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6th August 2025

Reference: TT4351–Tenby, Three Mile Cross-L01-Great Crested Newt Statement–Rev00

Dear Gareth,

Following our conversation regarding proposed renovation/extension work at your property at 2 Church Lane, Three Mile Cross, RG7 1HB please find below a summary of our findings along with recommendations for appropriate working methods and measures proposed to implement in order to enhance biodiversity at the site.

The site is currently a semi-detached two storey residential dwelling, with planned works involving a single storey extension of the ground floor at the rear of the property to accommodate increased living space. The proposed works will result in the loss of small areas of patio and gravel driveway along with an approximately 1m² area of sparse ornamental planting and amenity grassland. This letter details the results of a desk-based study and on-site surveys. It also provides an assessment of potential ecological impacts and appropriate mitigation to offset any ecological impacts associated with the proposal and to satisfy national and local planning policies. The site location is shown in *Figures 1* and *2* and proposals for works are shown in *Figure 3*.

Figure 1. Location of proposed development

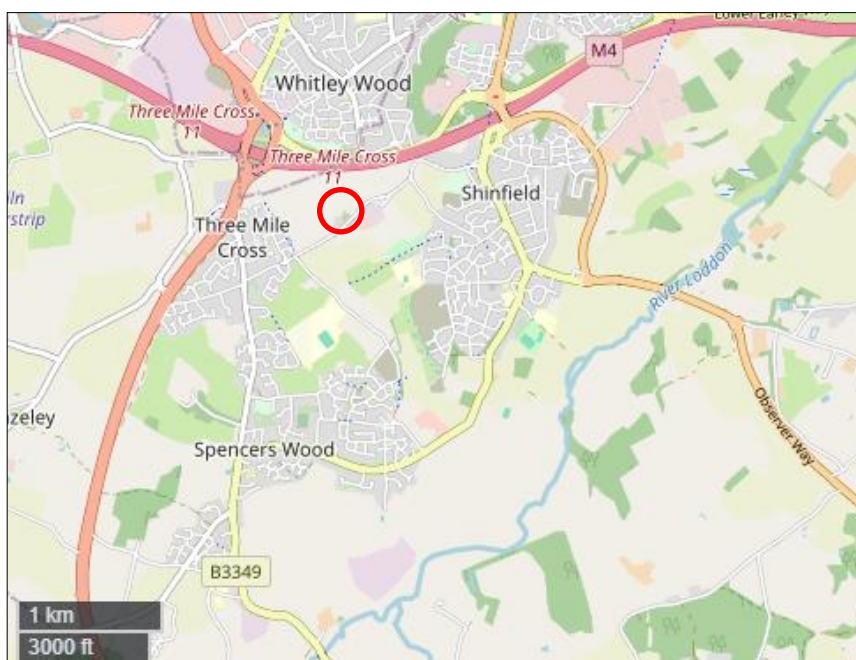


Figure 2. Site plan showing location of proposed works



The site currently comprises a residential dwelling, paved patio, gravel driveway, amenity grassland and sparse ornamental planted borders. The property is bordered to the north by Church Lane, to the north-east and south-west by residential properties and to the south-east by rough grazed pasture. *Plates 1 and 2* show the building along with the proposed working areas.

Plate 1. Showing building and approximate area of patio/gravel being impacted by the proposals looking north



Plate 2. View south showing area of patio being impacted by the proposals and garden beyond



The wider area that surrounds the site consists of further residential properties, small pockets of woodland, open amenity space, pastoral farmland, natural and manmade ponds, and the M4 motorway.

A desk-based study has been completed, as part of this information relating to survey licence returns, designated sites, sites where European Protected Species (EPS) Licences have been granted between 2009 and 2022 and historic records of protected species within 2 km of the proposed development site were obtained from Magic (www.magic.gov.uk) and other freely available information on the internet, such as the Wokingham Borough Council Planning Portal.

There are no designated sites within 2 km of the development.

European Protected Species Licence Sites

Based on data obtained from Magic there have been 12 granted EPS licences for bats and one positive Great Crested Newt survey licence return from within 2km of the proposed development site. The pond with confirmed Great Crested Newt presence is located approximately 1.3km to the south west of the site.

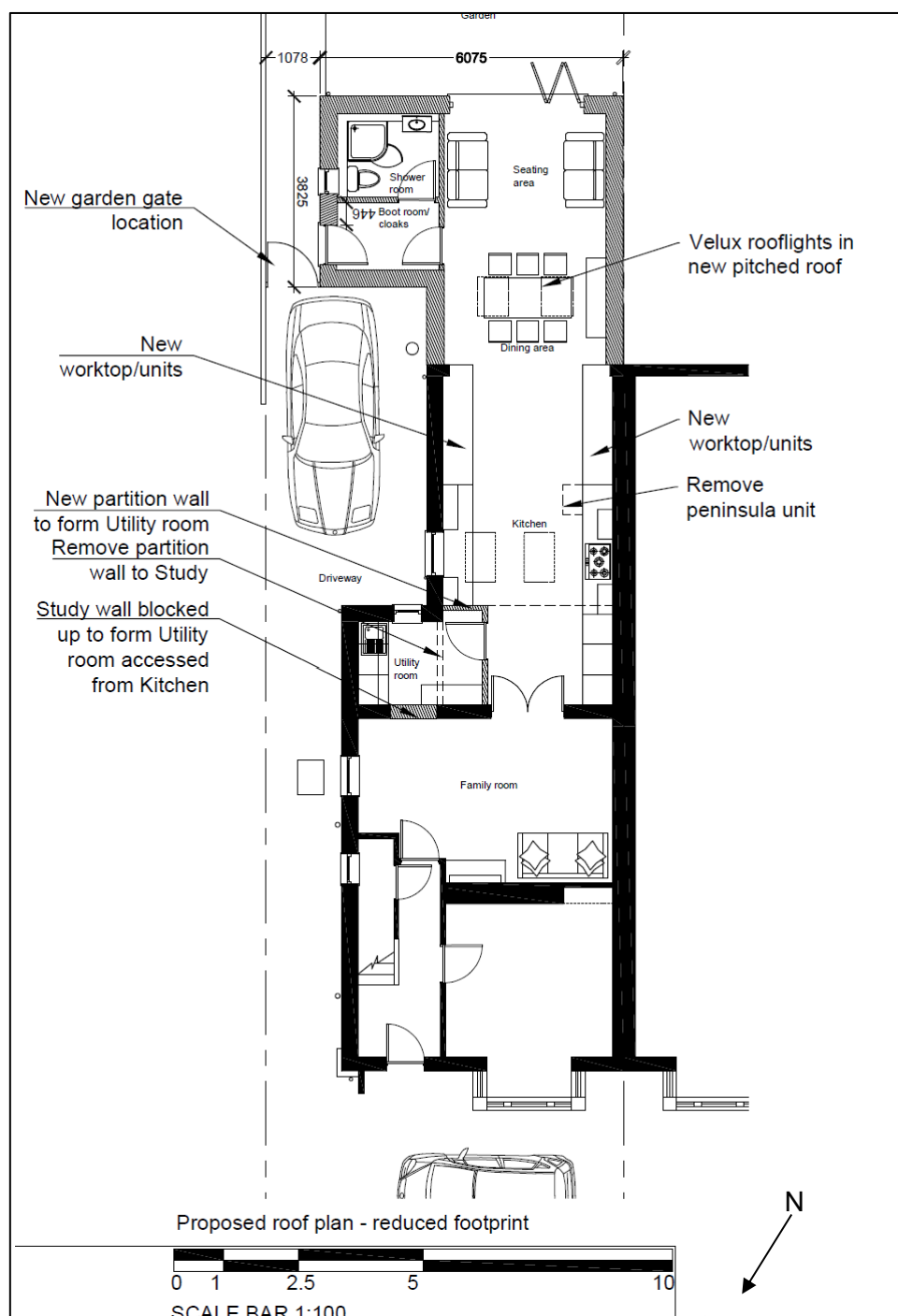
There is one pond within 250m of the development site and a further two ponds between 350m and 400m to the east. The nearest pond is approximately 30m west and located within a dense wooded copse. This waterbody was not accessible at the time of writing.

The site falls within a red zone according to the Natural England Great Crested Newt Impact Risk Zone map and as such precautionary working methods are included below to minimise the risk to Great Crested Newts during the development.

Evaluation

The proposed works will involve the extension of the existing dwelling by approximately 4m to the south. This will require the removal of an area of hardstanding, gravel driveway, amenity grassland and sparse ornamental planting. None of the habitats being impacted by proposals are considered suitable for use by Great Crested Newts (or other protected species). The habitats could be commuted across by Great Crested Newt however the pond nearby is within, and surrounded by suitable terrestrial habitat which is likely to provide optimal suitable cover for any amphibians breeding in the pond and no habitats are present on site to encourage the species across the proposed development area. As such no impacts to these, or other protected species are predicted as a result of the proposed works.

Figure 3. Proposed development plan



Mitigation and Enhancement

No suitable terrestrial habitat for Great Crested Newts is present within the development footprint however given the proximity of the closest pond the following measures will be implemented to prevent impacts on Great Crested Newts as well as other potential ecological receptors that may be present on, or in the vicinity of the development site:

- Boundary vegetation to be retained and protected during and post works.

- Any excavations will be completed during daylight and backfilled (and suitably compacted) before nightfall or if this is not possible a ramp (or similar structure) will be provided to allow animals an opportunity to escape.
- Checks of any excavations for animals will be undertaken prior to backfilling and prior to start of works each day.
- Access for construction vehicles and storage of materials will utilise the existing hardstanding and short mown amenity grassland areas only.
- Building materials will be stored on top of pallets to deter amphibians from using them as cover.
- During construction, any storage of piles of materials and excavated earth on the site should be kept to a minimum and away from the site boundaries to deter amphibians from using them for temporary cover.
- Should chemicals be kept on site spill kits will be required and stored on site during and post construction and all spills will be cleaned up accordingly and if necessary reported.
- All chemical substances and hazardous materials will be stored in accordance EA guidelines with all diesel fuel and other lubricants will be stored in appropriate containers and within a double-bunded storage areas.
- Any washing of concreting equipment/plant will be done well away from boundaries.
- Any re-fuelling and re-lubrication will only be completed in an approved area in which a spill kit is available.

In the unlikely event that a Great Crested Newt is found during any stage of the above works all works must cease and an Ecologist called to provide advice and/or attend site.

Given the scale of the development and the available land within the site boundary, no enhancements for Great Crested Newts are possible as part of the application. The area of habitat being impacted falls within the de minimis exemption for requiring a Biodiversity Net Gain assessment however in order to provide enhancements on site for biodiversity in line with NPPF a single low profile bat box (such as Beaumaris Midi - <https://www.wildcare.co.uk/beaumaris-bat-box.html>) will be installed at eaves height on the tallest part of the building.

Adherence to the above methods will protect and enhance the site for wildlife and result in simple and achievable gains in biodiversity. If you have any questions relating to the content of this letter or require any further information please do not hesitate to contact me on 07766 088846 or at sparker@turnstoneecology.co.uk.

Kind Regards,

Simon Parker
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Director