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GREAT CRESTED NEWT STATEMENT

14 Verey Close, Twyford, RG10 0LW

A GREAT CRESTED NEWT (GCN) STATEMENT

Site Address: 14 Verey Close, Twyford, RG10 0LW

Planning Reference: 251682

Date: 22 August 2025

a) Introduction

The application site comprises a two-storey semi-detached house located in Twyford. The works relating to the planning application comprise removal of the existing conservatory and construction of a single-storey side extension. No habitat or green infrastructure will be removed, and no waterbodies, woodland, or connective terrestrial GCN habitats are present on-site or in the immediate vicinity.

The proposed works is shown on the accompanying drawings, numbered;

- AD/01 rev A Site and Location Plans
- AD/02 rev B Existing Floor Plans and Elevations
- AD/03 rev B Proposed Floor Plans and Elevations

b) Great Crested Newt (GCN) Statement

The site is located within an 'Amber Risk Zone' for Great Crested Newts (GCNs), as identified by the Wokingham Planning Constraints Map. However, the site is over 350 metres from the nearest pond/waterbody and is more than 700 metres from the nearest red zone (higher risk) which significantly reduces the likelihood of GCN presence. My client's property is within meters of the green zone, which is considered virtually clear of GCN risk.

Taking into account the following factors:

- The distance to the nearest potential breeding pond (>350m)
- The location relative to red and green zones
- The site is fully enclosed
- The developed nature of the site
- Works would commence outside their activity periods
- The small scale of the works

It is considered that the likelihood of Great Crested Newts being present or impacted is extremely low. Therefore, no further ecological survey or protected species licence is considered necessary, and the risk to Great Crested Newts is considered minimal.

GREAT CRESTED NEWT STATEMENT

14 Verrey Close, Twyford, RG10 0LW

To ensure legal compliance with the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, the following precautionary measures will be undertaken:

- A works schedule will be submitted to Wokingham Borough Council.
- The contractor will be briefed on the legal protection of Great Crested Newts.
- If, during site clearance or construction, any signs of Great Crested Newts are observed, all works will cease immediately, and a qualified ecologist and the local authority will be contacted for further advice.



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Building Surveyor
22 August 2025



Reviewed by **Lloyd Rockall** MRICS
Chartered Building Surveyor

B **APPENDICES**

Wokingham Borough Council Planning Policies and Constrains Map - Great Crested Newt
Impact Risk Zones

**Wokingham Borough Council Planning Policies and Constrains Map
Great Crested Newt Impact Risk Zones**

