

Great Crested Newt Mitigation Strategy

Ratby Lane, Markfield. February 2026

This briefing note has been prepared by CSA Environmental on behalf of Taylor Wimpey in relation to Ratby Lane, Markfield (hereafter referred to as 'the Site'). It sets out broad principles for mitigation to be adopted in respect of great crested newts for construction of the proposed drainage outfall.

1.0 Introduction and Licensing Approach

- 1.1 An outline planning application was submitted to Hinckley and Bosworth District Council in July 2025. Comments were received from the Ecology Officer in February 2026, and additional detail was requested regarding the proposed great crested newt mitigation strategy, as District Level Licensing is unavailable for this Site.
- 1.2 This document outlines the mitigation strategy required to support a traditional EPS Mitigation Licence for the construction of the drainage outfall.
- 1.3 The outline planning application requests permission for the erection of up to 135 dwellings, amenity space, areas for outdoor play, landscaping and all associated infrastructure, including a drainage outfall. The outfall will comprise a buried pipe connected in the north to an on-site attenuation basin in the south-western corner of the Site, and extends southwards in a south-easterly direction where it connects to an existing ditch corridor through construction of a headwall. The ditch then flows in an easterly direction.
- 1.4 CSA Environmental contacted Natural England in November 2025 to apply for the District Level Licensing scheme. Due to a shortage of compensation ponds, Natural England was unable to register the Site under the scheme, and as such a site-specific European Protected Species Mitigation Licence (EPSML) will be required for construction of the drainage outfall due to its proximity to an existing and historic great crested newt pond. This licence will need to be obtained prior to commencement of works.

2.0 Ecological Baseline

- 2.1 A full suite of bottle trapping, egg searching and torchlight surveys have been undertaken at suitable ponds with access permission within a dispersible range of the Site in 2025 (Ponds P1 and P2). Full information is provided within the submitted Ecological Impact Assessment

(CSA/2550/01). A copy of the Pond Plan (CSA/2550/123) is shown in Appendix A.

- 2.2 In 2025, great crested newts were recorded in Pond P2 (peak count 1 male and 1 female; small population) but found to be likely absent from Pond P1. Pond P2 is located c. 150m from the southernmost part of the drainage outfall and Pond P1 c. 50m.
- 2.3 Environmental DNA sampling found Ponds P4 and P5 to be negative for the presence of great crested newt DNA, indicating likely absence.
- 2.4 The majority of habitat within 250m of the confirmed great crested newt pond comprises species-poor, modified grassland that is used for silage and cattle grazing. A strip of semi-mature woodland is located partially within 250m of the Site.

3.0 Impact Assessment

- 3.1 During construction, impacts relate to potential direct killing and injury of great crested newts that may be present in the area of the drainage outfall works. An assessment of potential risk was undertaken using Natural England's Rapid Risk Assessment Tool (taken from the Method Statement template). The table below shows that an offence is highly likely, and as such any works would need to be undertaken under a Mitigation Licence, rather than precautionary working methods.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.5
Land 100-250m from any breeding pond(s)	1 - 5 ha lost or damaged	0.4
Land >250m from any breeding pond(s)	5 - 10 ha lost or damaged	0.3
Individual great crested newts	Killing or injuring newts	0.8
Maximum:		0.8
Rapid risk assessment result:	RED: OFFENCE HIGHLY LIKELY	

- 3.2 As Pond P1 has been historically used by great crested newts (but found likely absent in 2025), this pond has been included as a great crested newt pond in the impact assessment. There are no changes anticipated to Pond P1 or P2, as the new outfall is located downstream of Pond P1 and not connected to Pond P1.
- 3.3 Appendix A shows the likely areas of impact, and these areas are tabulated below in the Terrestrial and Aquatic Impact Summary (taken from the Great Crested Newt Mitigation Licence Methods Statement).

Breakdown of terrestrial impacts

Permanent		Temporary	
Habitat type	Area lost (ha)	Habitat type	Area damaged (ha)
Arable	5.18	Grassland	0.99
Woodland	0.01		
Bramble Scrub	0.02		
Total Loss	5.21	Total Damage	0.99

- 3.4 Almost all habitats within the development area will be permanently lost, except for the woodland which is largely retained except for c. 0.01ha to allow the creation of the drainage outfall. Although the site boundary includes a large area of grassland in the south of the Site, the actual route of the outfall is likely to be a much narrower direct connection, with most of the grassland retained and only a small area damaged for the outfall.

Core, intermediate and distant terrestrial impacts

	Permanent	Temporary
	Area lost (ha)	Area damaged (ha)
Core (<50m from pond)	0	0.22
Intermediate (50-250m from pond)	2.00	0.49
Distant (>250m from pond)	3.49	0
Total (ha)	5.49	0.71

- 3.5 As shown in the breakdown of terrestrial impacts above, there is no permanent habitat loss within 50m of the ponds, and it is worth noting that the 0.21ha of temporary loss relates to land within 50m of Pond P1 (historic GCN pond), with no land within 50m of Pond P2 (existing GCN pond) to be impacted.

Aquatic impacts

	Permanent		Temporary	
	Number lost	Area lost (m ²)	Number damaged	Area damaged (m ²)
GCN Ponds	0	0	0	0
Other Ponds	0	0	0	0
Total	0	0	0	0

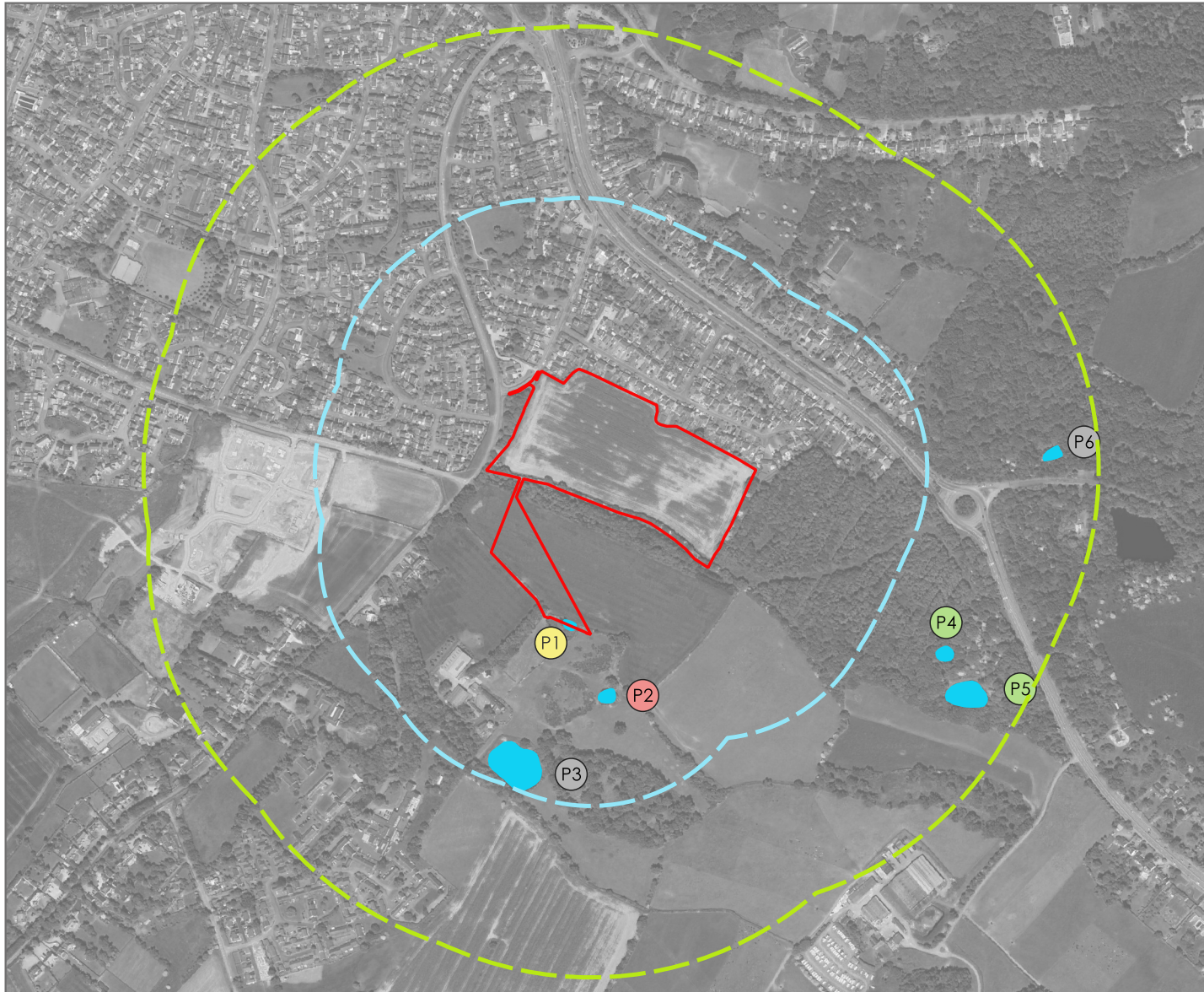
- 3.6 The aquatic impacts show that no ponds are to be lost or damaged by the works as both Pond P1 and P2 will be retained as part of proposals.

4.0 Mitigation

- 4.1 As the habitat impacts nearest to the ponds relate to the temporary loss of grassland for construction of the outfall along the new route, the main potential impacts are likely to be the accidental killing and injury of GCN during construction to any newts present in terrestrial habitat within the outfall route.
- 4.2 At the detailed design stage suitable mitigation measures will be developed with the drainage consultant to control flow rates along the outfall and result in suitable filtration before reaching the southern end into the ditch. This will ensure that minimal changes to hydrology occur along the ditch corridor and it continues to offer suitable aquatic opportunities in the future. Ponds P1 and P2 will also be able to continue to function for great crested newts unhindered.
- 4.3 To avoid accidental killing and injury of great crested newts during construction works, appropriate measures (as approved by Natural England) will be utilised to remove great crested newt from the area of impact. This may include a combination of graded habitat management, destructive searches, fencing and pitfall trapping, and refugia. In the first instance, vegetation to be removed would be strimmed to 150mm, and a finger tip search undertaken by a licensed ecologist to look for any great crested newts along the outfall route and working area. After this, the vegetation would be cut to ground level and a second check of the area would be completed.
- 4.4 Works would be timed to avoid the great crested newt breeding season (March to June inclusive) and the hibernation period (November to February inclusive). Any works that may impact great crested newts will be undertaken under the supervision of a great crested newt licensed ecologist. Any great crested newts found during works will be moved outside of the construction area (exact location to be determined as part of the EPSML application).
- 4.5 As Ponds P1 and P2 are located outside of the control of Taylor Wimpey, enhancements to these waterbodies are not possible. Instead, new habitat will be delivered within the development scheme, comprising log piles, long grassland and thicket. New log piles will be located at the southernmost end of the drainage outfall route to provide new habitat opportunities for this group of species.
- 4.6 As the existing application is for outline approval, once detailed design is available, this mitigation strategy will be updated and used to form the basis of the EPSML application to Natural England.

Appendix A

Pond Plan



- Site Boundary
- 250m buffer
- 500m buffer
- Ponds
- Pond reference
- Confirmed presence of great crested newt
- Great crested newts likely absent
- Negative eDNA results
- Ponds ruled out following pond scoping/no access



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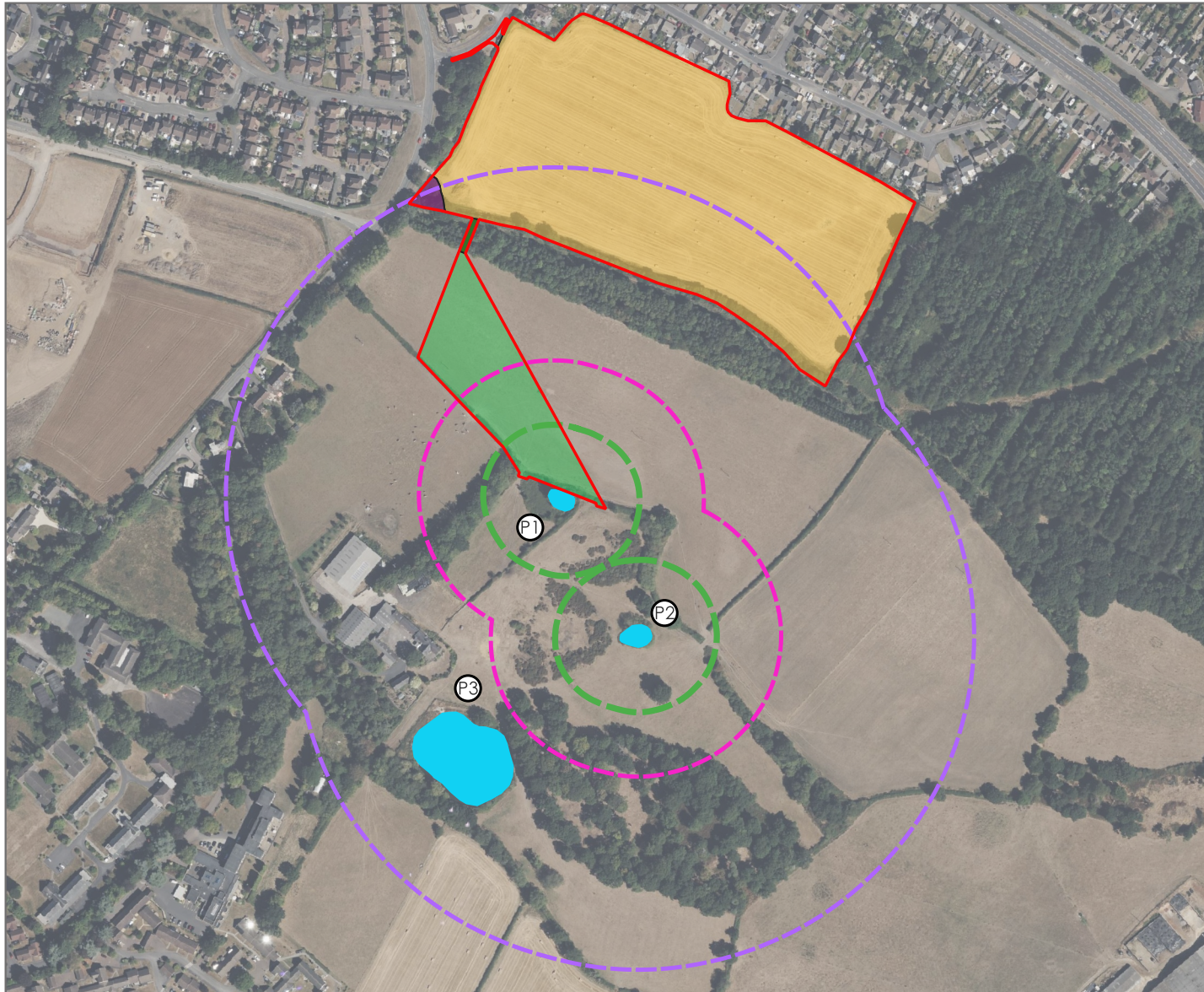
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Drawing Title	Pond Plan
Client	Taylor Wimpey UK Limited










Date	May 2025
Scale	Refer to scale
Drawn	GG

Drawing No.	CSA/2550/123
Rev	B
Checked	AP

Appendix B

Great Crested Newt Impacts Plan



-  Site boundary
-  Pond
-  50m buffer
-  100m buffer
-  250m buffer
-  Bramble scrub
-  Grassland
-  Woodland
-  Arable



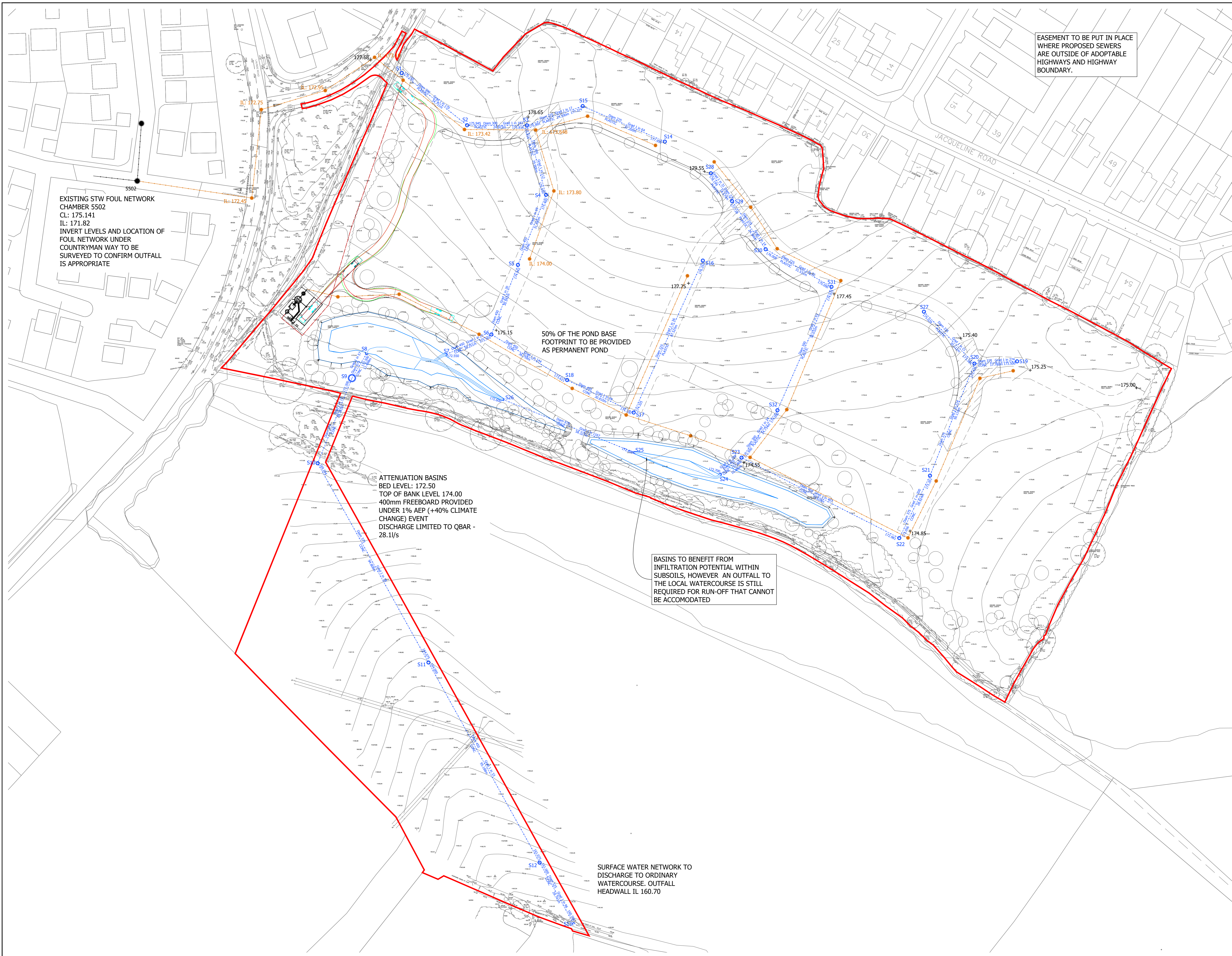
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Project	Land at Ratby Lane, Markfield	Date	February 2026	Drawing No.	CSA/2550/139
Drawing Title	Great Crested Newt Impacts Plan	Scale	Refer to scale	Rev	-
Client	Taylor Wimpey UK Limited	Drawn	AP	Checked	TR

Appendix C

Drainage Outfall Route



EASEMENT TO BE PUT IN PLACE WHERE PROPOSED SEWERS ARE OUTSIDE OF ADOPTABLE HIGHWAYS AND HIGHWAY BOUNDARY.

EXISTING STW FOUL NETWORK CHAMBER 5502
CL: 175.141
IL: 171.82
INVERT LEVELS AND LOCATION OF FOUL NETWORK UNDER COUNTRYMAN WAY TO BE SURVEYED TO CONFIRM OUTFALL IS APPROPRIATE

50% OF THE POND BASE FOOTPRINT TO BE PROVIDED AS PERMANENT POND

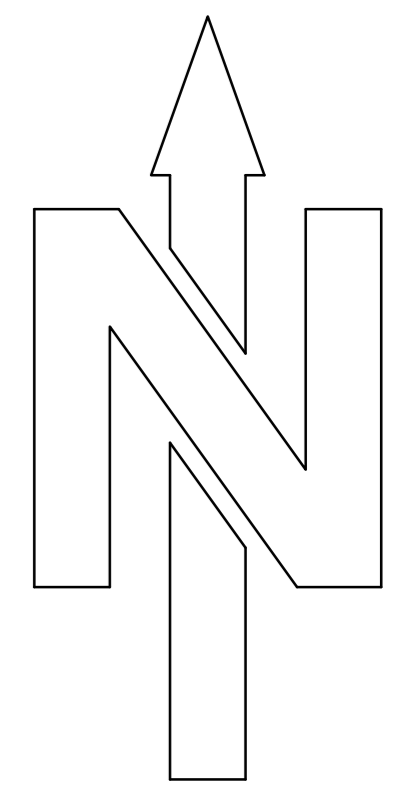
ATTENUATION BASINS
BED LEVEL: 172.50
TOP OF BANK LEVEL 174.00
400mm FREEBOARD PROVIDED UNDER 1% AEP (+40% CLIMATE CHANGE) EVENT
DISCHARGE LIMITED TO QBAR - 28.1/s

BASINS TO BENEFIT FROM INFILTRATION POTENTIAL WITHIN SUBSOILS, HOWEVER AN OUTFALL TO THE LOCAL WATERCOURSE IS STILL REQUIRED FOR RUN-OFF THAT CANNOT BE ACCOMMODATED

SURFACE WATER NETWORK TO DISCHARGE TO ORDINARY WATERCOURSE. OUTFALL HEADWALL IL 160.70

1. DO NOT SCALE FROM THIS DRAWING. IF IN DOUBT CONTACT TRAVIS BAKER LIMITED.
2. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS RELATING TO THIS PROJECT.
4. ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE IMMEDIATELY NOTIFIED IN WRITING TO TRAVIS BAKER LIMITED.
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- KEY:
- INDICATIVE GROUND LEVEL 175.00
 - ADOPTABLE SURFACE WATER SEWER
 - ADOPTABLE FOUL WATER SEWER
 - ADOPTABLE FOUL RISING MAIN
 - EXISTING FOUL SEWER
 - SITE BOUNDARY



REV	DESCRIPTION	DATE	BY	AUTH
E	UPDATED SITE LAYOUT AND CHANGED DRAWING	04.06.25	CL	TW
D	SCALES	23.04.25	CL	TW
C	ADDED MANHOLE LOCATION FOR EXISTING SEWER (TAKEN FROM STW RECORDS)	08.02.24	CL	TW
B	AMENDED RED LINE BOUNDARY AND DISCHARGE RATE TO BEST UPDATED SITE AREA	23.08.23	CL	TW
A	UPDATED DRAINAGE TO SHOW DETAILS	02.08.23	CL	TW
	UPDATED FRAMEWORK DEVELOPMENT PLAN			

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CLIENT
TAYLOR WIMPEY UK LIMITED

PROJECT
RATBY LANE, MARKFIELD

TITLE
SURFACE WATER DRAINAGE STRATEGY

DRAWN HM	AUTHORISED TW	SCALE 1:500@A0	DATE 17.05.21
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PROJECT NO. 21067	DRAWING NO. 003	REV E
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STATUS
ILLUSTRATIVE PURPOSES ONLY