



Site Specific Great Crested Newt Statement



Site Details

Application Number: 252269

Applicant Name: Jake Sanderson

Site Address: Homeleigh, Sandhills, Knowl Hill Wokingham, RG10 9XX

Date: 07/10/2025

Phone: 01628 947060

Registered Office : De Jager Consultancy Suite 3, 7 North Road, Maidenhead, SL6 1PE

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Description of proposed works:

Alteration of rear roof slope to incorporate two rear facing dormer windows with plain concrete tiled roof and cheeks in clay facing brickwork to match existing dwelling, together with PVC-U framed windows to match existing fenestration, and the installation of a masonry bat box to rear elevation

1. Purpose of Statement

This statement supports the planning application detailed above for above ground / roofing alterations to Homeleigh, which lies within a red risk zone modelled for the protection of Great Crested Newts as identified on the Wokingham Planning Constraints Map. Although the site lies within this red risk area the statement intends to demonstrate that the nature of the works will not disturb or affect suitable breeding or terrestrial habitat and therefore the development poses negligible risk to the Great Crested Newts.

2. Legislative Context

The Great Crested Newt (GCN) is protected under:

- The Wildlife and Country side Act 1981 (as amended) and
- The Conservation of Habitats and Species Regulations 2017 (as amended)

It is an offence to deliberately capture, injure or kill a GCN, or to damage or destroy a breeding or resting site.

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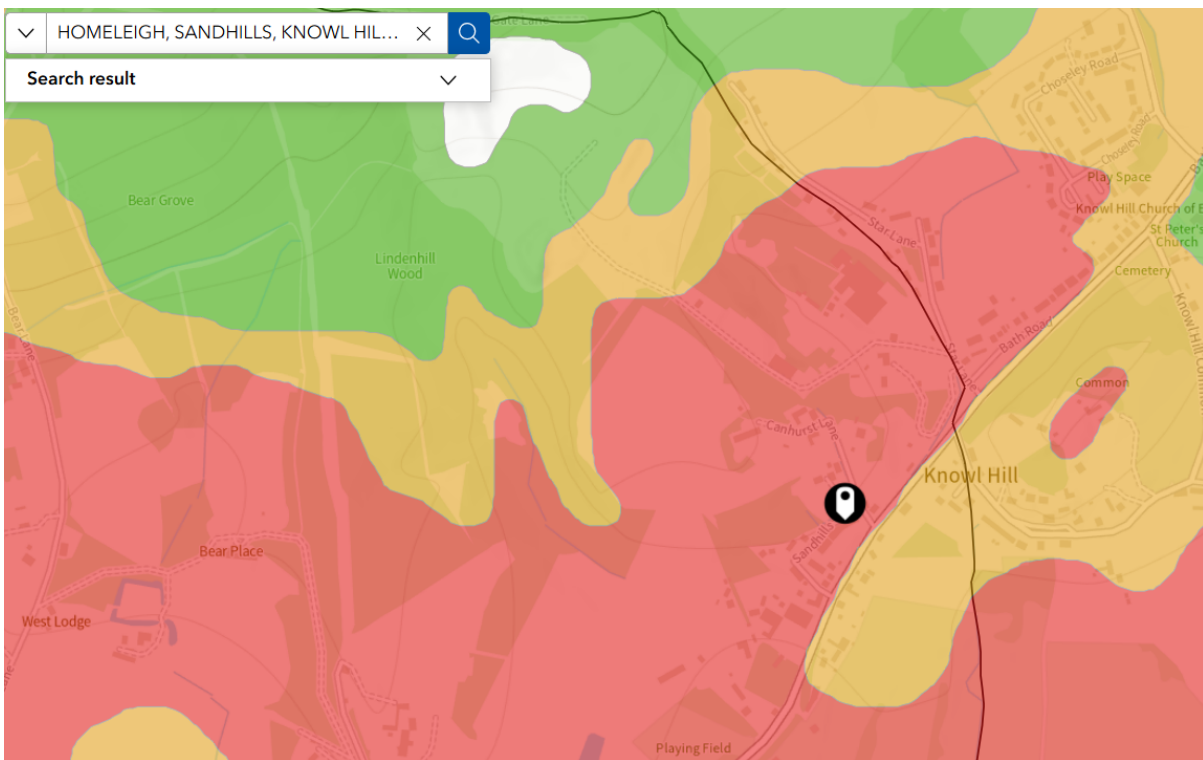
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3. Site Context and Habitat

The site is located within a Red Risk area for GCN on the Wokingham Planning Constraints Map. It is located 60m from a large pond and 95m from a smaller pond within a large neighbouring property (Figure 1 & 2). Access to the neighbouring property was not available so the suitability of these ponds for GCN is not known. Aerial images indicate the ponds are situated within large gardens of the neighbouring property flanked by grassland and woodland. The neighbouring property boundary is lined by dense leylandii and fences. Between the neighbouring properties ponds and gardens and the development site is Sandhills Road which, consist of an asphalt surface with car parking, driveways and maintained front gardens of the site and other neighbouring properties.

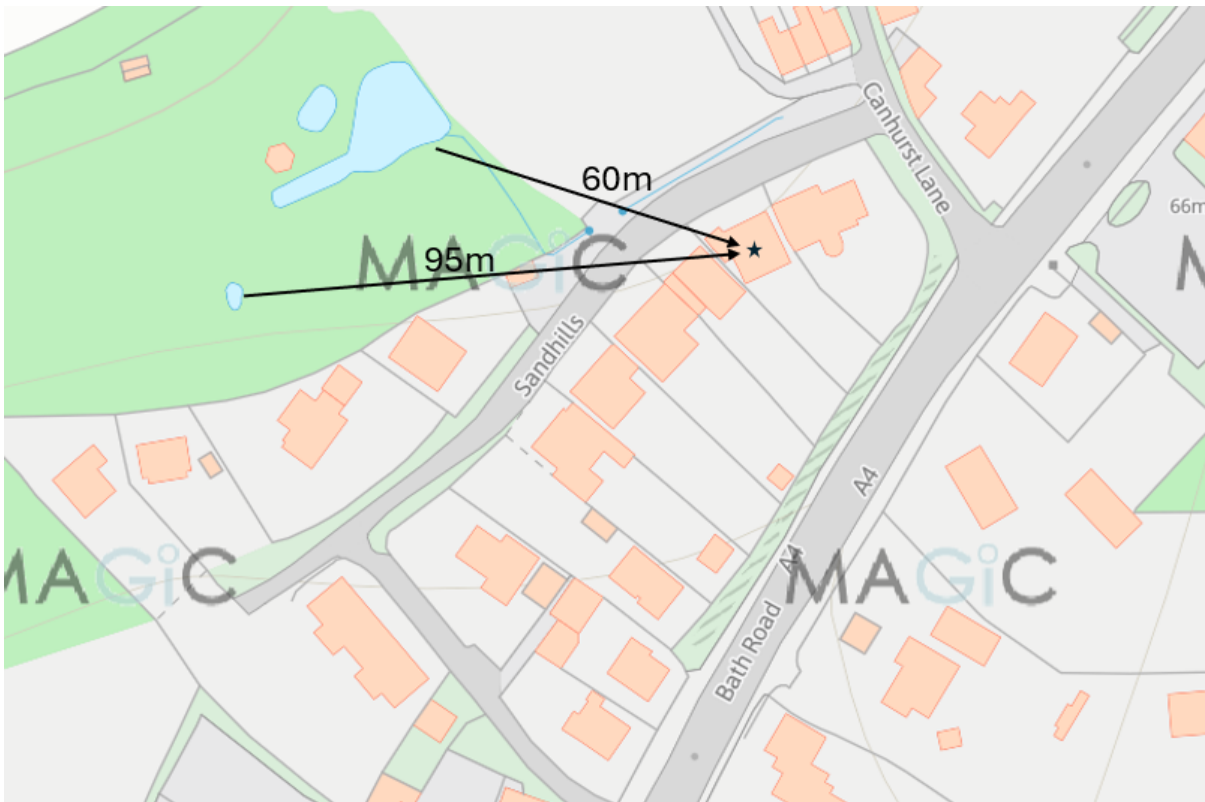


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The site itself consists of a residential detached property, associated paved hard standing driveways and walkway and a small, regularly mown lawn of amenity grass boarded by landscaping gravel, and perimeter brick wall/shrubs (figure 3)

No ponds or wetland features are present within the site or within 60m of the site. There are no rubble piles, log piles, long grass or disturbed ground within the site that could act as suitable refuges for GCN. The short managed grass, landscaped garden and hardstanding provide very low suitable terrestrial habitat for GCN.

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Risk Assessment

Risk	Description	Assessment
Proximity to known GCN habitat and potential GCN Ponds	Site lies within a mapped high risk (red) zone and within 60m of a pond. Within the site habitat flis of very low suitability for GCN. With much more suitable habitat being located largely to gardens and woodland to the north of the property	Low Risk
Nature of Works	Works will take place above ground to the properties roof and windows with limited ground disturbance associated with storage of building materials and no vegetation clearance	Negligible Risk
Ground Disturbance	No excavations works are required in association with the proposed works	Negligible Risk
Material Storage	Materials will be mainly stored on the hardstanding areas. Limited short-term storage may take place on the mown grass/gravel area	Low Risk
Refuge areas	None in proposed works site. Materials stored during the works will be largely palletised and offer limited suitability for refuge due to type and short-term nature of storage.	Low Risk
Likelihood of GCN Impact		Negligible – low Risk

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4. Mitigation and Precautionary Method of Work

To minimise any residual risk to the low risk ground works and associated materials storage detailed above the following precautionary measures will be adopted.

a. Material Storage / House keeping

- Where possible materials and equipment will be stored on existing hardstanding surfaces
- Any short-term use of the lawn and landscaped area will be limited in extent and ground disturbance limited. No Vegetation clearance will take place.
- The lawn/landscaped gravels will be visually checked immediately before setting down materials to ensure no GCN are present
- No spoil, waste materials or fuel/chemical storage will take place on unmade ground. Good practice pollution control measures will take place.
- No breaking of ground to take place in association with the proposed work

b. Awareness

- All contractors will be briefed on the protected status of GCNs and procedures in place should one be discovered. See site Tool Box Talk appended

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c. Contingency Procedure

- In the event a great crested newt is found or suspected during the works. All activity in that area must stop and the newt be left. Further advice on next steps should be sought from a qualified/licenced ecologist

5. Conclusion

Although the site lies within a high risk GCN zone and is within 60m of a pond that could potentially support GCN, the proposed works are minor and largely above ground, with no vegetation clearance and only limited storage of materials on hardstanding and amenity grassland. There is limited suitable habitat in close proximity to the works area with extensive more suitable habitat to the north away from the property. Therefore, given the low risk presented and in addition to undertaking the precautionary measures set out within the statement. It is considered that the risk of offence under Great Crested Newt legislation is negligible and no further survey or licence is required.

6. Prepared by

Name: Daniel Evans, BSc, MSC, MISEP, CEnv

Position: Environmental Consultant

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