

BRIEFING NOTE

Project:	Parcel 9 Miller Marketing Suite, South Wokingham	Subject:	Precautionary Working Method Statement
Reference:	250993	Date:	26 th June 2025
Author:	Hugh Turner, ECOSA	Client:	Miller Homes

Introduction

ECOSA have been appointed by Miller Homes to prepare a Precautionary Working Method Statement (PWMS) to support a planning application (Planning ref: 250993) for the erection of a Marketing Suite at Parcel R9 Land at Phase 2b at the South Wokingham Strategic Development Land (SDL). The PWMS has been requested by Wokingham Borough Council following comments from NatureSpace. The PWMS will set out the methodology to be followed to ensure that no harm will come to great crested newt and reptiles during the site clearance works.

Precautionary Method of Works

Prior to construction works, the grassland habitats on site will be subject to strimming works under the supervision of a suitably qualified ecologist. The grass will be cut in two stages. The first cut will reduce the grass height to no more than 15 centimetres. The grass will be left for 24 hours before the second stage cut to ground level.

Following the grass cutting, a destructive search will be undertaken of the area. This will entail the methodical removal of any suitable habitat using an excavator under ecological supervision. Any reptiles encountered as part of the destructive search will be captured by the ecologist and relocated off-site. If any great crested newt are encountered, the works will be stopped and advice sought from Natural England or NatureSpace on how to proceed. Once the destructive search has been completed, and all suitable great crested newt and reptile habitat has been removed from the site, the development work will be able to proceed.

Conclusion and Recommendations

It is considered that if the above methodology is followed that all harm to great crested newt and reptiles can be avoided.

Preliminary Ecological Appraisals • Protected Species Surveys and Licensing • NVC • EcIA • HRA • Management Plans
Habitats • Badger • Bats • Hazel Dormouse • Birds • Reptiles • Amphibians • Invertebrates • Riparian and Aquatic Species

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