

Date: 26 May 2026
Application: 261198



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Ecology Newts,

Full Planning Approval Consultation

Application Number: 261198

Applicant: Mr & Mrs G Harris

Site Address: Scarletts Lodge, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD

Parish: Wargrave

Grid Reference: Easting - 481053, Northing - 178186

Type of Development: Minor All other developments

Proposal: Full planning application for proposed erection of 1no. Hay and feed barn with associated machinery storage.

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 261198. 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 **16 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	261198
Address:	Scarletts Lodge, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD.
Proposal:	Full planning application for proposed erection of 1no. Hay and feed barn with associated machinery storage.
Type of Development:	Minor All other developments
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

Summary

- The development falls within the red impact risk zone for great crested newts. Impact risk zones have been derived through advanced modelling to create a species distribution map which predicts likely presence. In the red impact zone, there is highly suitable habitat and a high likelihood of great crested newt presence.
- There are 6 ponds within 500m of the development proposal. The closest of these is 100m from the site boundary.
- There are records of great crested newts within 250m of the site. Further GCN records are present within the wider landscape.
- There are no barriers to movement in the landscape to prevent GCN dispersal onto the site.

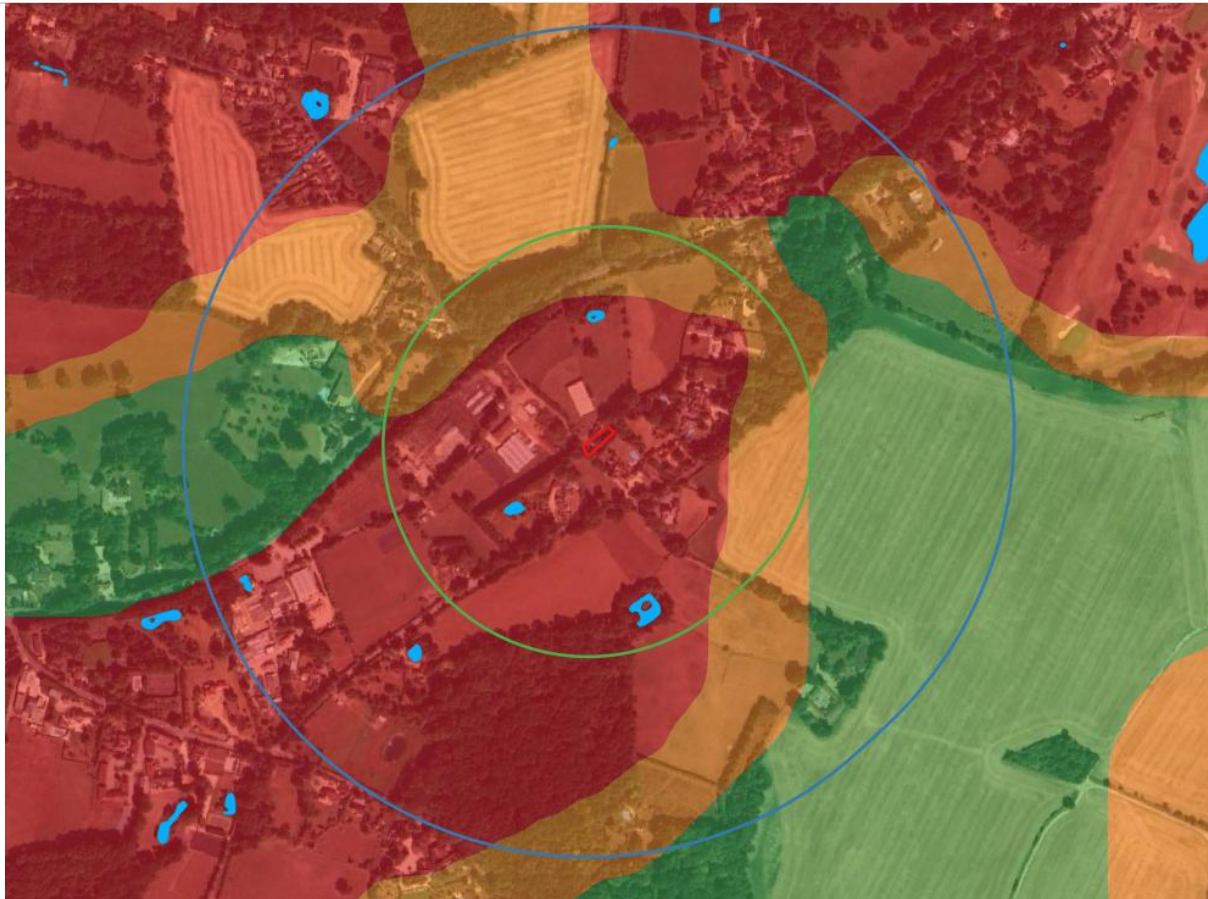


Figure above: Outline of the site (red) in the context of the surrounding landscape, including the Impact Risk Zones for GCN. Ponds are shown in light blue. A 250m buffer is shown around the site in green and a 500m buffer in blue. Contains public sector information licensed under the Open Government Licence v3.0.

Ecological Information

The applicant has not provided any ecological information regarding great crested newts for the site.

Given the site's location within 250 m of a pond with records of GCN presence and recent records of the species in the wider landscape, the possibility of great crested newts occurring on the site cannot be ruled out. Although the site currently provides limited suitable habitat in the form of developed land, this could change if it is left unmanaged before development begins, or as a result of demolition and construction activities. Newts may take shelter in rubble piles or beneath stored materials, and there is also a risk of individuals becoming trapped in open excavations. This could result in individual GCN being harmed as a consequence of development.

Conclusion

These risks are considered to be manageable via a precautionary method of working. Site workers should be made aware of the potential risk and should implement appropriate avoidance measures. Therefore, I recommend that a Reasonable Avoidance Measures statement is produced to safeguard individuals of the species. This should be written by a suitably qualified ecologist and submitted to the planning authority prior to commencement of development.

- *Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.*

Alternatively, if the applicant would like to pursue a risk-free approach, a district licence may be acquired.

The District Licence scheme (administered by the NatureSpace Partnership) should be applied for. Under the Wokingham Borough Council district licence, development works that may cause impacts upon GCN can be authorised as part of the planning process.

N.B. The applicant is required to submit a NatureSpace Report or certificate prior to determination if this option is pursued.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	15/06/2026	Signed:	NatureSpace
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