Glenwood Homes Limited

83 Udney Park Road
Teddington

Construction Ecological Management Plan (CEMP)

Job No: 223285
December 2024

Environmental Consultants

AA Environmental Ltd
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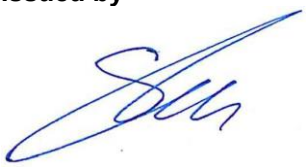
83 Udney Park Road
Teddington

Report for
Glenwood Homes Limited
Como House
Warwick Road
Hampton Wick
Surrey
KT1 4DW

Issued by



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Harry Simpson MSc BSc (Hons)

Approved by

……..
Alan Beaumont MSc BSc (Hons) MCIEEM

Issue Date	Issue
10 December 2024	Final

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Table of Revisions

Issue	Description of status

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1.0 INTRODUCTION

Overview and Baseline Setting

1.1 AA Environmental Limited (AAe) has been commissioned by Glenwood Homes Limited to produce a Construction Ecological Management Plan (CEMP) for the redevelopment proposals at 83 Udney Park Road, Teddington. The purpose of this CEMP is to ensure that the works are carried out sensitively to minimise any impact on sensitive receptors and protected habitats and species. In addition, this report will provide the information to assist with discharging Condition U0194303 attached to planning (London Borough of Richmond upon Thames application ref: 23/2359/FUL which states:

U0194303 Construction Ecological Management Plan

No works shall start until Construction Ecological Management Plan (or similar) is submitted to and approved in writing by the local planning authority and thereafter constructed in accordance with these details. The plan should be completed by a qualified Ecologist and must detail a measures to minimise any potential impacts to roosting bats in neighbouring properties.

Reason: To prevent harm to wildlife and protect existing biodiversity.

1.2 The site is located off Udney Park Road in Teddington, London, centred at National Grid Reference: TQ 163707 and covers less than 0.1 of a hectare. The site comprised the existing property and attached garage set within a well-maintained garden. It is bordered by Udney Park Road to the west, residential property and associated garden to the south with sports field and facilities to the north and east.

1.3 Based on the BGS geology maps, the underlying bedrock geology is London Clay Formation – Clay and Silt. Superficial deposits recorded are Kempton Park Gravel - Sand and Gravel. A suitable drainage strategy will be agreed with the Statutory Undertaker.

Project Description

1.4 The consented scheme is to construct two semi-detached houses with associated hard and soft landscaping requiring the demolition of the existing property and clearance of some garden vegetation. Given the scale of the proposals, it is anticipated that the work intensity will be low. The works will include the following activities:

- installation of tree protection measures;
- erection of storage areas, welfare facilities and car parking for site operatives;
- site clearance, including demolition of the buildings;
- earthworks associated with the approved engineering works (foundations and associated utilities and drainage);
- construction of a new residential dwellings;
- internal fit-out of new dwelling structures; and
- soft and hard landscaping details.

1.5 Site access and egress will be via Udney Park Road (as shown on Figure 1).

Purpose

1.6 This CEMP describes the measures that will be undertaken to minimise adverse impacts on habitats and species during the construction phase, however the site once developed and occupied does not fall within the scope of this CEMP.

1.7 Construction activities can have a direct impact on species and habitats by the removal of habitat and/or indirect impact on the natural environment through disturbance to wildlife and biodiversity, pollution of controlled waters or by the storage of materials near to ecologically sensitive areas.

1.8 For the purposes of this assessment the types of activities that might give rise to significant effects are considered and recommendations made as to how these can be avoided or mitigated to minimise the risk of nuisance or impact on sites or features of interest.

2.0 GENERAL CONTROLS

Construction Site Management

2.1 A Site Manager will be appointed to manage the works and to ensure that the measures detailed within this CEMP are implemented in full and throughout the construction phase.

2.2 The site and this plan will be periodically audited and reviewed by the Site Manager every two months. In the event of any significant amendments, the Local Planning Authority (London Borough of Richmond upon Thames) will be notified.

Legal and Contractual Environmental Requirements

2.3 The Site Manager will maintain access to environmental legal requirements applicable to the environmental risks associated with this project, as necessary.

Liaison with Local Authorities, Statutory Consultees and the Public

2.4 This CEMP will be submitted to the Council to discharge Condition U0194303 attached to the planning consent, with any measures implemented prior to commencement of the development and any additional controls required, agreed and implemented.

2.5 Notice boards will be displayed and maintained for the duration of the works and will be positioned where clearly visible to persons entering/passing the site. These will provide key contact details.

2.6 The Site will operate a complaint system, and any complaints and/or enquiries will be recorded and made available for inspection.

2.7 The Site Manager (or his/her representative) will notify all neighbours and relevant authorities prior to commencement of works.

3.0 BIODIVERSITY, ECOLOGY & TREE PROTECTION

Overview

3.1 The site comprised the existing buildings, associated hardstanding, garden areas, and a non-priority pond. Ecological surveys have been carried out by AAe Limited and found that the site has no evidence of protected species and that the proposals will not negatively affect the surrounding areas, including the Udney Park SINC.

3.2 The site itself is of overall low ecological value and the species recorded can be described as common or abundant and are found in similar places across much of Britain, with no protected species recorded on the site.

3.3 There are no ecological statutory designated sites located on or adjacent to the site. The nearest statutory designated site is Bushy Park and Home Park Site of Special Scientific Interest (SSSI), located 0.41 km to the south-south-west of the site, which formed part of a Site of Importance for Nature Conservation (SINC). According to the Multi-agency website, there were no Habitats of Principal Importance (HPIs) located on or adjacent to the site. The nearest HPI is an area of Wood-pasture and Parkland and Deciduous Woodland, also noted in the National Forest Inventory, located within Bushy Park and Home Park (SSSI/SINC).

Bats

3.4 No evidence of bats was recorded during a careful internal and external inspection of the bungalow on the site. Although no evidence of bats was recorded, all site operatives should be made aware of current legislation protecting bats and their roosts (a toolbox talk has been attached at Appendix A for reference). In the unlikely event of any bats being encountered on the site, then works should stop immediately and Natural England or AAe contacted so that appropriate advice can be provided.

3.5 The site will be enhanced by the provision of roosting opportunities for bats, as detailed in the Ecological Report produced by AAe (dated August 2023).

Badgers

3.6 No evidence of badger or their setts was recorded on or adjacent to the site. There was an old mammal scrape in the rear garden, with some fox (*Vulpes vulpes*) hair found.

3.7 It should be noted that all mammals are protected under the *Wild Mammals (Protection) Act 1996* and, therefore, prior to any site works a check should be made to make sure there are no active fox earths present on the site. The use of an animal repellent, such as Scoot, can be used to facilitate this.

Herpetofauna

3.8 The site does not provide suitable habitat for any species of herpetofauna with no nearby records found. A pond present on site was assessed to provide poor suitability to support great crested newts.

3.9 In accordance with standard protocols, all site operatives should be given an induction/toolbox talk on amphibians so that they are aware of the possibility of encountering them and of the current legislation protecting them.

3.10 In the unlikely event that any great crested newt is encountered, then all works must stop immediately and AAe contacted and/or the Councils Ecologist/Natural England so that appropriate advice can be provided (a generic toolbox talk has been attached at Appendix B for reference).

Nesting Birds

3.11 It should be noted that all species of wild bird and their nests are protected under the *Wildlife and Countryside Act 1981 (as amended)*. Therefore, site clearance works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests present. In the event of encountering an active nest during any works, the following controls will be implemented:

- The nest will be clearly identified along with a suitable buffer zone (minimum 5 m radius around the nest). This area will be clearly marked-up on the ground (using red spray paint and/or rope) and not cleared.
- Nests located during the survey will be monitored until they are assessed as no longer active, after which the area can be cleared.

3.12 The site will be enhanced by the provision of nesting opportunities for birds, as detailed in the Ecological Report produced by AAe (dated August 2023).

Tree Protection

3.13 In order to protect the nearby established trees to be retained, tree protection fencing will be required at certain locations to reduce the possibility of any damage that could be caused during the works. To minimise accidental damage, any overhanging branches should be

pruned back to suitable live growth points. All works should be undertaken by a suitably qualified and experienced specialist contractor and should conform to current industry best practice, i.e. BS 5837: 2012 '*Tree Work - Recommendations*'. The retention and protection of the established vegetation will help to maintain existing commuting/foraging routes currently utilised by bats and other wildlife, connecting the site to the neighbouring SINC.

3.14 Details of the tree protection measures can be found on Figure 2 (Existing Site Layout (Tree Protection Plan)).

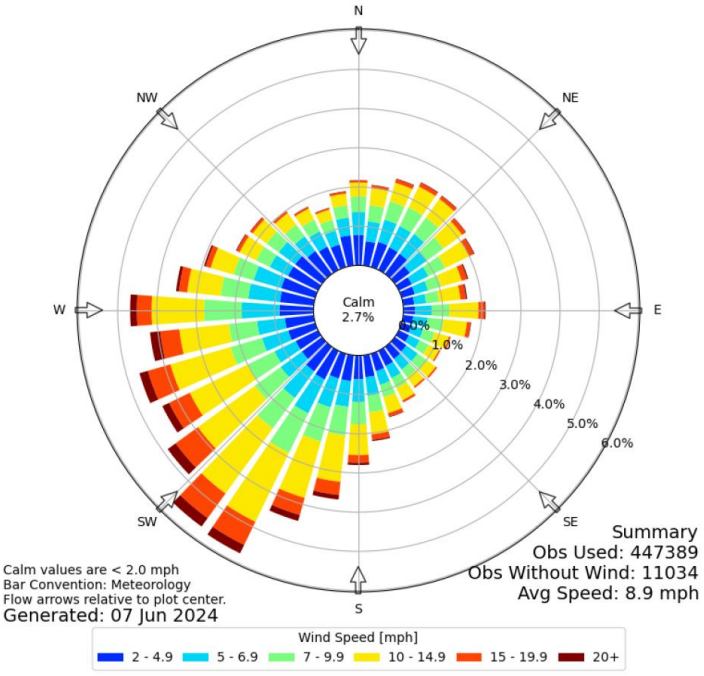
3.15 In the unforeseen event that a tree is damaged and/or dies, the Local Planning Authority will be notified. The details of the replacement tree will be agreed in writing with the Local Planning Authority.

4.0 DUST AND AIR QUALITY

4.1 The site is bordered by residential properties and associated gardens to the south, Udney Park Road to the west, a car park to the north and Udney Park SINC to the east.

4.2 The nearest residential properties are located adjacent to the south of the property, with properties to the west past an intervening barrier of Udney Park Road and gardens.

4.3 The prevailing wind direction is from the north-east to the south-west as presented on the Rose Diagram below. The nearest available contemporary dataset for the site is Heathrow Airport, located approximately 10 km north-west of the site. There is a low risk of dust being blown onto the adjacent Udney Park SINC to the east or neighbouring residential properties to the south.



Management of Unforeseen Incidents

4.4 In the unlikely event that controls fail to be applied in an area of the site, there is a low risk that the Udney Park SINC, and the downwind residential properties/sensitive receptors would be impacted by dust from site activities.

4.5 If significant fugitive dust emissions are being generated at the site, monitoring indicates elevated standards, or a complaint is received, the following corrective measures will be implemented:

- the cause of the elevation will be immediately identified and reviewed;
- relevant operations will be suspended whilst control is applied;
- appropriate corrective measures will be applied. This may include, for example; the use of bowsers or misting system for dampening, replacement of faulty machinery or compaction of stockpiles;
- visual inspection frequency will be increased to twice daily to assess whether the measures are effective and will not be reduced until measures are successful; and
- the actions undertaken will be recorded in the Site Diary.

5.0 NOISE AND VIBRATION

Working Hours

5.1 All site operatives will carry out the works in such a way as to limit, as far as reasonably practicable, the adverse noise and vibration impact of the construction activities.

5.2 Control of working hours is a fundamental method of minimising the potential for nuisance from noise and vibration. Normal working hours will be as follows:

Working Hours		
Activity	**Working Hours**	**Days**
Construction operations and delivery hours	0800* to 1800 hrs	Monday to Friday
	0800* to 1300 hrs	Saturday
No works	N/A	Sunday & Bank Holidays

* Plant machinery will not be operational prior to 0800 hrs each day site is active.

5.3 No machinery will be operated, no process will be carried out and no deliveries taken at or despatched from the site outside the working hours, set out above.

6.0 PROTECTION OF SURFACE WATER AND GROUNDWATER RESOURCES

6.1 The site is located in Flood Zone 1.

6.2 Based on the BGS geology maps, the underlying bedrock geology is London Clay Formation – Clay and Silt. Superficial deposits recorded are Kempton Park Gravel - Sand and Gravel.

Protection of Controlled Waters during Construction

6.3 During the site induction, all personnel will be briefed on the importance of water resources, their location and pollution prevention measures.

6.4 Any spillages and environmental incidents will be managed in accordance with Environment Agency guidelines. Spill kits will be held on-site, close to main storage areas, with a variety of absorbent materials to be used in the event of a spill of fuel, oils or chemicals. Site operatives will be trained on how to use these correctly. All incidents and the manner in which they were dealt with will be recorded.

6.5 The storage of all potentially polluting substances (primarily fuel, oil and lubricants for plant) will be in accordance with the Oil Storage Regulations 2015. All areas presenting a risk of spillage, such as fuel stores, will have appropriate drip trays/bunds. Any damaged, leaking or empty drums will be removed from the site and disposed of via a registered waste disposal

contractor. Further guidance is provided in 'PPG 26: Safe Storage - Drums & intermediate bulk containers'.

6.6 Bunds will be able to contain 110% of the volume of the largest container stored within it or 25% of the aggregate capacity of all storage containers. For drum storage a drip tray with a capacity of 25% of the maximum volume of material stored is sufficient. The maximum number of barrels and/or containers that can be stored in a bund at any one time will be indicated on a notice close to the bund. It will be ensured that the bund volume is not compromised by rainwater.

6.7 Refueling will be undertaken by mobile bowser and/or small scale handheld decanting. All refueling hoses, valves, trigger guns, funnels and other associated equipment will be kept within a bunded area and checked regularly for signs of wear. Any trigger guns used on re-fueling devices will be fitted with an automatic cut-off.

7.0 LIGHTING

7.1 Temporary lighting may be required for site safety and security. The Site Manager will ensure that lights are managed to avoid any direct beams towards sensitive properties and land uses. Lights will be directed as such that light does not spill beyond the site boundary and does not affect the adjacent habitats or the adjacent Udney Park SINC. Where lighting is necessary at the edge of the site, baffles will be fitted to ensure there is no light spillage outside the site boundary. In the very unlikely event of lighting required adjacent to the site, the Site Manager will notify and gain any approvals needed.

8.0 ENVIRONMENTAL EMERGENCIES AND INCIDENTS

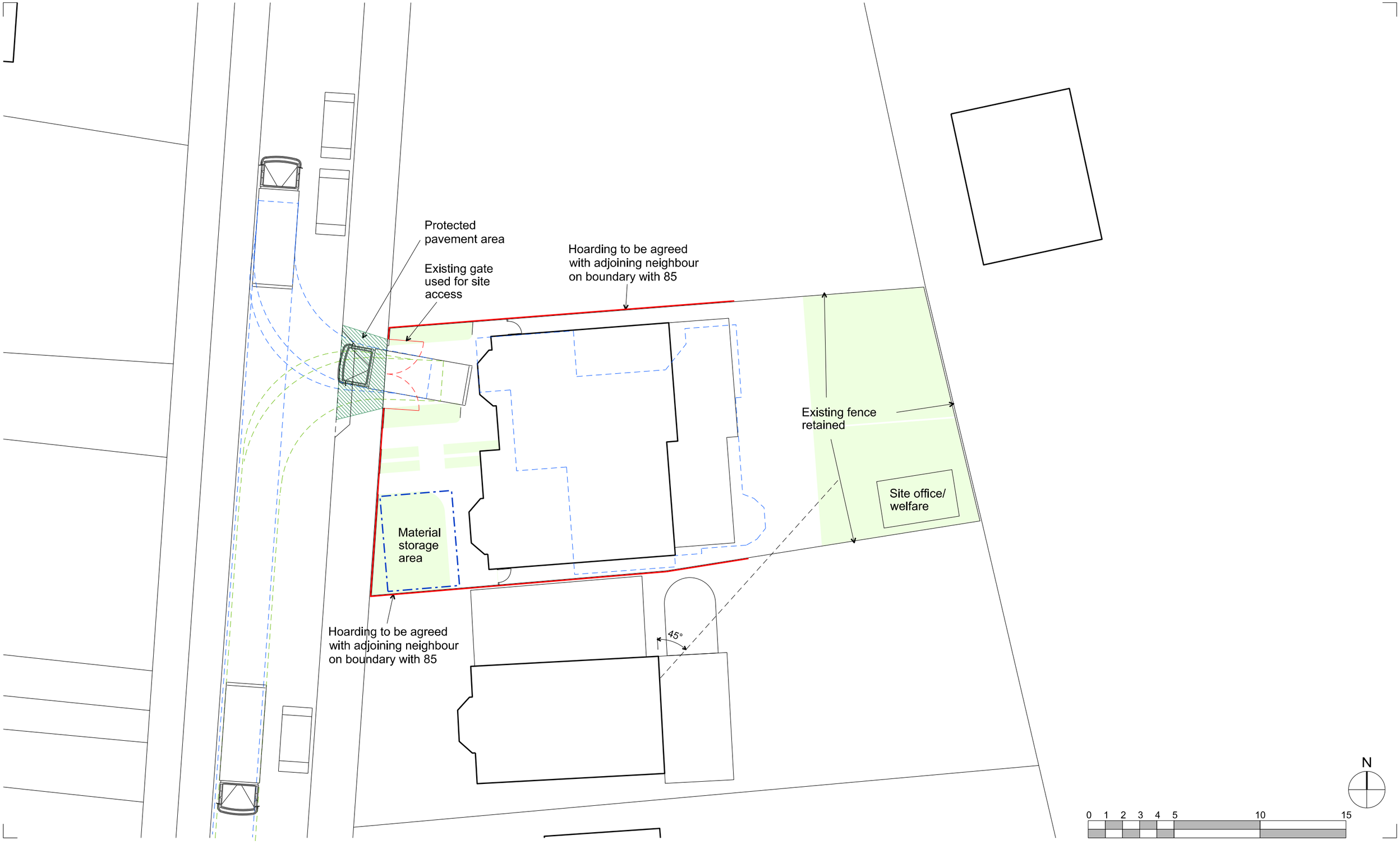
8.1 The Site Manager will implement an Environmental Incident Procedure, this procedure will detail the contact details of the Emergency Services, Local Authorities, the EA and other statutory authorities.

8.2 Emergency contact details for the Site Manager will be issued to the Local Authorities, Emergency Services and statutory authorities, as necessary.

223285/ARB AA Environmental Limited

December 2024

Figures



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Route Accessing Site
Route Leaving Site

REV	NOTES	DATE
A	ISSUED FOR PRE-PLANNING	17.08.2018
B	ISSUED FOR PLANNING	11.08.2023

REV	NOTES	DATE

JOB
83 Udney Park Road, Teddington TW11 9BB

TITLE

SCALE
1:200 @ A3

DRAWN BY
DR

DATE
AUG 2018

DRAWING No.
00P006

REVISION
B

N

VARIOUS SMALL SHRUBS TO SITE BOUNDARY WHICH ARE DISTANT - WILL NOT BE IMPACTED UPON BY THE PROPOSALS

VARIOUS TREES WHICH ARE DISTANT - WILL NOT BE IMPACTED UPON BY THE PROPOSALS

VARIOUS TREES WHICH ARE DISTANT - WILL NOT BE IMPACTED UPON BY THE PROPOSALS

VARIOUS TREES WHICH ARE DISTANT - WILL NOT BE IMPACTED UPON BY THE PROPOSALS

VARIOUS TREES WHICH ARE DISTANT - WILL NOT BE IMPACTED UPON BY THE PROPOSALS

PAVED

GRASS

PAVED

GRASS

PAVED

PAVED

PAVED

83

EXISTING DWELLING TO BE DEMOLISHED

85

PAVED

GRASS

GARAGE

PAVED

PAVED

PAVED

DRIVEWAY

GRASS

GRASS

PAVED

OFFSET/AMENDED RPA FOR NORWAY MAPLE T1 = 99.9m²

OFFSET/AMENDED RPA FOR SILVER MAPLE T3 = 228m²

T2

MADE GROUND

GRASS

T1

TARMAC

TARMAC

TARMAC

GRASS

T3

TARMAC

TARMAC

UDNEY PARK ROAD

N.B. REMOVAL OF EXISTING GARDEN WALL (BY HAND) TO BE SUPERVISED BY THE RETAINED ARBORICULTURAL CONSULTANT

0 5m 10m

Scale 1 : 125 @ A3

NOTES

This drawing should be reproduced in colour only.

All trees shown as retained on this drawing are to be protected in accordance with British Standard BS5837:2012 prior to commencement and for the duration of any development activity at the site.

Note changes in site levels, banks, ditches, existing buildings, retaining walls, hard surfaces other trees and their associated root systems will have restricted root growth from some trees in some directions. Therefore the Root Protection Areas shown on this drawing should be considered as indicative only. Please consult the Project Arboricultural Consultant for specific advice before undertaking any works within any of the Root Protection Areas shown.

DPA DRAWING KEY

- BS CATEGORY A - TREES OF HIGH QUALITY
- BS CATEGORY B - TREES OF MODERATE QUALITY
- BS CATEGORY C - TREES OF LOW QUALITY
- REQUIRED ROOT PROTECTION AREAS (BS 5837:2012) (N.B. EXISTING WALLS, HARD SURFACES & THEIR FOOTINGS WILL HAVE RESTRICTED ROOT GROWTH IN SOME DIRECTIONS AT THIS SITE)
- OFFSET / AMENDED BS 5837:2012 ROOT PROTECTION AREA (TO ALLOW FOR EXISTING SITE FEATURES / RESTRICTIONS)
- TEMPORARY SURFACE PROTECTION (BS 5837:2012) (N.B. SEE DPA AIA REPORT FOR FURTHER DETAILS)
- EXISTING HARD SURFACE RETAINED DURING ALL SITE WORKS - ANY WORKS TO RENEW THIS SURFACE AT THE END OF THE BUILD MUST BE SUPERVISED BY THE RETAINED ARBORICULTURAL CONSULTANT

TREE DATA TABLE (BS 5837:2012)

TYPE	SPECIES	HEIGHT	HEIGHT (MIN)	HEIGHT (MAX)	DIAMETER (MM)	ROOT PROTECTION AREA- AREA (M²)	ROOT PROTECTION AREA- RADIUS (M)	DIAMETER (MIN)	DIAMETER (MAX)	CROWN SPREAD (AS=AS SHOWN ON PLAN)	CROWN CLEARANCE	AGE CLASS	CONDITION	PRELIINARY MANAGEMENT RECOMMENDATIONS	NOTES	ESTIMATED REMAINING SLE	BS 5837:2012 CATEGORY	STATUTORY CONTROLS
T	Norway Maple	16.0	-	-	470	99.93	5.64	-	-	5.0	4.0	MA-M	Fair	Retain & protect in accordance with BS 5837:2012	Situated on highway grass verge. Previously & regularly crown lifted	20+	B1	TPO
T	Norway Maple	4.5	-	-	95	4.08	1.14	-	-	1.5	2.0	Y	Fair	Retain & protect in accordance with BS 5837:2012	Situated off-site. Previously heavily topped. Self-seeded tree with poor form / being suppressed by T1	10+	C1	-
T	Ash Leaved Maple	16.5	-	-	710	228.05	8.52	-	-	6.5	4.0	M	Fair	Retain & protect in accordance with BS 5837:2012	Situated on highway grass verge. Previously & regularly heavily crown reduced / maintained at a reduced size (previous crown lifting also evident)	20+	B1	-

ISSUED FOR
PLANNING

SITE ADDRESS
83 UDNEY PARK ROAD
TEDDINGTON
LONDON
TW11 9BB

CLIENT
GLENWOOD HOMES

SCALE	SHEET SIZE	DRAWN	DATE
1:125	A3	DP	AUG 2023

DRAWING TITLE
EXISTING SITE LAYOUT
(TREE PROTECTION PLAN)

DRAWING NUMBER
DPA-9439-02

REVISION
C

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Appendix A
Toolbox Talk (Bats)

TOOLBOX TALK:
BATS

Key Contacts

AA Environmental Ltd, Units 4-8 Cholswell Court, Shippon, Oxfordshire, OX13 6HX

Tel: 01235 536042

Did you know?

- Bats are the worlds only flying mammal.
- There are 17 species of bat known to be breeding in the UK, 6 of which are endangered or rare and 6 are classed as vulnerable.
- Bats can be found across the country in urban and rural locations.
- They are often sighted at dusk as they leave their roost, flying around hedgerows, woodland and waterbodies, feeding on insects.
- Throughout the year bats will often change their roost, depending upon the season.
- Usually a pregnant female will only have one baby a year, this makes colonies vulnerable to population decline.
- During the winter bats hibernate and may not wake up, even if disturbed. Therefore it's important not to work on sites with bats during these months.
- Bats may not use the same roost throughout the year, however they are legally protected with or without a bat occupying them.

Identification

- You may find bats in any number of places, they tend to prefer dark, quiet spots with good shelter, such as holes and cracks in trees, roofs and walls of buildings, under bridges, old tunnels and in caves.
- Signs of bat presence include discarded moth wings, staining around crevices and small mouse like droppings which crumble easily.

Legislation

- All bats and their roosts are protected by UK and European Law. This makes it **illegal to kill, injure, capture or disturb bats** or obstruct access to, damage or destroy their roosts and protects important feeding areas from damage or disturbance.
- Under law, a roost is any structure or place used for shelter or protection.

Site Controls

- There is always a **risk** that bats, as they move between different roost sites and occupy new roosts, could be encountered during site works.
- **If any bats are encountered during works the following controls must be applied to avoid breaking the law:**

1. If bats are discovered/suspected works must stop **immediately** with any bat left in-situ and AAe immediately contacted (contact details above).
2. If any injured bats are found during the works AAe would care for them and where possible be released in the same location once recovered.
3. During works staff must wear gloves in case of accidental contact with bats.
4. Any roof tiles will be lifted straight up, rather than being rolled over, minimising the risk of harming bats which may be sheltering underneath.
5. Areas must be fully checked for any bats or their evidence prior to filling any gaps and repointing any brickwork.
6. Any lighting must be installed must avoid illuminating vegetation and or bat boxes/access points.

These controls have been put in place to protect all site operatives from breaking the law. You're not expected to be able to identify bats or their presence so remember, **if in doubt shout and contact the relevant person.**

Brown long-eared bat.

Lesser horseshoe bat in rail tunnel.

Common pipistrelle bat.

Appendix B
Toolbox Talk (Amphibians)

TOOLBOX TALK:
AMPHIBIANS

Common Toad, Common Frog, Great Crested Newt, Smooth Newt & Palmate Newt

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell Court, Shippon, Oxfordshire, OX13 6HX

Tel: 01235 536042

Did you know?

- Species of common amphibian include common toad, common frog, smooth newt and palmate newt. Whereas great crested newts or **GCNs** are the largest and rarest species of newt found in the UK.
- These species can be found on a wide range of sites, including brownfield, industrial, residential and rural.
- Populations are showing a general decline.
- All amphibians require waterbodies for breeding but will spend much of their lives on land.
- For their survival, a link between a suitable breeding pond and terrestrial habitat is essential.
- During winter, amphibians will mostly hibernate on land (although young may over-winter in ponds) and may not wake up if disturbed. Furthermore, they are cold blooded and may be very slow moving when cold. This makes them vulnerable to site works, especially during the winter months.
- Unlike GCNs the four species are not protected by European law and so you do not require a Natural England licence to handle or work near them.
- **GCNs are protected by UK and European Law.** This makes it **illegal** to intentionally or recklessly kill, injure or take, intentionally or recklessly disturb whilst occupying a 'place used for shelter or protection' and protects these places against destruction.

Identification

- Smooth and palmate newts can easily be mistaken for great crested newts (GCNs) and common lizards due to their similar size, body shapes and colouring.
- On land, lizards are much faster than newts and can disappear in the blink of an eye. Newts movement however is slow and lumbered.
- Smooth and palmate newts are smaller than GCNs, growing up to 11 cm long and their skin is smooth and velvety in appearance, whereas GCN skin is warty and common lizard skin is scaly.
- Mature GCNs may grow up to about 17 cm long. Most of their skin is dark brown or black and warty in texture/appearance with a orange/yellow and black pattern on their tummy.
- Common frogs and toads look similar to each other but can be told apart by their skin. Toads have loose, warty skin and frogs have tight, smooth skin.
- All four species breed in ponds. The eggs, or spawn, of frogs and toad look like black pin heads covered in a clear jelly. Frog spawn is clustered together, whereas toad spawn forms chains.

Legislation

- All species are protected under Section 9(5) of the Wildlife and Countryside Act 1981 against being sold, offered for sale or being held or transported for sale either dead or alive, whole or part.
- **GCNs are protected by UK and European Law.** This makes it **illegal** to intentionally or recklessly kill, injure or take, intentionally or recklessly disturb whilst occupying a 'place used for shelter or protection' and protects these places against destruction.
- Common toads have been identified as a UK Priority Species, of principal conservation importance, under Section 41 of the NERC Act 2006.

Site Controls

- Although not specifically protected, in accordance with good practice, care should be taken when clearing sites or draining down ponds to ensure no species of amphibian are harmed.
- Although considered unlikely, in the event of GCNs being encountered during the works it is a legal requirement to stop work immediately and Natural England informed so that appropriate advice can be provided.
- Additional controls may be necessary if GCNs are present on site as they are legally protected by additional legislation.
- Remember, you are not expected to be an expert, **if in doubt shout and contact the relevant person.**


Adult common toad.


Adult common frog.

Female smooth newt.


Male palmate newt.

Male adult GCN.

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