliminary Ecological Appraisal Report (PEAR) produced by Roavr Group in July 2024 (Roavr Group, 2024).

Ecological features relevant to the CEMP for Biodiversity are summarised in Table 1 below.

Table 1. Existing ecological features and level of importance based on baseline ecological survey information.

Feature	Associated legislation	Ecological Value
Designations		
N/A	N/A	N/A
Habitats		
Developed land; sealed surface (buildings & other developed land)	N/A	Negligible
Vegetated garden (scattered trees, non-native and ornamental hedgerow, modified grassland)	N/A	Site
Rivers (Priority Habitat)	Rivers (Prevention of Pollution) Act 1961 Natural Environment Rural Communities (NERC) Act 2006	District
Species		
Amphibians	Wildlife and Countryside Act 1981 (as amended) The Conservation of Habitats and Species Regulations 2017 (as amended) – not all species Section 41 of the NERC Act 2006 – not all species	There are no known records of Great Crested Newts within 2km of the site. Common and widespread amphibians could utilise the site.
Reptiles	Wildlife and Countryside Act 1981 (as amended) Section 41 of the NERC Act 2006	There are records of reptiles within 2km of the site. Grassland and hedgerow habitats on-site were considered to be suitable to support a small population of common and widespread reptile species (such as slow worm).
Bats	Wildlife and Countryside Act 1981 (as amended) The Conservation of Habitats and Species Regulations 2017 (as amended) Section 41 of the NERC Act 2006 – not all species Wild Mammals (Protection) Act 1996	The PRA determined that all built structures on-site had negligible potential for roosting bats. Grassland and deciduous habitats on-site were considered to be suitable for foraging/commuting bats. Furthermore, the site has good connectivity to high-quality habitats within the wider locality, including the River Thames and deciduous woodland.
Badgers	Protection of Badgers Act 1992 Wildlife and Countryside Act 1981 (as amended)	There are known records of Badgers within 2km of the site. No badger setts were identified during the site visit, and no evidence of badgers was found. However, grassland habitat is considered to be

Feature	Associated legislation	Ecological Value
	Wild Mammals (Protection) Act 1996	somewhat suitable for sett building and foraging/commuting.
Hedgehogs	Wildlife and Countryside Act 1981 (as amended) Section 41 of the NERC Act 2006 Wild Mammals (Protection) Act 1996	There are known records of hedgehogs within 2km of the site. Grassland, debris, and hedgerow habitats on-site were considered to be suitable for the species. The site was well connected to suitable suburban habitats however; there were not ample access/egress points to adjacent gardens making it poorly commutable.
Water voles	Wildlife and Countryside Act 1981 (as amended) Section 41 of the NERC Act 2006 Wild Mammals (Protection) Act 1996	Water voles are considered likely absent from the site.
Otters	Wildlife and Countryside Act 1981 (as amended) The Conservation of Habitats and Species Regulations 2017 (as amended) Section 41 of the NERC Act 2006 Wild Mammals (Protection) Act 1996	Otters are considered likely absent from the site.
Birds	Wildlife and Countryside Act 1981 (as amended) Section 41 of the NERC Act 2006 – certain species	Birds were identified on-site. No birds' nests were noted. However, to the south of the garden, a group of geese have congregated.
Invertebrates	Wildlife and Countryside Act 1981 (as amended) - certain species The Conservation of Habitats and Species Regulations 2017 (as amended) – certain species Section 41 of the NERC Act 2006 – certain species	There are records of protected invertebrate species within 2km of the site. However, none were noted during the site visit.

3 Risk Assessment

The risk assessment of potentially damaging construction activities in relation to ecological features (including protected species) and the associated legislation contained in Table 1 above, is set out in Table 2 below. Requirements for mitigation and the locations within the site where the risk is relevant are also identified.

Table 2. Risk of potentially damaging construction activities.

Ecological Features	Potential Impact	Risk Assessment (in the absence of mitigation measures)	Location where the risk is relevant
Designations			
N/A	N/A	N/A	N/A
Habitats			
Urban; developed land; sealed surface and vegetated garden	Potential for damage to retained vegetated garden habitats through vehicle movements and material storage. Impacts to this habitat are not considered significant.	Impacts certain; not significant.	Developed land; sealed surface and vegetated garden within the site.
Rivers (Priority Habitat)	The rivers (priority habitat) will be retained and protected during development. No works are proposed for within 10m of the River Thames. Potential for damage to retained and protected areas of the bank through vehicle movements. Potential pollution of the river, such as surface runoff, sediment fall, litter, spillage.	Impacts possible in the absence of mitigation.	Southern boundary of the site.
Species			
Amphibians	Direct impacts possible: vegetation removals have the potential to disturb, injure and/or kill amphibians (if present). In-direct impacts: pitfall hazards posed to amphibians during the construction phase of the development.	Impacts possible in the absence of mitigation.	Whole site.
Reptiles	Direct impacts possible: vegetation removals have the potential to disturb, injure and/or kill reptiles (if present). In-direct impacts: pitfall hazards posed to reptiles during the construction phase of the development.	Impacts possible in the absence of mitigation.	Whole site.
Bats – roosting	No direct or indirect impacts predicted: the proposed development will not result in any disturbance or destruction to suitable roosting habitats.	N/A	N/A

Ecological Features	Potential Impact	Risk Assessment (in the absence of mitigation measures)	Location where the risk is relevant
Bats – foraging/commuting	No direct impacts predicted: the proposed development will not result in any substantial habitat loss that will impact upon local populations long-term. Indirect impacts: external lighting can have an impact on bats by affecting their activity and behaviour. Additional external lighting may have an effect on bat behaviour within the site and immediately surrounding areas.	Indirect impacts possible in the absence of mitigation.	Whole site.
Badgers	No direct impacts: the proposed development will not result in any substantial habitat loss to impact upon local populations long-term. In-direct impacts: pitfall hazards posed to badgers during the construction phase of the development.	Indirect impacts possible in the absence of mitigation.	Whole site.
Hedgehogs	Direct impacts possible: vegetation removals have the potential to disturb, injure and/or kill hedgehogs (if present). In-direct impacts: pitfall hazards posed to hedgehogs during the construction phase of the development.	Impacts possible in the absence of mitigation.	Whole site.
Water voles	No direct impacts: there is no evidence to indicate that the section of River Thames at the southern boundary of the site is being used as a place of shelter or protection by water voles. No works are proposed for within 10m of the River Thames. Indirect impacts: pollution of the river, if this species is present in the wider catchment.	Indirect impacts possible in the absence of mitigation.	Southern boundary of the site.
Otters	No direct impacts: there is no evidence to indicate that the section of River Thames at the southern boundary of the site or the vegetated garden habitats within the site are being used as a place of shelter or protection by otters. No works are proposed for within 10m of the River Thames. Indirect impacts: external lighting may have an effect on otter activity, given that otters may use the neighbouring stretch of the river as a dispersal corridor. Light spillage over the river may therefore affect patterns of otter activity and will require mitigation. Also, impacts possible via pollution of river.	Indirect impacts possible in the absence of mitigation.	Southern boundary of the site.

Ecological Features	Potential Impact	Risk Assessment (in the absence of mitigation measures)	Location where the risk is relevant
Birds	Direct impacts possible: tree/hedgerow works (if required) and works within the area that geese are along the southern boundary, during the bird breeding period may result in the damage or destruction of active birds' nests and has the potential to result in the killing or injury of eggs and young. No indirect impacts.	Impacts possible in the absence of mitigation.	Trees, hedgerows and southern boundary of the site.
Invertebrates	No direct or indirect impacts: there are no foreseeable impacts on invertebrates.	N/A	N/A

4 Construction Environmental Management Plan

4.1 Identification of Biodiversity Protection Zones

Please refer to Appendix 3 for a plan of the Biodiversity Protection Zones.

4.2 Practical Measures to Avoid or Reduce Impacts During Development

Please refer to Table 3.

4.3 The Location and Timing of Sensitive Works

Please refer to Table 3.

4.4 Times When Specialist Ecologists Need to be Present

Please refer to Table 3.

4.5 Responsible Persons

The landowner and their appointed contractors are responsible for the implementation of this CEMP for Biodiversity. On site responsibility will be held by contractor's site manager or a suitable delegate within the contractor's company to ensure that all personnel are aware and adhere to this CEMP for Biodiversity.

All personnel working on site will be made aware through site inductions and tool-box talks on the potential for protected species to be present on site, of relevant protection measures and the procedure for alerting the Ecological Clerk of Works (ECoW).

The Ecological Clerk of Works for the project is:

- **Edward Bodsworth MA (Cantab) PhD MCIEEM (or Accredited Agent)**
- **Windrush Ecology Ltd**
- **Telephone: 01491 822682**
- **Email: ted@windrushecolgy.com**

4.6 Lines of Communication

The site manager or foreman for the appointed contractor and the ECoW will communicate directly over implementation of the mitigation measures and any issues or complications that arise during the works to develop the site.

In the unlikely event that any protected or species of species of principal importance are encountered unexpectedly during the works, including amphibians, reptiles, nesting birds or bats, works should stop immediately and the ECoW should be contacted immediately to provide advice on how best to proceed.

4.7 Ecological Clerk of Works (ECoW)

An ECoW will be appointed by the client as required to liaise with the contractor.

The ECoW's responsibilities will be to:

- Provide on-going guidance for the site team in dealing with ecological matters and interpreting the CEMP for Biodiversity. Commencing with a tool-box talk to inform all site contractors of the ecological constraints and protection measures detailed in the CEMP for Biodiversity and the appendices;
- Provide on-site supervision of works that require it; and
- Develop any additional method statements and or/site protocols as required.

A copy of the CEMP for Biodiversity will be kept on site and will therefore be available for the ECoW and the contractor's site manager at all times.

5 Mitigation

Mitigation strategies to minimise the risks identified in Section 2 above, are set out in Table 3 below and where relevant appended to this CEMP for Biodiversity. Table 3 identifies, updated surveys where necessary, the practical measures to be employed, the location and timing of sensitive works, requirements for the ECoW, use of protective fences, exclusion barriers and warning signs and monitoring requirements for those effects identified in Table 2 above.

Table 3. Mitigation strategy.

Ecological feature identified as at risk	Purpose of mitigation measures	Mitigation measures to be implemented/ECOW requirements	Timing of works	Location	Responsibility
Habitats					
Scattered trees (vegetated garden)	To protect the retained trees.	During the construction phase all retained trees will be protected in accordance with British Standard 5837:2012, with the establishment of appropriate root protection zones. Protective fencing will be installed to provide a physical and visual barrier. The fencing will have all weather notices attached, marked as 'Construction Exclusion Zone – KEEP OUT' which is shown below: 	Prior to the commencement of construction works and throughout the construction period.	Retained trees.	Contractor.
Rivers (priority habitat)	To protect the River Thames. Pollution prevention and to minimise the risk for wildlife present within the river during construction.	Protective fencing will be used to ensure no heavy machinery is used in proximity to the river to ensure no collapse of banks or damage occurs. Also, to prevent storage of materials in the vicinity of the river corridor to prevent pollution events i.e. no tools, equipment or materials may be washed into the watercourse. Any material or substance which could cause pollution, including litter, fuels/oils, wet cement, raw concrete or silty water will be prevented	Protective fencing will be put in place prior to the commencement of construction works. The fencing will remain in place throughout the construction period. Pollution prevention measures will be put	Southern boundary of site.	Contractor.

		from entering groundwater or watercourse by the appropriate use of and appropriate placement of (temporary) silt fences, cut-off drains and silt traps where appropriate. Any sign of failing water treatment measures or sight of silted or contaminated water entering the watercourse on site will be reported immediately. Areas of permanent waste and chemical storage will be located at least 20m away from the river corridor. All stockpiled materials will be stored in designated areas and isolated from any surface drains and a minimum of 20m away from the river corridor. Aggregate or fine materials storage will be enclosed and screened/sheeted. Disturbance to habitats and species must be minimised whilst carrying out the construction works, and to ensure that disturbed habitats will regenerate quickly after completion of the works.	in place prior to the commencement of works and continued throughout the construction period.		
Species					
Amphibians & Reptiles	To avoid killing and injury of amphibians and reptiles, during site preparation and construction works.	The following guidance has been developed in accordance with the Great Crested Newt Mitigation Guidelines (English Nature, 2001) and guidance for construction works provided by Natural England (Natural England, 2019). Prior to commencement of works the ECoW will deliver a tool-box talk. The site owner/site manager will ensure that anyone undertaking clearance and construction works on the site (including sub-contractors) is made aware of the protected status of great crested newt and reptiles, and the procedure to follow in the unlikely event that a great crested newt or reptile is discovered during works.	Throughout construction.	Whole site.	ECoW & Contractor.

		Vegetation removal must be undertaken using hand tools under ECoW supervision. Cut vegetative materials should be checked and removed from site immediately. In the unlikely event a great crested newt is found, works will cease immediately, and advice will be sought from a suitably experienced ecologist. Within the working zone, the following methods of working will be adopted: • The existing grassland should continue to be maintained and kept short through mowing and management up until the point of any construction works commencing on-site to prevent the habitat from becoming more favourable to the above species. • Clearance of tall vegetation will be undertaken using a strimmer or brush cutter with all cuttings raked and removed the same day. Cutting will only be undertaken in a phased way which may either include: ○ Cutting vegetation to a height of no less than 30mm, clearing no more than one third of the site in anyone day or; ○ Cutting vegetation over three consecutive days to a height of no less than 150mm at the first cut, 75mm at the second cut and 30mm at the third cut; • Following removal of tall vegetation using the methods above, remaining vegetation will be maintained at a height of approximately 30mm through			
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		regular mowing or strimming to discourage amphibians and reptiles moving into the site. • Ground clearance of any remaining low vegetation (where required) and ground works will only be undertaken following the works above. • Any trenches left overnight will be covered or provided with ramps to prevent amphibians and reptiles from becoming trapped. • Building materials such as bricks, stones etc. will be stored on pallets or on areas of hardstanding to discourage amphibians and reptiles from using them as shelter.			
Bats – foraging/commuting	To avoid adverse impacts from lighting on bat activity and behaviour.	Design of any temporary lighting that may be required for the development will ensure that it is directed away from the river and that an unlit corridor around the boundaries of the vegetated garden is maintained. Construction activities will not commence until one hour after sunrise, ceasing one hour before sunset; machinery lights will be directed away from the river. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.	Lighting measures to be implemented throughout the construction period and post construction.	Whole site - for lighting restrictions.	Contractor; with direct consultation and assistance from the ECoW.
Other mammals	To protect badgers, hedgehogs and other small mammals	The following mitigation measures have been adapted from the Badger Protection: Best Practice Guidance for Developers, Ecologists and Planners (Badger Trust, 2023) and the	Throughout construction.	Whole site	ECoW & Contractor.

		Hedgehogs and Development document (Hedgehog Street, 2022). Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning. Trenches and pits left open overnight will be provided with a means of escape and inspected each morning to check for trapped hedgehogs or other mammals. Any temporarily exposed open pipes (>150mm outside diameter) will be blanked off at the end of each working day so as to prevent mammals gaining access as may happen when contractors are off-site.			
Water voles	Pollution prevention	No specific mitigation measures are considered necessary with regard to water voles. Pollution prevention measures adopted will be enforced.	Pollution prevention measures to be in place throughout the construction period.	Southern boundary	Contractor.
Otters	To avoid disturbance Pollution prevention	Contractors will be briefed with regard to the fact that otters may be using the river for commuting purposes. Design of any temporary lighting that may be required for the development will ensure that it is directed away from the river and that an unlit corridor (buffer zone) is maintained. Furthermore, construction activities will not commence until one hour after sunrise, ceasing	Lighting measures and pollution prevention measures to be in place throughout the construction period.	Southern boundary	Contractor.

		one hour before sunset; machinery lights will be directed away from watercourses. All open excavations will be ramped to enable easy exit by otters and other species. Pollution prevention measures adopted will be enforced.			
Birds	To avoid the damage or destruction of active birds' nests and killing or injury of eggs and young.	The following mitigation measures have been adapted from the UK Government Environment guidance regarding construction near protected areas and wildlife (UK Government, 2015). The location of the geese along the southern boundary should be cordoned off if construction is required in that area, and they are still present by the time construction starts in the area. Removal of sections of hedgerow or trees should commence between September and February to avoid the bird breeding season (March – August, inclusive). If vegetation clearance is required between March and August, the ECoW will be required to assess if there are any risks to breeding birds to ensure compliance with the legal protection afforded to nesting birds under the Wildlife and Countryside Act 1981 (as amended). This is likely to require a survey for nesting birds by the ecologist immediately prior to the vegetation clearance (usually recommended within 24 hours). If nesting birds were present or absence of breeding birds cannot be discounted within the trees and shrubs that require removal, work would need to be delayed in the vicinity of the nest or trees that cannot be discounted until the young have fledged.	Removal of hedgerow or trees September to February, inclusive. OR If undertaken during March to August a Breeding Bird Check will be required, prior to removal of the eastern hedgerow.	Removal of hedgerow or trees (if required)	ECoW & Contractor.

6 References

Badger Trust, 2023. *Badger Protection: Best Practice Guidance for Developers, Ecologists and Planners (England)*.

English Nature, 2001. *Great Crested Newt Mitigation Guidelines*. Peterborough: English Nature.

Hedgehog Street, 2022. *Hedgehogs and Development*.

Natural England, 2019. *Guidance for works carried out under great crested newt district level licensing*.

UK Government (Environment guidance), 2015. *Wild birds: protection and licences*.

Roavr Group, 2024. 24_PEA_05_90. *Springwood, The Warren, Caversham, Reading, RG4 7TQ*.

7 Appendix 1. Existing UKHab Plan

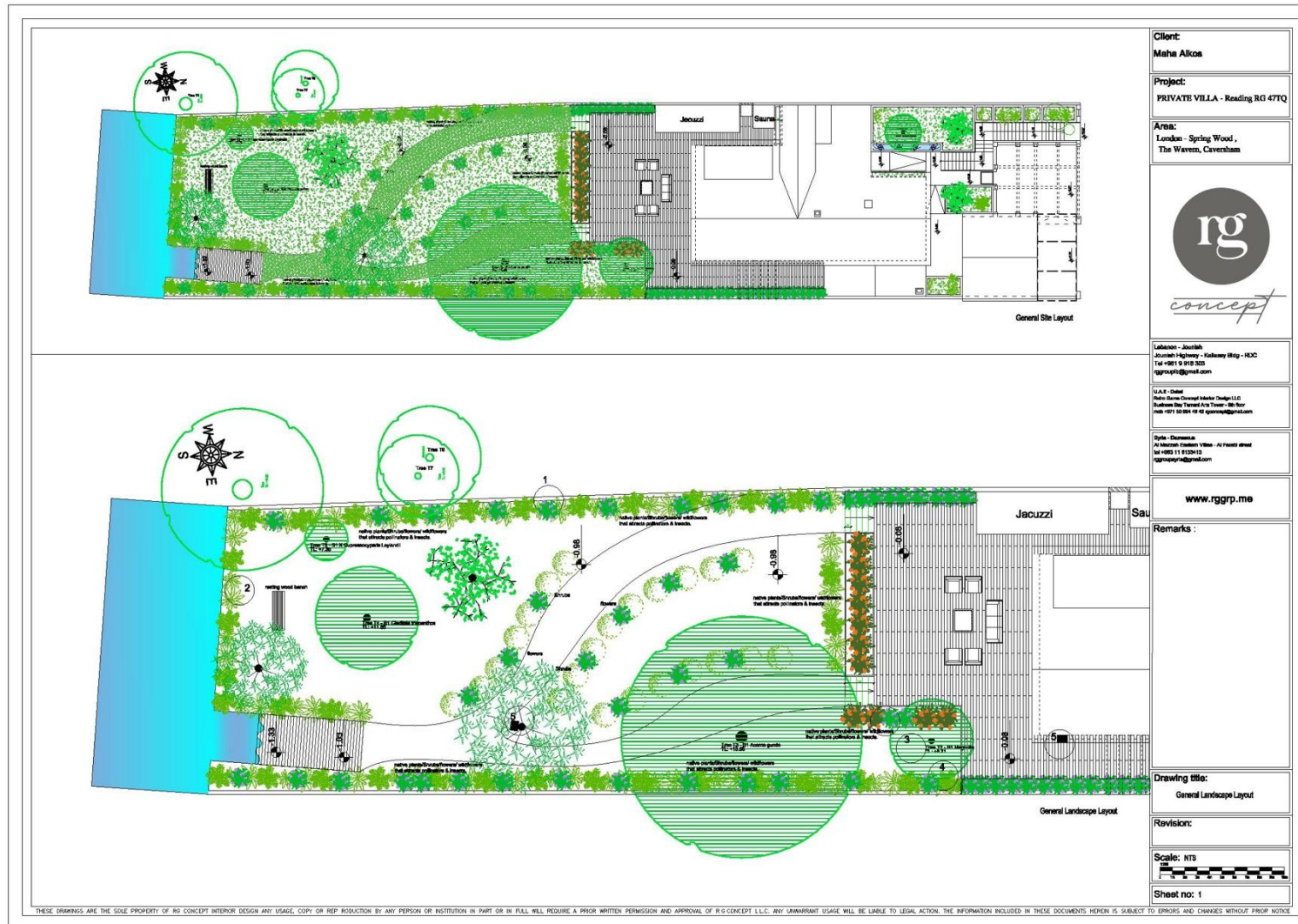


Habitat Map - Baseline (2025)

8 Appendix 2. Proposal Plans



Habitat Map - Proposed (2025)



9 Appendix 3. Ecological Mitigation Strategy

