

Date: 4 August 2025
Application: 250191



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Ecology Newts,

Householder Consultation

Application Number: 250191

Applicant: Mr and Mrs Cumming

Site Address: 31 Pound Lane, Sonning, Wokingham, RG4 6XD

Parish: Sonning

Grid Reference: Easting - 476014, Northing - 175215

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a residential annexe.

Case Officer: Claire Moore

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 250191. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NatureSpace District Licensing Officer		
Service	WBC Ecology Newts	App No:	250191
Address:	31 Pound Lane, Sonning, Wokingham, RG4 6XD.		
Proposal:	Householder application for the proposed erection of a residential annexe.		
Type of Development:	Other Householder		
Site Visit Made:	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 application site falls within an amber impact risk zone for great crested newts, indicating an area of suitable habitat and potential presence of this protected species.

The applicant has supplied a Great Crested Newt Statement (Report ref.: R2894_GCN_a, John Wenman Ecological Consultancy, March 2025) which details Reasonable Avoidance Measures to be implemented prior to and during construction activities. It is stated that the homeowners are aware of a historic record of great crested newt within the application site, and great crested newts are known to be present within Ali's Pond Nature Reserve approximately 300m away. The nearest pond is stated to be 140m away. The risks to great crested newts are considered to be low as only a small area of sub-optimal habitat will be impacted. I agree with this assessment. It should also be noted that the nearest pond is actually 25m away, and there are several historic records of great crested newts within the area, including the nearest pond. This further reinforces the need for avoidance measures, which are considered appropriate given the small scale of the proposals and the habitats which will be affected. As such, I recommend a compliance condition if you are minded to approve the application.

Conditions & Reasons (if required)

Great crested newt avoidance measures

The development hereby approved shall be implemented strictly in accordance with the reasonable avoidance measures for great crested newts detailed within the supporting document: Great Crested Newt Statement

(Report ref.: R2894_GCN_a, John Wenman Ecological Consultancy, March 2025).

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Date:	12/08/2025	Signed:	NatureSpace
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