

Date: 3 April 2025
Application: 250815



**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,

Householder Consultation

Application Number: 250815

Applicant: Mr and Mrs Hipgrave

Site Address: Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479902, Northing - 173625

Type of Development: Other Householder

Proposal: Householder application for proposed two-storey front porch extension, followed by changes to fenestration.

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 250815. 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:	250815
Address:	Orchard Cottage, Wokingham Road, Hurst, Wokingham, RG10 0SB.		
Proposal:	Householder application for proposed two-storey front porch extension, followed by changes to fenestration.		
Type of Development:	Other Householder		
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 is a pond within the application site and a high density of ponds within the surrounding landscape. There is a historic record of great crested newts within the application site and recent (2024) records in some of the nearest ponds. Great crested newts are confirmed to be present in the surrounding area and are very likely to be present within the application site.

However, given the nature and scale of the proposed development, potential for impacts on great crested newts is considered to be limited. The proposed extension is relatively small and located on existing hardstanding. The main risks are considered to arise from individual great crested newts entering the construction area when traversing between areas of more suitable habitat. For example, great crested newts could take shelter beneath building materials or become trapped within groundworks.

The applicant has provided a Great Crested Newt Statement (Non-licensed Avoidance Measures for Great Crested Newts). The avoidance measures therein are considered sufficient to control the risk of harm to individual great crested newts and resulting wildlife offence. I 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 Non-licensed Avoidance Measures for Great Crested Newts stated within the supporting document Great Crested Newt Statement.

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.

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:	15/04/2025	Signed:	NatureSpace
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