

**Date:** 20 March 2025  
**Application:** 250655



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Ecology Newts

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Ecology Newts,

**Approval of Reserved Matters Consultation**

**Application Number:** 250655

**Applicant:** The Owner and/or Occupier

**Site Address:** Land at and to the rear of 238 and 240, Nine Mile Ride, Finchampstead, RG40 3QD

**Parish:** Finchampstead

**Grid Reference:** Easting - 480157, Northing - 164785

**Type of Development:** Major Dwellings (10+)

**Proposal:** Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref.

APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.

**Case Officer:** Mark Croucher

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 250655. 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

|                             |                                                                                                                                                                                                                                                                                                                                                            |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NatureSpace<br>District Licensing Officer                                                                                                                                                                                                                                                                                                                  |                |        |
| <b>Service</b>              | WBC Ecology Newts                                                                                                                                                                                                                                                                                                                                          | <b>App No:</b> | 250655 |
| <b>Address:</b>             | Land at and to the rear of 238 and 240, Nine Mile Ride, Finchampstead, RG40 3QD.                                                                                                                                                                                                                                                                           |                |        |
| <b>Proposal:</b>            | Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered. |                |        |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                                                                                                                                                                     |                |        |

| Summary Of Recommendations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <input type="checkbox"/> No comment<br><input checked="" type="checkbox"/> No objection<br><input type="checkbox"/> No objection subject to conditions (and reasons) <b>stated below</b><br><input type="checkbox"/> Request further information before determination as <b>stated below</b><br><input type="checkbox"/> Objection due to the reason(s) <b>stated below</b>                                                                                                                                                           |             |
| Comments On Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |             |
| <p>The site is within a green Impact Risk Zone for great crested newts. Two small, ornamental garden ponds are present within the site and these were assessed as being unsuitable for great crested newts (Ecological Appraisal, Land at and to the rear of 240 Nine Mile Ride, Wokingham (6087), Aspect Ecology, May 2021). Only one other pond is known from OS maps to be present within 500m of the site, approximately 300m away. The development is not considered likely to impact great crested newts or their habitats.</p> |             |
| Conditions & Reasons (if required)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |
| <b>Date:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 09/04/2025  |
| <b>Signed:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | NatureSpace |