

Date: 24 August 2026
Application: 261718



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Householder Consultation

Application Number: 261718

Applicant: Mr Jonathan Leese

Site Address: Fade To Grey, Redlake Lane, Wokingham, Wokingham, RG40 3BF

Parish: Wokingham Without

Grid Reference: Easting - 482786, Northing - 166902

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey habitable outbuilding to the side of the main dwelling.

Case Officer: Cameron Young

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261718. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **14 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NatureSpace		
Service	WBC Ecology Newts	App No:	261718
Address:	Fade To Grey, Redlake Lane, Wokingham, Wokingham, RG40 3BF.		
Proposal:	Householder application for the proposed erection of single storey habitable outbuilding to the side of the main dwelling.		
Type of Development:	Other Householder		
Site Visit Made:	~~Yes~~ /No		

Summary Of Recommendations

- ☐ No comment
☒ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposed development is unlikely to have an impact on crested newts and/or their habitats. However, as the development is within the green impact risk zone, as modelled by district licence mapping, I recommend that the following informative should be attached to planning consent:

"The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

All vegetation within the works area shall be maintained at a maximum height of 30mm until construction is completed through regular mowing or grazing in order to discourage great crested newts from using the site. All works shall be carried out in accordance with the following measures:

- Any trenches left overnight should be covered or provided with ramps to great crested newts from becoming trapped.

- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

If at any point during construction works any great crested newts are identified, then the following instructions must be strictly adhered to:

- **Stop all works immediately and leave the area**
- **Inform an ecologist immediately who will provide further guidance / instructions**
- **Do not try to handle or rescue a great crested newt**
- **Do not resume construction works until advised it is safe to do so by an ecologist**

It should be noted that if an individual great crested newt is found at any point during the works, a European Protected Species Licence (EPSL) or District Licence (DL) may be required to permit works that would potentially cause disturbance and otherwise commit an offence under the relevant legislation.”

Conditions & Reasons (if required)			
Date:	03/09/2026	Signed:	NatureSpace