



**Crossman
Ecology**
Ecological Consultants

Lee Norris Design
Mr James Pearce
65 New Rd, Twyford RG10 9LN
By email

06 February 2026

Our ref: P1173.001_060226

Dear Sirs,

Update notes in response to Wokingham District Councils Ecology Officers comments regarding great crested newts in relation to planning consent at 65 New Road.

Magic Defra website informed that Great Crested Newt (GCN) licences were granted in 2014 and 2017 near to Ruscombe Pond which is approximately 450m southeast from the proposed site.

There is no information of absence/presence surveys or licences issued for GCN at the nearest pond (100m southeast) to the proposed site at Northbury Farm which connectivity is cut by the New Road and the site is fenced (Figure 1). The pond seems more like a duck pond which is unsuitable for GCN.

The ponds cited above are beyond significant urban dispersal barriers and there is no freshwater habitat on-site. This, along with the overland connectivity described, suggests a low potential for semi-aquatic species with terrestrial life stages to move to and from the Site.

The lack of connectivity to nearby ponds precludes the presence of great crested newts on site.

The proposals are assessed to result in no significant effect to great crested newts (if they were to be present within the nearby pond), however as an added precaution the following working methodology is recommended.

Reasonable Avoidance Measures

The following methodology will minimise the risk of harm to great crested newts (if they were to be present).

Avoidance Measures / Working Practices

Safe Working Practices

The homeowner/Site Manager will be responsible for performing a thorough site check each morning to assess the condition of the working practices listed below.

- All materials will be stored on pallets on areas of hard-standing. This will prevent places of refuge being created. Any aggregates delivered to site should be stored in bulk-bags and placed on pallets. Again, this will prevent places of refuge / hibernacula being created.
- Any excavations should contain an escape ramp, made from earth or wooden planks (or multiple ramps within large excavations. The homeowner/site manager will check the excavations each morning. Should amphibians (non-great crested newt) be found, then these animals will be moved to safe habitat outside the construction zone. If a great crested newt is found during works then work will stop in the vicinity, a suitably licensed ecologist will be contacted and discussions for future methods/works will take place.

We hope this provides sufficient information for you to make an informed decision.

Please let me know if you require any additional information.

Yours faithfully



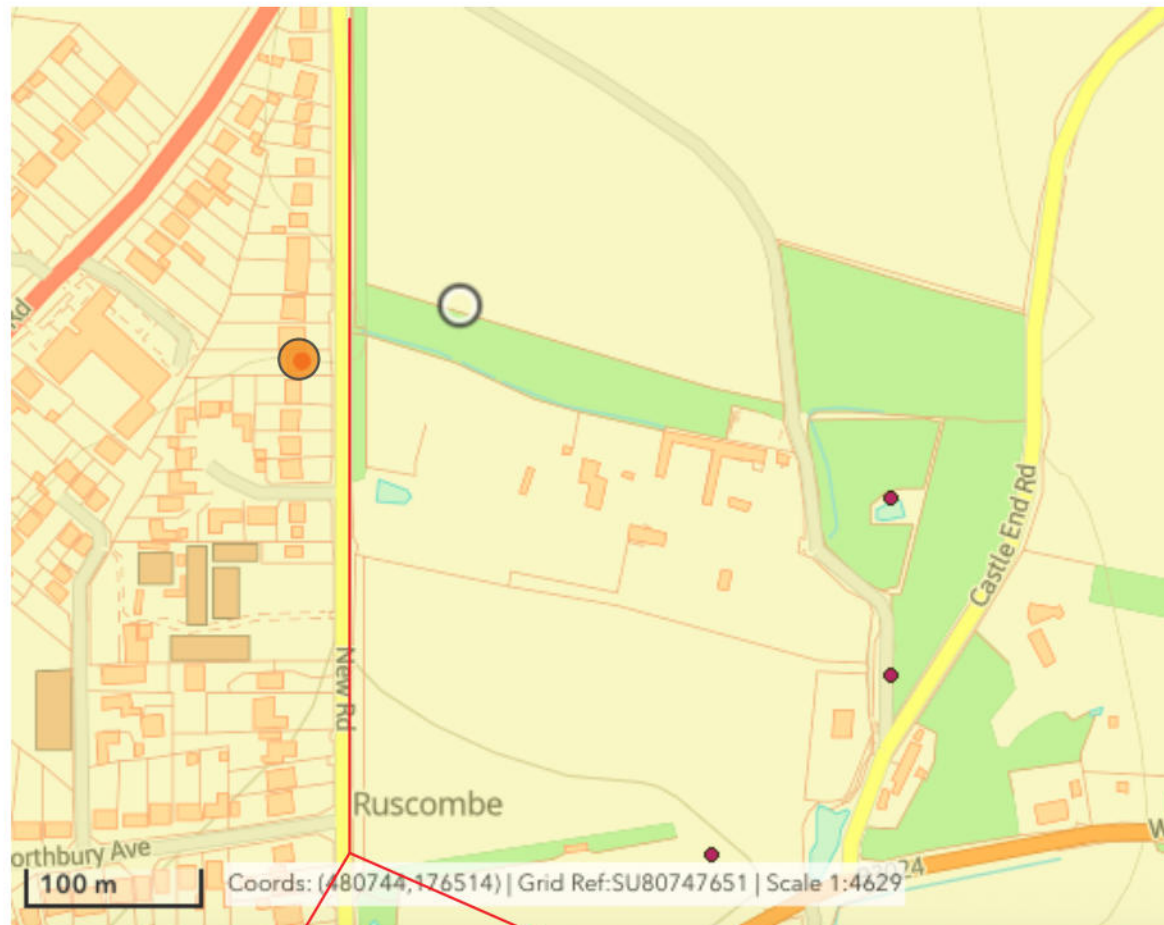
Alex Crossman BSC (Hons) MCIEEM
Managing Director



Site location



GCN licences



New Road - Northbury Farm fence/
hedging -2009



New Road / Northbury Farm fence/
hedging - 2025

Client Lee Norris Design
Title GCN licences / surveys
Site 65 New Road, Twyford
Figure 1
Date 06 February 2026
Scale xxx