

**Date:** 2 October 2025  
**Application:** 251923



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Ecology Newts

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Development Management &  
Compliance

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Dear WBC Ecology Newts,

**Full Planning Approval Consultation**

**Application Number:** 251923

**Applicant:** Mrs Jacque Vanstone

**Site Address:** Finchampstead C Of E School, The Village, Finchampstead,  
Wokingham, RG40 4JR

**Parish:** Finchampstead

**Grid Reference:** Easting - 479424, Northing - 163096

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed erection of a single storey front extension to create a new year 5 and 6 breakout classroom and resource area, single storey front extension to boys toilet and single storey front/side extension to extend the link corridor.

**Case Officer:** Connie Davis

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 251923. 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 **23 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                   |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NatureSpace<br>District Licensing Officer                                                                                                                                                                                                                         |                |        |
| <b>Service</b>              | WBC Ecology Newts                                                                                                                                                                                                                                                 | <b>App No:</b> | 251923 |
| <b>Address:</b>             | Finchampstead C Of E School, The Village, Finchampstead, Wokingham, RG40 4JR.                                                                                                                                                                                     |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of a single storey front extension to create a new year 5 and 6 breakout classroom and resource area, single storey front extension to boys toilet and single storey front/side extension to extend the link corridor. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | 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 a red impact risk zone for great crested newts. However, given the nature of the proposals, I consider impacts to great crested newts and/or their habitats to be highly unlikely. An ecological survey report has not been submitted, but it appears the habitats to be impacted are small areas of hardstanding and amenity grass adjacent to the road and car park. The nearest pond is approximately 190m away. The potential presence of great crested newts within the development footprint cannot be entirely ruled out but is considered very unlikely.

The supplied Non-Licensed Avoidance Measures for Great Crested Newts are considered appropriate and should be secured via suitable condition.

## Conditions & Reasons (if required)

### Condition

Great crested newt avoidance measures

The development hereby approved shall be implemented strictly in accordance with the details within the supporting document: Non-Licensed Avoidance Measures for Great Crested Newts (dated September 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.*

|              |            |                |             |
|--------------|------------|----------------|-------------|
| <b>Date:</b> | 21/10/2025 | <b>Signed:</b> | NatureSpace |
|--------------|------------|----------------|-------------|