

310 Wharfedale Road, Winnersh

Great Crested Newt Statement

Date 27-08-24

Our Ref. 24.094

The subject site is the building identified as 310 Wharfedale Road, Winnersh, located within the Winnersh Triangle Business Park, located to the north of Winnersh but within its settlement development limits.

The application site is noted to be partly within amber and red Great Crested Newt Impact Risk Zones

The specific application site in which development is proposed is located to the south-west of the commercial building, extending from an area north and west of the grass verge, onto a small part of the hardstanding which sits adjacent to the building.



The application site is entirely hard-surfaced other than the small linear area of grass verge identified in the above street view, comprising of a lighting post, no entry sign and a rubble bag. No part of the development would take place on the grass verge area.

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As the application site purely involves the stationing of plant and equipment in an existing hard surfaced service yard (permission is only required due to the flues in the roof space), there would be no impact on GCN foraging areas.

Further, it is noted that the site is separated from the nearest water body and adjoining potential foraging area by a 7m wide service road. As such it is highly unlikely that GCN would be utilising the remnant grass verge as a foraging area.