

Date: 3 April 2025
Application: 250835



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Ecology Newts,

Outline Planning Approval Consultation

Application Number: 250835

Applicant: Mr R Ryan

Site Address: Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX

Parish: Wokingham Town

Grid Reference: Easting - 479833, Northing - 167196

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 4 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)

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 250835. 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:	250835
Address:	Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX.		
Proposal:	Outline application for the proposed erection of 4 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)		
Type of Development:	Minor Dwellings (1-9)		
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 application site falls within a red Impact Risk Zone for great crested newts, indicating an area of highly suitable habitat and potential great crested newt presence. There are no ponds within the application site and ten ponds shown on OS mapping within 500m of the application site, three of which are within 250m. There are recent records of great crested newts to the south of the application site within 250m, and within 500m both north and south of the site. The site is reasonably well connected to the wider landscape.

The applicant has supplied an ecological report (Ecological Impact Assessment, Darwin Ecology Ltd, February 2025). The ecological report states that habitats within the application site are of low value for great crested newts. Great crested newts are unlikely to shelter within the site, though they may traverse through the site when moving between more suitable habitats. There is considered to be a low risk of harm to individual great crested newts, so the report provides a set of reasonable avoidance measures which are recommended to be implemented.

Great crested newts are confirmed to be present within the landscape, both north and south of the application site. However, given the low-suitability of habitats which will be impacted by the proposed development and wider landscape factors, I agree that reasonable avoidance measures are a proportionate approach. I therefore recommend a compliance condition is used if the Council is minded to approve the application.

Conditions & Reasons (if required)			
Condition Great crested newt avoidance measures The development hereby approved shall be implemented strictly in accordance with the great crested newt Reasonable Avoidance Measures stated within the supporting document Ecological Impact Assessment (Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX, Darwin Ecology Ltd, February 2025). <i>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.</i> Informative 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.			
Date:	16/04/2025	Signed:	NatureSpace