

Lake House
178 Bearwood Road
Barkham
Wokingham
RG41 4SH

Great Crested Newt Habitat Assessment

Report ref.: R3130_GCN_a

Report Quality Control Information	
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February 2026



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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was instructed by Mary and Chris Kay to undertake a Great Crested Newt (GCN) habitat assessment at Lake House – a detached dwelling at 178 Bearwood Road in Barkham, Berkshire.
- 1.1.2** The application site falls within a ‘Red’ GCN Impact Risk Zone within the area covered by the Berkshire GCN District Level Licence and therefore the Council require a statement demonstrating how the proposals will safeguard against the risk of harming GCN. The aim of the GCN habitat assessment is to determine the suitability of the habitats on site and whether further survey and/or mitigation would be required for the proposals.
- 1.1.3** The survey methods comprise a desk-based study for GCN, site walkover survey, and an impact risk assessment. There were no significant survey limitations. The desk study revealed four ponds within 500m of the application site boundary that could potentially support breeding GCNs, with several records of GCN from 2020 within 1km of the site.
- 1.1.4** The wider site comprised a large residential plot with several residential buildings, including the Lake House, and numerous outbuildings. There was an access driveway along the southern boundary of the site. The garden comprised two ponds surrounded by managed lawns, ornamental planting and scattered trees, i.e. terrestrial habitats of negligible - low value to GCN.
- 1.1.5** The development footprint is small and will impact on existing urban habitats and managed lawn bordering the edge of the pond (i.e. terrestrial habitat of negligible - low value to GCN). The construction activities are limited to piling a small number of supports for the extension but minimal long-term impacts to the habitat beneath the newly raised extension (on raised piles).
- 1.1.6** The Natural England GCN Rapid Risk Assessment Tool was used to assess the risk of the development proposals adversely affecting GCN and the proposed works were considered unlikely to result in an offence.
- 1.1.7** In the absence of precautionary avoidance and mitigation measures, there is a low risk that individual GCNs could potentially be injured and/or killed during the construction activities if a local population exists in the wider area. To avoid this, it is recommended that reasonable avoidance measures to minimise the risk of killing individual GCNs are implemented during the construction phase and can be secured via an appropriately worded planning condition – as set out in **Section 6.3**.

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy LLP was instructed by Mary and Chris Kay to undertake a Great Crested Newt (GCN) habitat assessment at Lake House – a detached dwelling at 178 Bearwood Road in Barkham, Berkshire.
- 2.1.2** The survey was commissioned to accompany a planning application to be submitted to Wokingham Borough Council for the construction of single-storey extensions at the eastern and western elevations of the existing dwelling, along with the removal of the existing office and outbuildings to create a permeable surfaced driveway and parking (refer to location plan in **Appendix 1** and existing and proposed plan in **Appendix 2**).
- 2.1.3** The application site falls within an ‘Red’ GCN Impact Risk Zone (see NatureSpace Impact Risk Maps) and therefore the Council require a statement demonstrating how the proposals will safeguard against the risk of harming GCN.

2.2 Site Location and Context

- 2.2.1** Lake House – a detached single-storey property – is located on the eastern side of Bearwood Road, in Barkham, Berkshire, approximately 3km to the west of Wokingham town centre (central OS grid reference: SU 78424 68571).
- 2.2.2** The application site boundary encompasses the Lake House building, surrounding garden habitat, detached office and outbuildings, as well as the driveway present along the southern boundary. The wider plot comprises a large residential plot, with two dwellings, ornamental planting and managed grassland surrounding two ponds and the site is bordered by deciduous woodland to the north, east and south. A pond was present within the neighbouring property to the south, located approximately 125m to the south of the site and bordered by deciduous woodland. There is a Bearwood Lakes golf course to the west of the site, with grassland, wood pasture, parcels of woodland, and three ponds, which are within 200m of the site.

2.3 Report Objectives

- 2.3.1** The aim of the GCN habitat assessment was to determine the suitability of the habitats for GCN on site and whether further survey and/or mitigation would be required for the proposed development.

3 LEGISLATION AND POLICY

3.1 Relevant Legislation

3.1.1 In England and Wales, GCNs found in the wild are fully protected under the Wildlife & Countryside Act 1981 (as amended) (WCA) and Conservation of Habitats and Species Regulations 2017 (as amended); the regulations are commonly referred to as the Habitat Regulations and hereafter referred to as such. The Habitat Regulations refer to European Protected Species (EPS) and the GCN is an EPS. Although the UK left the European Union on the 31st January 2020 and is therefore no longer tied to European legislation, the Habitat Regulations have been retained in their current format.

3.1.2 The legal framework underpinned by the WCA and Habitat Regulations makes these specific actions an offence as follows:

- Deliberately kill, injure, capture or take a wild GCN;
- Deliberately, intentionally or recklessly disturb GCNs; in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate, or to significantly affect local distribution or abundance;
- Damage or destroy a place used by a GCN for breeding or resting; and
- Intentionally or recklessly obstruct access to any place used by a GCN for shelter or protection.

3.1.3 The GCN is listed as a species of principal importance for the conservation of biodiversity (a.k.a. priority species) in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

3.2 Planning Policy

3.2.1 The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England. Government planning policy, such as the ODPM Circular 06/2005, requires LPAs to account for the conservation of protected species when considering and determining planning applications.

3.2.2 The ODPM Circular 06/2005 states that *‘the presence of a protected species is a material consideration when a planning authority is considering a development*

proposal that, if carried out, would be likely to result in harm to the species or its habitat.' This policy means that in instances where there is a reasonable likelihood of GCNs being present and affected by a development, surveys must be undertaken to inform a mitigation strategy to be agreed prior to granting planning permission.

3.3 Mitigation Licensing

3.3.1 The government's statutory nature conservation body, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licences that would permit activities that would otherwise lead to an infringement of the Habitat Regulations. An EPS mitigation licence can be issued if the following three tests derived from Regulation 55 have been satisfied:

- (2)(e) – the derogation is for the purposes of *'preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.'*
- (9)(a) – there is *'no satisfactory alternative'* to the derogation; and
- (9)(b) – *'the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'*

3.3.2 LPAs have a statutory duty under Regulation 7(3)(e) of the Habitat Regulations to consider and determine whether these three tests are likely to be satisfied by planning proposals affecting EPS before granting planning permission. If an EPS mitigation licence is necessary, a licence can be sought once all the necessary planning consents have been granted. Natural England aims to issue a decision on licence applications within 30 working days of submission.

3.3.3 The District Level Licensing (DDL) scheme is an alternative approach to traditional mitigation licensing which authorises developments that adversely affect GCNs. Instead of relying solely on site-specific mitigation and compensation, a 'Conservation Payment' can be made to fund a net increase in GCN habitat elsewhere. Please refer to the NatureSpace guidance for more details.

4 SURVEY METHODS

4.1 Desk Study

4.1.1 The DEFRA Data Services Platform was used to obtain geospatial datasets, such as GCN eDNA Pond Surveys for District Level Licensing and GCN Class Survey Licence Returns, for examination on QGIS. The Multi-Agency Geographical Information Centre (MAGIC) website was examined for nearby granted EPS licences; MAGIC was used in conjunction with Google Earth satellite imagery to identify ponds and assess the permeability of habitats within a 500m radius of the application site.

4.2 Field Survey

4.2.1 The application site was visually assessed for its potential to support GCNs, on the 21st January 2026 by senior ecologist Meghan Porter-Smith and ecologist Jake Morgan (Qualifying members of CIEEM).

4.2.2 GCNs require standing water for breeding and favour small to medium-sized ponds with surface areas ranging from 50m² to 250m². For larval development to take place and young newts to emerge from ponds, ponds must hold water until the end of August (Langton *et.al.* 2001).

4.2.3 GCNs require terrestrial habitats for feeding, movement from pond to pond and for hibernation. Habitats of greatest value to GCNs are those listed below that provide invertebrate prey and provide cover such as under logs or stones:

- Woodland;
- Rough grassland;
- Scrub;
- Hedgerows; and
- Waste ground.

4.2.4 Terrestrial habitats of highest value to GCNs are those rich in invertebrate prey, which provide cover during periods of cold and dry weather, such as under logs or stones for example. Open habitats, such as closely mown grassland, do not provide important habitats for feeding or shelter but can be traversed by GCNs moving between more preferable habitats (English Nature 2001; Langton *et. al.* 2001).

4.3 Risk Assessment

4.3.1 A rapid risk assessment of the impacts to GCN was carried out using the Natural

England Rapid Risk Assessment Tool. The Tool takes into account the impacts of the development on GCN and determines the likelihood of effects on populations in the absence of mitigation.

4.4 Survey Constraints

- 4.4.1** There were no significant survey limitations because GCN habitat assessments can be carried out at any time of year under any weather conditions and the application site was fully accessible.

5 SURVEY FINDINGS

5.1 Desk Study

5.1.1 The TVERC data search revealed 5 GCN records from within a 1km radius of the site from between 2013 and 2020. The records are all for a pond within Reddam House College, approximately 950m to the north-west of the site. The most recent surveys undertaken in March, April and May 2020 recorded a maximum count of 10 adult GCN.

5.1.2 A European Protected Species (EPS) mitigation licences was granted for GCN 1750m to the north-east of the site in 2020, confirming the presence of GCN within 2 kilometres of the site. The license was to destroy and damage a resting area (Case reference number: 2019-41221-EPS-MIT-1).

5.1.3 MAGIC and OS mapping revealed that there are seven ponds that could potentially support breeding GCN within 500m of the site boundary (see **Figure 1** below).

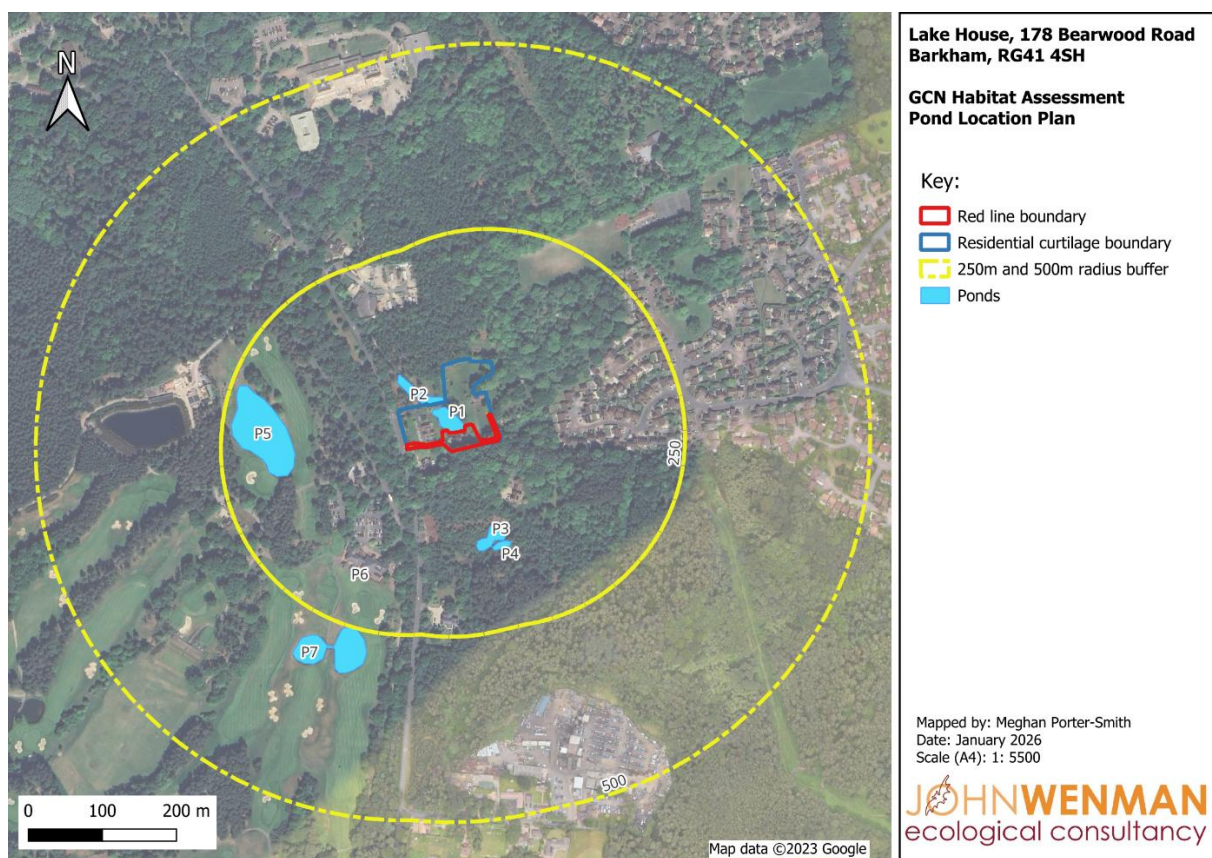


Figure 1. Ponds present within 500m of the site – Lake House, Bearwood Road.

5.1.4 Two ponds were present within the residential boundary, with Pond 1 situated along the red line boundary of the application site to the north, and Pond 2 situated along the northern residential boundary, 50m from the application site. The next closest ponds (Ponds 3 and 4) were present within the garden to the rear of 148 Bearwood Road, 120m to the south of the site and connected by woodland. The other three ponds (Pond 5, 6 and

7) were present within Bearwood Lakes golf course, 215m to the west, 220m to the south-west and 285m to the south-west of the site. Although these ponds were separated from the site by urban and managed habitats, including a well-used road, there were small strips of woodland present on both sides of the road, meaning individuals could opportunistically use the suitable habitat to commute between the sites.

- 5.1.5** The application site falls within a 'Red' GCN Impact Risk Zone (see NatureSpace Impact Risk Maps) – these zones contain highly suitable habitat and are the most important areas for great crested newts.
- 5.1.6** There were no pre-existing ecological survey reports held by the client or available for the property on the Wokingham Borough Council website, however a Preliminary Ecological Appraisal was produced to accompany a planning application for a replacement dwelling for the original bungalow present to the north of the application site (Application number: 240665; Preliminary Ecological Appraisal, December 2022, Ellendale Environmental). The PEA survey was conducted in September and noted that Pond 2 was mostly dry at the time of survey, apart from a small section of water at the southern end and the client has provided evidence of Pond 2 being dry in August 2025. Both on-site ponds were determined to be unsuitable for breeding GCN.

5.2 Field Survey

- 5.2.1** The findings of the visual inspection of the site are described with photographs as follows:
- 5.2.2** The application site comprised a detached residential dwelling, a detached office building, storage sheds and log store, with urban habitats including a driveway along the southern boundary of the site, car parking area, ornamental planting, managed garden lawn and raised decking to the east and north of the house, bordering the adjacent ornamental pond (**Photographs 1 - 4**).



Photograph 1. Detached dwelling and car parking area viewed from the east.



Photograph 2. Driveway, detached dwelling and timber shed viewed from the west.



Photograph 3. Storage sheds and log stores along the southern side of the site.



Photograph 4. Raised decking to the north of the detached house.

5.2.3 The frequently mown modified grassland was present to the west of the site and surrounded the pond adjacent to the dwelling, featuring species such as: perennial ryegrass (*Lolium perenne*), cock's-foot (*Dactylis glomerata*), common bent (*Agrostis capillaris*), common ragwort (*Senecio jacobaea*), creeping buttercup (*Ranunculus repens*), daisy (*Bellis perennis*), hawkbit (*Leontodon* sp.), yarrow (*Achillea millefolium*), spear thistle (*Cirsium vulgare*), dandelion (*Taraxacum officinale*), dove's-foot crane's-bill (*Geranium molle*), spongy turf moss (*Rhytidiadelphus squarrosus*), and soft rush (*Juncus effusus*) (**Photograph 5**). Introduced shrubs were present to the west of the house, and comprised spindle (*Euonymus* sp.), *Rhododendron* species, bamboo (*Pseudosasa* sp.), *Camelia* sp., and ornamental grass species (**Photograph 6**). There were scattered trees present to the east of the house, comprising a willow (*Salix* sp.) and paper birch (*Betula papyrifera*) (**Photograph 7**). Further trees and ornamental planting were present to the east of the nearest pond and between the two onsite ponds, and although outside of the application boundary they do provide potential habitat for GCN within the wider site (**Photograph 8**). Species present included *Acer* sp., oak (*Quercus robur*), sweet chestnut (*Castanea sativa*), cherry (*Prunus* sp.), cypress (*Cupressus* sp.), yew (*Taxus baccata*), holly (*Ilex aquifolium*), bracken (*Pteridium aquilinum*) and ivy (*Hedera helix*).



Photograph 5. Frequently mown garden lawn between the house and the pond.



Photograph 6. Ornamental planting to the west of the detached house.



Photograph 7. Willow and birch trees to the east of the house, along the boundary of the pond.



Photograph 8. Trees and introduced shrubs to the east of the pond.

5.2.4 Pond 1 was present along the northern side of the application boundary, featured a concrete edge, with stone steps at the southern end and a rockery present at the northern end (**Photographs 9 & 10**). The pond was stocked with fish, and there were two mallard ducks (*Anas platyrhynchos*) present on the pond at the time of the survey and there was no emergent vegetation visible within the pond. Considering these factors, it was considered that the pond was unsuitable for breeding GCN. Pond 2 was present at the northern side of the garden and approximately 50m to the north of the application site, and had a natural edge with common reeds (*Phragmites australis*) present at the south-eastern end and soft rush (*Juncus effusus*) dominating along the edge of the pond, with some algae visible beneath the surface (**Photograph 11**). The client has provided photographic evidence of Pond 2 being mostly dry in August 2025 (**Photograph 12**).



Photograph 9. Pond 1 with concrete edge, sloped stone step and no emergent vegetation.



Photograph 10. Rockery at the northern side of Pond 1.



Photograph 11. Pond 2 to the north of the site with a natural edge with vege.



Photograph 12. Pond 2 mostly dried out taken by the client (25th August 2025).

- 5.2.5** There were rock piles present around the foundation of the office building and beneath the raised decking, as well as log piles within the open log store on the southern boundary, that all offer refuge and hibernating opportunities for GCN and other amphibians **(Photographs 13-15).**



Photograph 13. Rock pile to the north of the detached office building.



Photograph 14. Rocks present below raised decking.



Photograph 15. Log piles and stored items present within open store building.

5.3 Risk Assessment

5.3.1 Based on the assumption that the nearby ponds all support breeding GCN - the Natural England GCN Rapid Risk Assessment Tool was used to assess the risk of the development proposals adversely affecting GCN.

5.3.2 The development footprint is over than 0.01ha and the Tool indicates that the loss of or damage to 0.01ha – 0.1ha of land within 50m and minor disturbance of newts from any breeding pond is likely to result in an offence – see **Figure 2** below.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.3
Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01
Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001
Individual great crested newts	Minor disturbance of newts	0.5
Maximum:		0.5
Rapid risk assessment result:		AMBER: OFFENCE LIKELY

Figure 2. Natural England GCN Rapid Risk Assessment Tool – Breeding ponds present on site.

5.3.3 However, based on the assessment that the onsite ponds do not support breeding GCN, due to the presence of fish and lack of suitable emergent vegetation within Pond 1 and anecdotal evidence confirming Pond 2 frequently drying out during the summer months, the Tool indicates that the loss of or damage to 0.01ha – 0.1ha of land 100-250m from any breeding pond is unlikely to result in an offence – see **Figure 3** below.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1
Land >250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.005
Individual great crested newts	No effect	0
Maximum:		0.1
Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY

Figure 3. Natural England GCN Rapid Risk Assessment Tool – On-site ponds are not GCN breeding ponds.

6 DISCUSSION AND RECOMMENDATIONS

6.1 Assessment of Habitat Suitability

- 6.1.1** The desk study revealed the recent records of GCN from within 1km of the site, with the nearest records from a pond adjacent to Bearwood College, approximately 950m to the north-west of the site. A search on MAGIC revealed a granted EPS licence for the damage and destruction of a resting place, at a site approximately 1750m to the north-east of the site in 2020, and a class licence return confirmed the presence of GCN within a pond approximately 1650m to the north-west of the site in 2017.
- 6.1.2** The desk study revealed seven ponds that could potentially support breeding GCNs within 500m of the application site boundary. Two ponds were present within the wider residential curtilage, with Pond 1 present adjacent to the application boundary, and Pond 2 present 50m to the north of the application boundary. Ponds 3 and 4 were present within the wooded grounds of a neighbouring house along Bearwood Road, approximately 120m to the south of the site and have good connectivity to the site through deciduous woodland and large garden habitats, which offer suitable sheltering and commuting habitat for GCNs. The other three ponds within 500m are present within Bearwood Lakes golf course to the west, and are disconnected from the site by urban habitat and a road, however there are strips of woodland present to the east and west of Bearwood Road, so individual GCN may be able to commute the short distance across the road.
- 6.1.3** The application site falls within an 'Red' GCN Impact Risk Zone – these zones contain highly suitable habitat and are the most important areas for great crested newts. However, the application site that will be impacted by construction activities comprised urban and managed garden habitats, that are of negligible to low value for GCN. The adjacent Pond 1 was deemed to be unsuitable for breeding newts due to the presence of fish and no emergent vegetation to shelter under and use for breeding. Although Pond 2 had some emergent vegetation which makes it more suitable for breeding GCN habitat, and is connected to woodland habitat to the north of the pond, the pond frequently dries during the summer months, and didn't have a lot of vegetation cover for GCN to hide and lay eggs within.
- 6.1.4** The ornamental planting present on site provide low suitability habitat for commuting GCN, but the largely managed garden habitats of the site make it less suitable overall, with GCN likely to use the woodland edge and less managed habitats present to the east of the application site.

6.2 Impact Assessment and Required Actions

- 6.2.1** The development proposals include the construction of single-storey extensions to the eastern and western end of Lake House following the demolition of the detached office building and timber shed, the removal of the log store and shed on the southern boundary for the creation of a permeable driveway and extension of the raised decking to the north of the dwelling (see proposed drawings in **Appendix 1 & 2**). The extensions will not require typical extensive foundations but a small number of pilings under the newly raised extensions similar to existing. In the short-term, the construction activities will only impact very small areas of managed grassland and gravel and in the long-term, there will be retained amenity grassland and terrestrial habitat underneath the raised extension that can be enhanced for newts.
- 6.2.2** The development footprint will only impact urban and vegetated garden habitats including gravel, introduced shrubs and modified grassland located around Lake House (i.e. terrestrial habitats of negligible value to GCN). The wider garden provided some sheltering opportunities for GCN within the ornamental shrubs, within stone piles around and below the decking of the Lake House and within the log piles in the open storage buildings, with the majority of the ornamental planting to be retained. However, the storage buildings will be removed to facilitate the construction of the driveway, therefore requiring the removal of the log piles refugia. The stone piles around and beneath the existing decking may need to be removed to facilitate the construction of new pilings for the extension, but these should be retained where possible.
- 6.2.3** The Natural England GCN Rapid Risk Assessment Tool was used to assess the risk of the development proposals adversely affecting GCN and it was considered likely that the proposed works would unlikely result in an offence – see **Figure 3** above.
- 6.2.4** In line with the guidance contained in the Tool and the impact assessment presented above, the nature and scale of the proposed development is considered unlikely to breach legislation protecting GCN or their habitats, as the habitats to be impacted on are of negligible suitability i.e. urban and managed habitats. However, in the absence of mitigation, considering the adjacent pond and some suitable refugia that will have to be removed to facilitate the development, there is a residual risk that individual GCNs could potentially be injured and/or killed during the construction activities if traversing across the habitats on site or sheltering onsite.

- 6.2.5** To avoid contravening the legislation, it is recommended that reasonable avoidance measures to minimise the risk of killing individual GCNs are implemented during the construction phase – as set out in **Section 6.3** below. There will be no significant change to the use of the site post-development and the extent of development is only minor.

6.3 Reasonable Avoidance Measures

- 6.3.1** It is likely that any residual offences would have negligible impact on the conservation status of a local GCN population and the enforcement of such breaches is unlikely to be in the public interest. Therefore it is considered that a European Protected Species (EPS) mitigation licence or coverage under a District Level Licence would not be required to allow the works to proceed lawfully, but the following reasonable avoidance measures will be adopted to minimise the extremely low risk of harming individual GCNs and this can be achieved under a Construction Environmental Management Plan in an appropriately worded planning condition:

Pre-commencement of construction activities

- The formal mowing of the lawn should be maintained prior to the commencement of site work to minimise the likelihood of GCN colonising the site.
- The careful removal of any required rock piles around and beneath the Lake House and log piles within the storage buildings by hand prior to the commencement of any construction works, under ecological supervision and outside of the hibernation period that runs from November to March (dependent on temperatures). Machinery works can only commence once confirmation from the ecologist that the area is unsuitable for GCN.
- If GCN are encountered during the removal of the refugia, then all works must be halted until written advice is provided by the ecologist. At this stage, a mitigation licence will be required.

During construction activities

- Any stored building materials or waste, such as bricks or debris etc., that might offer shelter for GCN will be kept raised off the ground on pallets or on existing hard standing, and efforts should be made to process and remove from site as soon as possible;
- Excavation works or piling works will not be undertaken after dusk and any open excavations or trenches will be backfilled (after a check for GCN

presence) or left with escape ramps to prevent GCN from becoming trapped; and

- If any extensive groundworks are required, a destructive search using a machine with a toothed bucket will be undertaken in the presence of a suitably licensed ecologist.

6.3.2 In the unlikely event that a GCN is found during the course of construction when an ecologist is not present, works will stop immediately and a licensed ecologist will be called onto site to ensure the GCN is not harmed and provide further advice on how to proceed; work will recommence only once further written advice has been received.

6.3.3 The value of the application site to wildlife will be enhanced by replacing the features suitable for sheltering and hibernating GCN and other amphibians, such as creating rockeries and log piles along the boundary of the pond and creating additional natural unmanaged habitat to provide suitable commuting habitat across the site, i.e. to connect the onsite ponds to the woodland to the south of the site.

7 REFERENCES

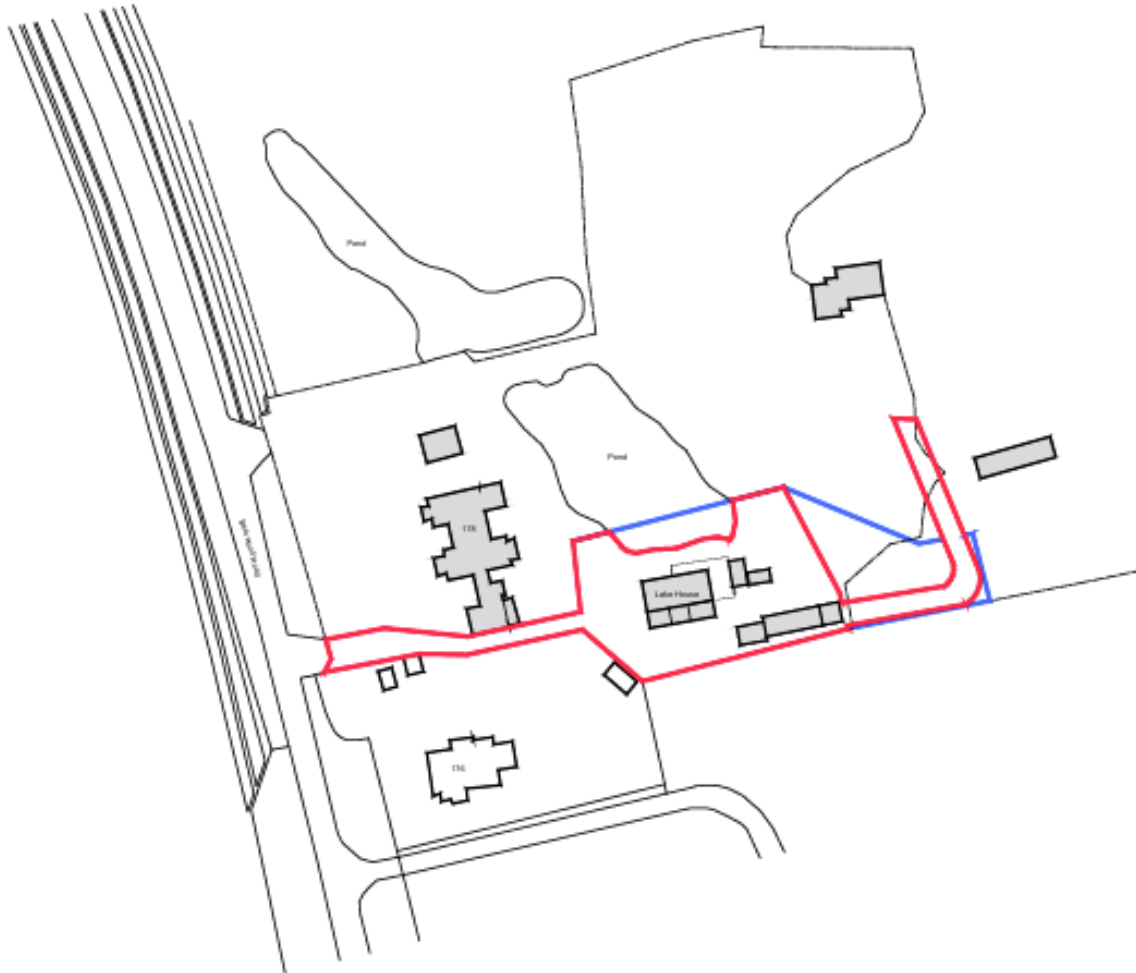
Ellendale Environmental (2022) *178 Bearwood Road, Wokingham - Preliminary Ecological Assessment (PEA) C IC v 1 . 1*. Ellendale Environmental, Chippenham.

English Nature (2001). *Great crested newt mitigation guidelines*. English Nature, Peterborough.

Langton, T.E.S, Beckett, C.L., and Foster, J.P. (2001). *Great Crested Newt Conservation Handbook*, Froglife, Halesworth.

APPENDIX 1 – EXISTING SITE PLAN

DO NOT SCALE OFF THIS DRAWING
EXCEPT FOR PLANNING PURPOSES
ALL DIMENSIONS TO BE CHECKED ON SITE



LAND IN SAME
OWNERSHIP

SITE BOUNDARY



C	Red line updated to reflect revised site plan	04-12-25
B	Site redline area reduced to align with the client's revised supplied drawings	04-12-25
A	Address updated	04-12-25
Rev	Description	Date
Revisions		

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Location Plan
Scale 1:1250 @ A4

Scale bar (1:1250)



Project: Extension

for
Mary & Chris Kay

at
Lake House
178 Bearwood Road
Barkham
Wokingham
RG41 4SH

Contact: [Michael Austin RIBA](#)
E-mail: project@austinglebbon.co.uk
Web: www.austinglebbon.co.uk
Phone: [01730 887559](tel:01730887559)

Dwg Ref: 2525 [S] 00

Rev: C

Date: April 2025

This drawing has been produced by Austin Lebbon Architecture Ltd

APPENDIX 2 – EXISTING AND PROPOSED PLAN



1. Existing Volume Study



2. Proposed Volume Study

Volume Study of Existing and Proposed
Scale 1:100 @ A1

DO NOT SCALE OFF THIS DRAWING
EXCEPT FOR PLANNING PURPOSES
ALL DIMENSIONS TO BE CHECKED ON SITE

Volumes - Existing	
1	LAKE HOUSE - 360m³
2	OFFICE - 41.6m³
3	SHED - 21.1m³
4	SHED 2 - 31.7m³
5	WOOD STORE & CAR PORT - 128.6m³
TOTAL = 583m³	

Volumes - Proposed	
1	LAKE HOUSE- 633m³
TOTAL = 633.3m³	



Project: Extension for Mary & Chris Kay at Lake House 178 Bearwood Road Barkham Wokingham RG41 4SH		Revisions	1
Contact: Michael Austin RIBA E-mail: michael@austrinhabdon.co.uk Web: www.austrinhabdon.co.uk Phone: 01750 667565			
Dwg Ref: 2525 [PL] 150		Rev: -	Date: December 2025

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