



Template Method Statement to be used within a Great Crested Newt Development Licence Application

This template Method Statement is to be used to form part of your Licence Application for a European Protected Species Development Licence. It will be used to determine the impact of the application on the favourable conservation status of the species concerned (Regulation 55(9) (b) of the Conservation of Habitats and Species Regulations 2017). It must be prepared by a consultant ecologist or other suitably qualified person. You are strongly advised to refer to the **Great Crested Newt Mitigation Guidelines**¹. Please submit your Application and supporting Method Statement electronically to the contact details provided below.

Please note as of the 1st March 2018 the declaration box found at the end of this template must be included on any Method Statements submitted in support of a licence application, and must be signed and dated by the applicant and ecologist. Any application containing a Method Statement without this declaration will be rejected.

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Method Statement Title:	9134.025 EPS Development Licence Method Statement DRAFT
Method Statement Version Number:	3.0
Method Statement Issue Date:	25/07/2024 Revision 10/9/2025
Site Address:	Bryn Lane, Wrexham, LL13 9UR

¹ Great Crested Newt Mitigation Guidelines (NEWT1) available from Natural England website

Background and Supporting Information

A Executive Summary.

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- A.1 TEP has been commissioned by Net World Sports Ltd. to assist in the implementation of a great crested newt (GCN) licence application associated with the development of land north of Bryn Lane, Wrexham.
- A.2 The site is located on land to the north of Bryn Lane. The approximate central grid reference of the site is SJ 38614 51101. The site is approximately 37.21ha in extent. The habitats to be impacted by the proposed works comprise arable fields, semi-improved neutral grassland, hedgerows and a single pond.
- A.3 The proposed works concern Phase 1 of the sites development and include the construction of warehousing facilities for the distribution of sports equipment, for which planning permission is sought. However, Phase 1 of the proposed development site contains a single ponds and suitable amphibian terrestrial habitat that will be impacted. Survey of the onsite pond and ponds outside of the development area have identified a large population of GCN. It is therefore proposed that mitigation will include provision of suitable GCN aquatic and terrestrial habitat, followed by translocation of GCN prior to development.
- A.4 The site forms part of the Strategic Ecology Corridor connecting Francis Lane to Isycoed.
- A.5 This method statement is part of a licence application to be submitted in support of an application to National Resources Wales (NRW) for a licence, under the Conservation of Habitats and Species Regulations 2010, to disturb, take and obstruct access for great crested newts relating to development of the site.
- A.6 A licence is required to prevent any accidental killing and injury of GCN during the construction of the proposed development, and to ensure the continued presence of the GCN population within the site. Clearance and translocation of GCN will be undertaken in two phases.
- A.7 On receipt of the licence, prior to any construction/ground works, a new GCN receptor area will be constructed to the north west of the site, containing 10 new ponds, 8 new hibernacula and scrub planting. Following completion of the receptor area, a fenced trapping period will be undertaken and any GCN moved to the receptor site. As part of this trapping effort the pond will also be trapped out, drained and infilled.
- A.8 Following completion of the trapping period construction will commence. As part of the Phase 1 construction, a new GCN pond and landscaped habitat corridors will be created.
- A.9 On completion of the development the amphibian fencing around the perimeter will be removed under the guidance of a suitably licensed ecologist.
- A.10 Future Phases of the development will obtain GCN licences following receipt of full planning permission.

B Introduction

B.1 Background to activity/development

Include a brief summary of what the proposed activity is and why it is necessary.

The Conservation of Habitats and Species Regulations 2017

- B.1.1 TEP has been commissioned by Net World Sports Ltd. to assist in the implementation of a great crested newt (GCN) licence application associated with the development of a site North of Bryn Lane, Wrexham, L13 9UR.
- B.1.2 The site located on land north of Bryn Lane, the approximate central grid reference of the site is SJ 38614 51101. The site is approximately 37.21 ha in extent. It comprises a combination of arable fields, semi improved neutral grassland, poor semi-improved neutral grassland, semi-natural broad-leaved woodland, dense/continuous scrub, tall ruderal herbs, standing water, ditches, hedgerows, scattered broad-leaved and coniferous trees, introduced shrub, bare ground with ephemeral/short perennial vegetation, buildings and hardstanding. Of these, virtually all habitats within the site will be impacted by the proposed development.
- B.1.3 The site is bounded to the south by Bryn Land and Wrexham Industrial Estate, to the north by Francis Lane, to the west by both Black Wood Way and Hugmore Lane (with associated residential properties, and to the east by open agricultural fields.
- B.1.4 The surrounding area is rural in nature, with open countryside present to the north, east and south, and urban development to the west associated with Wrexham town centre.
- B.1.5 The site boundary is illustrated in Drawing G.9134.006A and aerial imagery is shown in Drawing G9134.041. The red line boundary shows the extent of the site ownership.
- B.1.6 The proposed works concern the development of the site, including the construction of warehouses, car parking, roads, and landscaping of the site.
- B.1.7 This method statement covers Phase 1 of the sites development but refers to Future Phases as part of the overall site strategy with regards GCN protection and mitigation. Phase 1 of the site development has **full planning permission**. Future phases of development have outline planning permission and GCN licences will be obtained for Future Phases of development following receipt of full planning permission.
- B.1.8 The Phase 1 development works will result in the loss of 1 Pond with confirmed GCN presence (P1). Future phases will also result in the loss of Pond P2 and the loss of a further pond with indeterminate GCN presence (P5b). GCN presence was determined through eDNA surveys undertaken during 2022. The development will also result in the permanent loss of core and intermediate habitats consisting of arable land, poor semi-improved neutral grassland, hedgerows, swamp, ephemeral pools, and scattered broad-leaved trees.
- B.1.9 The likelihood of GCN being impacted by the unmitigated Phase 1 works is considered high. In order to ensure no accidental killing or injury of GCN during the development, individual GCN will be translocated from the affected areas to a preprepared receptor area outside of the development area, under the same ownership as the development site. To achieve this, vertical amphibian fencing will be installed around the Phase 1 development area, where GCN have been identified. GCN will be captured using pitfall traps installed on the interior of the fenced areas and moved to the prepared receptor site.
- B.1.10 A receptor area will be created to the northwest of the entire development site, and will include 10 new GCN ponds, and 8 new hibernacula within an area formerly unsuitable to support GCN. Translocation of GCN from Phase 1 will be undertaken following completion of the receptor area, and prior to the commencement of development works.
- B.1.11 Future phases of development will also translocate GCN to the same receptor area under a separate licence.
- B.1.12 As part of the Phase 1 development, a replacement GCN pond will be constructed in the south of the development area, within a landscaped corridor running along the south and east boundaries of the development area. Future Phases of the development will also include landscape habitat

corridors along the north and east boundaries, and through the centre of the site, and the inclusion of new GCN ponds as illustrated on drawing 22-2630 Bryn Lane Landscape Strategy Landscaping Plan.

- B.1.13 This method statement is part of a licence application to be submitted in support of an application to National Resources Wales (NRW) for a licence, under the Conservation of Habitats and Species Regulations 2010, to disturb, take and obstruct access for great crested newts relating to development of the site.

B.2 Full details of proposed works on site that are to be covered by the licence

Please ensure sufficient detail is provided on the proposed works e.g. construction of buildings, roads, fences etc. Include current status of planning permission or other consents (if applicable) and any outstanding conditions/reserved matters. Include timescales and order of work.

- B.2.1 Net World Sports Ltd is proposing development of the site, includes the construction of warehouses with associated car parking, road network and landscaping.
- B.2.2 Development of the site will be undertaken in phases. This Method Statement covers Phase 1 of the development but refers to Future Phases as part of the overall strategy for the development.
- B.2.3 Phase 1 of the development, shown in drawing 22-136-SGP-ZZ-ZZ-DR-A-111001 will be undertaken following receipt of full planning permission from Wrexham County Borough Council. Phase 1 will include the construction of Warehouses, and landscaping of the surrounds.
- B.2.4** Future Phases of the development, shown in drawing 22-136-SGP-ZZ-ZZ-DR-A-111001 Site Masterplan has obtained **outline planning permission for development.**
- B.2.5 The development will result in the creation of employment opportunities for the nearby population of Wrexham.
- B.2.6 The proposed works that will be covered by the licence include, site clearance, installation of ponds, habitats construction of buildings, roads, car parking and landscaping of the site.

B.3 Actions requiring licensing

E.g. disturb, capture, translocate, damage or destroy breeding site or resting place (terrestrial and/or aquatic), kill. Briefly explain why these actions are necessary.

- B.3.1 In order to facilitate the Phase 1 development works, a licence is required to allow the disturbance, capture, and translocation of GCN from the site, followed by destruction of aquatic breeding and terrestrial habitats. These licenced actions will be required as all habitats within the Phase 1 area of Development will be lost as part of the development proposals.

C Survey and site assessment

C.1 Existing information on great crested newts at the survey site.

Provide records from local environmental records centres, predictive modelling, local herptile groups, previous survey work by the applicant or others. Include records from within 2km.

- C.1.1 In December 2021, a search of the available data was undertaken using North Wales Environmental Information Service (COFNOD) records of GCN Monitoring in North Wales. This search revealed historical records of GCN within the site boundary.
- C.1.2 In February 2022, a search of Ordnance Survey mapping was undertaken to identify ponds within a 500m radius of the site. 22 ponds were located within the 500m buffer, 7 of which were present on site.

C.2 Statutory sites notified for the species (SSSIs or SACs) within 10km

- C.2.1 There are also a number of statutory designated sites within a 10km radius. Drawing G9134001 shows the locations of these.

C.3 Objectives of the survey

E.g. to determine presence/absence of all sub-populations of great crested newts likely to be affected, an estimate of population size and their usage of site (e.g. breeding, hibernation, and foraging).

- C.3.1 A GCN presence/absence eDNA survey was undertaken in June 2022 to establish if a GCN population remained present on the site and which ponds had a GCN presence on site.

C.4 Scaled plan/map of survey area

This should be of appropriate scale and orientation with integral or separate location map at 1:50,000 or 1:25,000 scale and aerial photographs.

- C.4.1 Drawing G9134.006A shows the location of the site and G9134.041 shows aerial imagery of the site.

C.5 Site/habitat description (relevant to great crested newts)

This should be based on day-time visits (to include description of site and habitat relevant to great crested newt ecology). Include annotated photographs if applicable.

- C.5.1 The site comprises a combination of arable fields, semi-improved neutral grassland, poor semi-improved grassland, semi-natural broad-leaved woodland, dense/continuous scrub, tall ruderal, standing water, ditches, hedgerows, scattered broad-leaved and coniferous trees, introduced shrub, bare ground with ephemeral/short perennial vegetation, buildings and hardstanding.

- C.5.2 All habitats within the site will be impacted by the proposed works, resulting in their loss. GCN have been identified in 2 ponds in the east of the site (P1 and P2) which are surrounded by terrestrial habitats in the form of arable land, semi-improved neutral grassland, species-poor intact hedgerow, species-poor hedgerow and trees, native species-rich hedgerow and trees scattered broad-leaved trees. The hedgerows will provide suitable terrestrial habitat for GCN offering hibernation, refuge, foraging and ranging opportunities.

- C.5.3 The site also provides breeding habitat. At the time of the June 2022 survey, 7 ponds were present within the site boundary, one of which was found to be dry (P7).

C.6 Field survey(s).

Include survey method (night counts, bottle trapping, egg surveys, site inspections), timings (day/evening), weather conditions (wind, rain, air and water temperature – tabulated for multiple survey visits), personnel involved (provide individual licence numbers, if held) and details of experience/competence in this type of work, and equipment used (type and power of torch). Also record any occurrence of non-native invasive plant species or fish, and structures or features that may cause incidental capture or killing, e.g. gully pots. Also include any constraints and justifications for departures from best practice.

- C.6.1 An eDNA survey of the ponds within and adjacent to the site boundary was undertaken in June 2022, TEP 9134.007 and is summarized in Table 1 below.

- C.6.2 Of the 14 ponds selected, 8 were tested for GCN eDNA (P1, P2, P5b, P6, P8, P9, P10 and P11), 5 were found to be dry (P3, P4a, P4b, P5a and P7) and 1 (P12) was found to no longer exist. The location of these ponds are shown in Drawing G9134.007B.

Table 1: Summary of field survey methods

Pond ID	Survey method used at pond	
	HSI Assessment	eDNA Survey
P1	Yes	Yes
P2	Yes	Yes
P3	Yes	No (Dry)
P4a	Yes	No (Dry)
P4b	Yes	No (Dry)
P5a	Yes	No (Dry)
P5b	Yes	Yes
P6	Yes	Yes
P7	Yes	No (Dry)
P8	Yes	Yes
P9	Yes	Yes
P10	Yes	Yes
P11	Yes	Yes
P12	No evidence of pond	

C.7 Survey Results.

Summarise findings in table form (if appropriate); provide clear, annotated and cross-referenced maps/plans/photographs to show locations of breeding sites, and habitat maps. Raw data to be appended.

C.7.1 GCN presence has been identified in 3 ponds through the 2022 eDNA surveys. Table 1, below, provides a summary of the results in relation to GCN.

Table 2: GCN eDNA Survey Summary Results

Pond Number	Last Surveyed	GCN Present?
P1	2022	Yes

Pond Number	Last Surveyed	GCN Present?
P2	2022	Yes
P3	Not surveyed - dry	
P4a	Not surveyed - dry	
P4b	Not surveyed - dry	
P5a	Not surveyed - dry	
P5b	2022	Indeterminate
P6	2022	No
P7	Not surveyed - dry	
P8	2022	No
P9	2022	Yes
P10	2022	Indeterminate
P11	2022	No
P12	Not surveyed - no evidence of pond	

C.7.2 There has been no change to the habitats on site since the 2022 survey.

C.8 Interpretation/evaluation of survey results (Great crested newt Mitigation Guidelines section 5.8)

Provide count/estimate of great crested newt numbers, status of site (e.g. breeding, foraging, resting or hibernating), population significance, constraints on survey (e.g. time of year, cold weather, access problems – justify as necessary).

C.8.1 The eDNA survey in 2022 revealed that the local GCN population is utilising two of the ponds on site (P1, P2) and a single pond located to the north of the site (P9). One of these ponds (P1) is located within Phase 1 of the development and will be lost as part of the development.

C.8.2 Pond P2 is located within the development footprint of Future Phases of development as will be lost during future development.

C.8.3 Pond P9, located outside of the development site, to the north, will be unaffected by Phase 1 of the development, however intermediate terrestrial habitat will be affected by the future phases of the development.

C.8.4 Ponds P5b and P10 returned indeterminate results for GCN eDNA, therefore the presence of GCN in these ponds cannot be ruled out. Indeterminate results can be caused by a variety of factors, including the water chemistry or the presence of high levels of sediment in samples, both of which can interfere with the DNA extraction process.

- C.8.5 Additional sampling of these ponds could be undertaken to determine the presence/absence of GCN. However, it has already been established that GCN are present in onsite and offsite ponds and Natural Resources Wales have agreed to the assumption that a large GCN population is present within the site, therefore additional surveys are not required.
- C.8.6 GCN surveys are valid for at least 2 survey seasons and potentially 4 years or more depending on the specific use of the data, local conditions and the potential impact predicted on GCN. When data is greater than 2 years old advice should be sought from an appropriately experienced ecologist.

D Impact assessment

Potential impact of proposed works in absence of mitigation/compensation. See Great Crested Newt Mitigation Guidelines (section 6.2)

- D.0.1 Due to the confirmed presence of GCN within the proposed development area, it is highly likely that GCN will be present on site at the time of construction works and be injured or killed. Under the relevant legislation, it is an offence to knowingly kill, harm or injure GCN. In the absence of mitigation works this could have a high impact as set out in English Nature Mitigation Guidelines 2001.

D.1 Short-term impacts: disturbance

E.g. artificial light, restricting access to feeding or breeding sites, sheltering habitats and dispersal corridors.

Phase 1

- D.1.1 During Phase 1 of Development, GCN populations present in Pond 2 will be restricted from dispersing to the south due to habitat destruction. Although the ponds are some distance from each other (429m) there is potential for individual newts to range move between the two ponds.

Future Phases

- D.1.2 During future phases of the development GCN present within P9 and offsite habitats will be restricted from dispersing through the site.

D.2 Long-term impacts: site modification

E.g. destruction or damage of part of breeding site or preferential sheltering/foraging habitats Note that impacts can be positive or negative as this is in absence of mitigation.

- D.2.1 The development of Phase 1 of the site will result in the permanent loss of a GCN breeding pond and terrestrial habitats including hedgerows that provide ranging habitats for GCN within and across the site. The result of the development on the GCN population in the absence of mitigation is considered to be negative.

D.3 Long-term impacts: site loss

Impact on different sub populations to be taken into account at 2km, 10km, local, regional, and national level.

- D.3.1 As part of the sites development there will be permanent loss of breeding and terrestrial GCN habitat. Pond 1,2 and 3 will be replaced within the corridor.

Phase 1

- D.3.2 The Phase 1 development will result in the permanent loss of Pond P1, 1.156 ha area of core habitat and 9.45ha area of intermediate terrestrial habitat. The core terrestrial habitat is low quality

arable farmland. The intermediate terrestrial habitat also consists of mainly arable farmland and hedgerows. The hedgerows provide high quality habitat for GCN.

Future Phases

- D.3.3 Future development phases will result in the permanent loss of Pond P2, 1.196ha area of core habitat and 8.38 ha area of intermediate terrestrial habitat. The core terrestrial habitat is low quality semi-improved grassland and species poor hedgerows and trees. The intermediate terrestrial habitat also consists of low quality semi-improved, arable farmland, hedgerows and scattered trees. The hedgerows provide high quality habitat for GCN.

D.4 Long-term impacts: fragmentation and isolation

E.g. loss of ponds or terrestrial habitat including stepping stones and linear features such as hedges, tree lines, severance of migration routes by roads.

- D.4.1 Completion of all phases of development will result in fragmentation of GCN habitats, through the loss of ponds and terrestrial habitats. The loss of the onsite ponds may remove stepping stone habitat for GCN moving through the local area, including populations offsite, such as identified at Pond P9. Loss of terrestrial habitats as part of the development also removes dispersal routes, particularly through the loss of hedgerows.

D.5 Post-development interference impacts

E.g. gully pots or other features that could affect incidental capture or killing, predation, disturbance, including those associated with recreation and human pressure.

- D.5.1 Following completion of development there is potential for interference impacts to the GCN population as a result of the sites use.

D.5.2 Around roads and parking area, gully pots may result in GCN becoming trapped.

D.5.3 Post development, human interference is likely due to the increased use of the site, from pedestrians and vehicles which GCN may encounter as a result of the development.

D.6 Predicted scale of impact

Include impacts on species status at the site, 2km, 10km, local, county, regional and country levels.

- D.6.1 The overall scale of the impact of development in the absence of mitigation is considered to be high.

Delivery Information - Mitigation, compensation and monitoring

Description of how the impacts will be addressed in order to ensure no detriment to the maintenance of the population at a favourable conservation status.

E Works to be undertaken

Please identify which works will be undertaken or supervised by a licensed ecologist

E.1 Great Crested Newt capture and exclusion (if applicable).

Timings, effort, methods to be employed, reasonable avoidance schemes or measures for great crested newts (fencing, fence maintenance, logging captures, inspection and maintenance of fences), locations of receptor sites etc. Include diagrams to show locations of draft and exclusion fencing, pitfall trap design and trap density. State if site based weather stations are used to demonstrate appropriate trapping conditions.

Phase 1

- E.1.1 Drawing G9134.038 shows the capture and exclusion proposals for Phase 1 of the development. Vertical amphibian fencing will be installed around the perimeter of the Phase 1 development area and this will remain in place for the duration of the works. The fencing will be installed on the

interior side of the hedgerows, which will remain in place through the development works. The vertical fence will possess a top-curl and will be buried in the ground. The anticipated specification for the vertical fence is provided in TEP.ECO.001.

- E.1.2 Drift fencing will be installed as shown within the perimeter fence, using the same specification. Drift fencing will be installed on both sides of the hedgerows that cross the Phase 1 development area. A ring fence will also be installed encircling Pond P1.
- E.1.3 All fence installation works will be supervised by a suitable experienced ecologist holding a NRW great crested newt licence. The area where the fencing will be installed will be subject to a hand search prior to installation. In the event newts are uncovered during fencing operations they will be moved to the receptor area, located within the centre of the site.
- E.1.4 When the section of hedgerow is removed, the rootballs will be hand searched for GCN and any found will be moved to the receptor area.
- E.1.5 Pitfall traps will be installed at 10m intervals around the interior of the entire perimeter fence and both sides of all drift fencing, ensuring traps are also located in the corners of all compartments. Pitfall traps will also be installed at 5m intervals on both sides of the ring fence around Pond P1.
- E.1.6 Upon commencement of the trapping period (April to July 2026) traps will be inspected daily, before 9am by an experienced ecologist. A record of all amphibians trapped will be made, including the species, date, time, and compartment number. Following trapping, all amphibians will be moved to the receptor area.
- E.1.7 Due to the assumed presence of a large population of GCN, trapping will be undertaken for a period of 60 days of suitable weather, excluding cold and periods of dry, hot weather. If a period of 10days of suitable weather passes without GCN capture, the ecologist can use their judgement as to whether trapping should, continue. Due to the compartmentalisation of the exclusion areas, trapping can continue in specific compartments when necessary.
- E.1.8 The exclusion and drift fencing will be routinely inspected by the supervising ecologist to ensure that the fences remain in a viable condition to prevent recolonisation of the site by amphibians. Any damage will be repaired the same day during the summer months (March to October) and within a 24 hour period during the winter months (November to February). A documented record of inspections and repairs shall be kept.
- E.1.9 Pond P1 will be drained down during the autumn of 2026. Water will be pumped out using a fine mesh net covering the hose. Bottle Trapping/Netting will be used to trap newts out of the pond prior to draining for a period of 30days. Following draining down of the pond, a destructive search will be conducted.
- E.1.10 Following completion of trapping, each compartment will be released for development. Where trapping has been completed in neighbouring compartments, drift fencing will be removed.
- E.1.11 Perimeter amphibian exclusion fencing will remain in place until completion of the Phase 1 development. Fence inspections will continue throughout the development period by a site representative, and repairs will be undertaken the same day as damage is identified. Periodic inspection by a qualified ecologist will be undertaken to ensure compliance with the licence.
- E.1.12 On completion of the development the perimeter fencing will be removed under supervision of a suitably qualified ecologist.

Future Phases

- E.1.13 Following receipt of full planning permission, future phases of the development will be the subject of separate licence applications detailing the specific trapping and exclusion methods.

E.2 Great Crested Newt habitat

E.2.1 Receptor site modification, enhancement or creation.

Include details of new breeding sites and resting places e.g. pond creation- design, layout, number, planting schemes, water supply and hydrology regimes, terrestrial habitat diversification or creation – design, habitat type, planting schemes, provenance of imported plants, consideration of biosecurity impacts.

Phase 1 Receptor Site

E.2.1.1 Prior to the start of the exclusion and trapping period, a receptor area will be constructed to the northwest of the site. Construction will be undertaken from November 2025, and will be ready to accept translocated GCN in spring 2026. The location and layout of the receptor site is shown in Drawing G9134.040 and as Parcel 4 in Drawing G9134.042A.

E.2.1.2 The receptor site consists of an area of arable farmland with no ponds within the site. The site is considered to have low suitability to support GCN in its current state. Within the translocation site the following habitats will be created:

- 10 new GCN Ponds.
- 8 GCN hibernacula.
- Areas of scrub planting.

E.2.1.3 The new translocation area will create 2.8ha area of new GCN habitat.

E.2.1.4 Additional mitigation will be created to the south-east of the site on 9.41ha of off-site land (Parcels 2 and 5 on drawing G9134.042A). Within the mitigation site the following habitats will be created:

- 11 new GCN ponds.
- 10 GCN hibernacula.
- Areas of scrub planting.

E.2.1.5 Mitigation areas measuring 5.77ha will be also be created on-site (the 'Green corridor' illustrated on drawing G9134.040).

Phase 1 Development Site Habitats

E.2.1.6 As part of the landscaping element of the Phase 1 development, a new GCN pond will be created in the south of the development area. A landscaping corridor will be included along the southern and eastern boundaries of the Phase 1 development area, including hedgerows, scrub and wildflower grassland.

Future Phases Site Habitats

E.2.1.7 Future phases will be the subject of separate GCN licence method statements following the receipt of full planning permission. In summary, landscaping corridors will be created along the east and northwest boundaries of the site as shown in drawing G9134.040 further landscaping and SUDs corridor will be included in the centre of the Future Site, retaining two existing ponds and a new hibernaculum. A replacement GCN pond will be constructed following the expected loss of Pond P2 in the northeast of the site. A further new GCN pond will be constructed in the northwest of the site, just south of the new translocation area.

Ponds and hibernacula

E.2.1.8 The ponds and hibernacula that are constructed as part of Phase 1 and Future Phases of the development will follow designs shown in drawings TEPAQU.004 & TEPMIS.10. All GCN habitat creation will be supervised by a suitably qualified ecologist.

E.2.2 Temporary loss of breeding sites, resting places

Provide details of all reasonable avoidance measures to be undertaken throughout the period of works

E.2.2.1 All GCN habitats within the Phase 1 development area will be permanently lost.

E.2.3 Destruction of existing breeding sites, resting places

Full project programme including dewatering schemes (including filter specifications), programmes of terrestrial searches, fencing location and construction, transport methodologies, void infilling.

Phase 1

E.2.3.1 Pond P1 will be permanently lost as part of the development. Following completion of the trapping and translocation period (April to July 2026), Pond P1 will be drained down and destroyed. Fencing locations for the trapping and translocation period, including ring fencing the pond are shown in drawing G9134.038.

E.2.3.2 The pond will be drained down using a pump with mesh.

E.2.3.3 Following completion of the trapping and exclusion period, all hedgerows to be removed will be cut to ground level and searched by hand by an ecologist. All amphibians will be moved to the translocation receptor area. Following the hand search the roots of the hedgerows will be carefully removed by machine under the supervision of an ecologist. Each root ball will be inspected by the ecologist and any amphibians identified will be moved to the receptor area.

Future Phases

E.2.3.4 All habitat destruction in Future Phases of the development will be the subject of a specific GCN Method Statement detailing methods.

E.2.4 Scaled maps/plans

To show proposals for mitigation outlined above in relation to existing and proposed habitat features and in relation to the proposed development outline. A GIS data layer may be included with your application to illustrate locations of habitats in E.2.1 to E.2.3.

E.2.4.1 All plans referred to throughout this method statement are listed as follows:

- G9134.006A Site Location Plan;
- G9134.041 Aerial Imagery of Site;
- G9134.007B Phase 1 Habitat Survey Plan;
- G9134.001A Statutory Ecological Designations within 10km Radius;
- G9134.038 Fencing Plan Capture & Exclusion Proposals;
- G9134.040 GCN Mitigation and Receptor site
- G9134.042A GCN Off-Site Mitigation Phasing Plan
- 22-2630 Bryn Lane Landscape Strategy Landscaping Plan
- TEP.AQU.004 Pond Design
- TEP.MIS.010 Amphibian Hibernacula Design
- TEP.ECO.001 Temporary Amphibian Fencing
- TEP.MIS.018 Amphibian Sub-surface Tunnel

E.2.4.2 A GIS data layer is included within this licence application showing locations of existing and proposed habitats. **This will be included with formal licence application**

E.3 Mechanisms for ensuring delivery of mitigation and compensation measures

E.3.1 Measures to ensure compliance with this method statement.

This may require appointment of an external auditing scheme including audit key performance indicators, for medium, large scale or long term schemes e.g. residential development, pipeline construction or maintenance, way leaves for utilities, quarrying and mineral extraction.

E.3.1.1 An Audit will undertaken as described below.

Ecological Compliance Audit Tier	Audit Type	Key Performance Indicators Attached	If no proposed date for submission to NRW
1	Not required due to small scale of work	Not applicable	Not applicable
2	Internal	☐ Yes ☒ No	Following completion (<i>Internal audit - TEP</i>)
3	External	Yes	Large Scale works

E.3.2 Ensure that sufficient land has been acquired for compensation purposes

E.3.2.1 The loss of habitat associated with the development and the gains in habitat from the creation of mitigation areas on-site and off-site are shown in the table below:

Total area of land lost	Total area of land acquired for compensation purposes		
	On-site	Off-site	Total
36.35ha	5.77ha	12.21ha	17.98ha

E.3.2.2 The total area of land acquired for compensation purposes is 17.98ha, which equals 50% of the land lost to development. The on-site land set aside for compensation is illustrated as the 'Green corridor' on drawing G9134.040. The off-site land acquired for compensation is illustrated as Parcels 2, 4 and 5 on drawing G9134.042A. Additionally, the layout of Parcel 4 is provided on drawing G9134.040.

E.3.2.3 The translocation receptor area (Parcel 4) has been purchased by the developer.

E.3.3 Ensure that designs of subsequent development are newt friendly

Do not include features likely to result in incidental capture or killing

E.3.3.1 Gulley Pots will not be installed in location that impact on GCN, bypass kerbs and amphibian ladders will be installed where required in the road scheme design.

E.3.3.2 Amphibian tunnel will be constructed under roads where required. 2m wide, 0.8m wide, supported by fencing directing animals.

E.3.3.3 The use of salt on roads and footpath in cold weather will be prohibited and alternative should be used.

E.3.4 Provide sufficient resources

To ensure effective site management and associated wardening and monitoring where relevant.

E.3.4.1 Monitoring will be carried out on all ponds within the site boundary, new and existing, and newly created. Offsite ponds created within the mitigation area will also be monitored during and post construction.

E.4 Mitigation contingencies

Describe any contingency proposals including circumstances when the contingencies will be instigated.

- E.4.1 If the vertical perimeter amphibian fence suffers major vandalism, or damage during construction works and is in need of major repairs then TEP shall be contacted immediately, and the fence shall be repaired the same day during the summer months (March to October) and within a 24 hour period during the winter months (November to February).
- E.4.2 Machines will be stored away from the pond areas. Any pollution incidents which occur on site during construction should also be reported to TEP immediately and steps will be taken to ensure clean-up operations are instigated where required.

E.5 Biosecurity risk assessment

Consider presence of non-native species and disease on site and actions to be undertaken that will prevent their spread onto or off the site

- E.5.1 Bio-security measures will be implemented throughout the construction period. These will include:
- Amphibian species to be transported in separate compartments;
 - Surveyors to disinfect footwear and equipment on entering and leaving the site.
 - Machinery will be cleaned and disinfected on entering and leaving the site.
- E.5.2 A full biosecurity risk assessment will be prepared.

F Post-development site safeguard

F.1 Habitat/site management and maintenance

Include ongoing land management proposals, details of who will be responsible for management and maintenance, ongoing running costs, site/structure ownership and monitoring development of new habitats.

- F.1.1 The site will be managed by Net World Sports and their assigned qualified licensed consultants. Net World Sports are committed to managing ecological areas within Utopia City, working with high quality contractors who understand how to maintain important habitats. These contractors will be fully understanding of the correct management and surveillance prescriptions. Secured under 106 commitment.
- F.1.2 However, in the event that Net World Sports decides in the future that it no longer wishes to manage these contractors it will undertake a procurement of a suitable body to take on management responsibilities. This will be a thorough process, with Net World Sport being supported by their professional ecology and landscape advisors as necessary. This suitable body could, for example, be a wildlife charity and – in all circumstances – will be appropriately qualified and experienced to undertake the role.
- F.1.3 In any scenario, management of ecology areas will likely be funded via an estate management charge paid by occupiers within Utopia City. This ensures that an income stream is available for any party responsible for managing ecology areas within Utopia City.

F.2 Population monitoring

Include details of monitoring effort and timing, personnel involved and equipment to be used.

- F.2.1 All Ponds, within the Phase 1 development site, Future Phases and, Receptor area and within 250m of the site boundary will be surveyed annually to determine presence and population sizes of GCN. As new ponds are created, these will be included in the surveys. Surveys will be

undertaken by licenced ecologists through out the development period and for 25 years post completion of all parts of the site. Surveys will be undertaken using torchlit surveys and additional methods where required, EDNA will be used to support these surveys if the season allows. These will be discussed with NRW.

F.2.2 Net World Sports will report back the monitoring results as part of the Wales GCN Monitoring Scheme.

F.3 Post-development mitigation contingencies

Describe the action that you will take if monitoring results are unfavourable.

- F.3.1 If monitoring results are unfavourable, the Landscape and Ecological Management Plan (9134.05.001) will be revisited to identify areas where further management or habitat creation could encourage greater use of the site by GCN. The LEMP should be reviewed yearly making sure that the sites are managed correctly against prescriptions and timescales identified in the plan.
- F.3.2 Should a population fish establish then methods will be used to remove fish from site.
- F.3.3 Pollution incidents arise these will be dealt with in an appropriate manner consulting with the necessary agencies.
- F.3.4 If invasive species colonise, then the appropriate methods will be implemented to remove without the use of chemicals.

F.4 Mechanism for ensuring delivery of post-development works

As appropriate e.g. Section 106 Agreement, to include details of who will undertake the work and reporting details, other covenants, contractual agreements or wardening schemes.

- F.4.1 The requirement for the management plan is secured and enforceable via a combination Planning Condition and s106 Agreement.

G Timetable of works

Include timings of all capture, development activities and mitigation measures, monitoring and other post development works

Date	Action
October 2025	Receipt of Planning Permission
November 2025 to February 2026	Construction of Receptor Site, including pond creation, hibernacula and scrub planting. Francis Lane
March/ April 2026	Installation of amphibian fencing and pitfall traps at Phase 1 Site.
April 2026 to July 2026	GCN traps opened and trapping period undertaken for 60 consecutive nights of suitable weather conditions.
July/ August 2026	Removal of drift fencing and destructive searches of hedgerows. Ring fencing remains in place around Pond P1.
September 2026	Pond P1 drained down and hand searched before infilling.
October 2026 - onwards	Phase 1 construction activities, including landscaping and construction of replacement GCN pond.
TBC	Removal of GCN perimeter fencing.

H Land Ownership – Mitigation Site/Compensation Site

H.1 Mitigation Site/Compensation Site Ownership

If mitigation is to be undertaken at a location not owned by the applicant, you must provide the written consent of the relevant land owner(s). You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement, transfer of legal interest).

H.1.1 All land to be used for mitigation purposes, including the translocation receptor site is under the ownership of the developer.

H.2 Mitigation Site/Compensation Ownership post construction

If the ownership of the mitigation site will change after construction, please confirm the identity of the prospective owners/occupiers together with timescales associated with transfer of occupancy or other forms of legal interest. You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement).

H.2.1 All land used for GCN mitigation will remain under the ownership and management of the developer Networkworld post completion. An appropriate ecological consultants with GCN licences will be employed to support the developer owner.

I Declaration

I declare that should a licence be granted, the work as proposed in this Method Statement will be strictly adhered to. I understand that any deviation from the works as proposed in this Method Statement without agreement from NRW would result in a breach of the licence.

NB. Applicants should note that it is an offence under regulation 59 of the Conservation of Habitats and Species Regulations 2017 to knowingly or recklessly provide false information in order to obtain a licence.

Signature of the Applicant		Date	25/07/24
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			X ☐
Full name in BLOCK LETTERS	JOHN HUGHES		
Signature of the Ecologist		Date	25/7/24
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			X ☐
Full name in BLOCK LETTERS	LEE GREENHOUGH		

J References

Credits for source information.

K Annexes

K.1 Pre-existing survey reports 9134.007