

Philippa Nicolai
Hennerton Holt
Wargrave
Reading
RG10 8PD

Monday, 23 January 2023

Memorandum to Wokingham District Council re Planning Application 230031

Dear Sirs

Great Crested Newt Statement

In the preparation of this Statement we have consulted Arbtech Ltd, the ecologist who undertook the 2019 Bat Roost Assessment. Their advice is that, in the circumstances, a site inspection would not be necessary. The proposed development at Stable Cottage for which this Planning Application extension is sought is very modest in height, length and width. As the included pictures indicate, the prefabricated garage is being replaced by a two storey brick built extension of 1 upper bedroom and an extension of the downstairs living area.



There have been no recordings or sightings of any Great Crested Newts in the vicinity of Stable Cottage with the nearest ponds more than 500 metres away on Hennerton Golf Club land near the club entrance and 300 metres to the left of the clubhouse. It would be impractical for all amphibian species to move between Stable Cottage, the high wall and these ponds. Further, Stable Cottage is at the end of a cobbled courtyard with a small flat grassed area adjacent to the prefabricated garage between the side facing elevation and a very tall (12ft) wall running along the side of another property, Flint Barn. There are no log or rubble piles or other nesting facilitators for Great Crested Newts – the site would be considered one that does not provide suitable terrestrial habitat for such creatures to shelter.





However, to comply with the requirements of the Wildlife and Countryside Act 1981, we will ensure that the 'Construction Zone' around the side elevation of Stable Cottage will be clearly demarcated on the ground and fenced off using heras fencing, together with amphibian proof fencing on the outside of the heras fencing together with an amphibian proof gate for access. All construction personnel will be advised on the responsibilities set out in the Wildlife and Countryside Act 1981, and daily amphibian checks will be required during construction.

A hand search of the construction area around Stable Cottage will be undertaken prior to construction work taking place and any amphibian findings will be both documented and removed in a safe and considerate way and released into a nearby suitable habitat.

We trust that for this particular building extension work, that the above measures and method statement will suffice.

Kind regards

Signed

Philippa Mary Nicolai

