

Date: 22 July 2025
Application: 251486



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Full Planning Approval Consultation

Application Number: 251486

Applicant: Mr T Northey

Site Address: Land west of Edney's Hill, Barkham Road, Barkham

Parish: Barkham

Grid Reference: Easting - 478470, Northing - 167162

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.

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 251486. 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:	251486
Address:	Land west of Edney's Hill, Barkham Road, Barkham.		
Proposal:	Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.		
Type of Development:	Major Dwellings (10+)		
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

The application site falls within amber and green impact risk zones for great crested newts, indicating suitable habitat and potential presence of this protected species. There are no ponds within the application site and five ponds within 500m of the site boundary, the nearest of which is approximately 190m south-west.

The applicant has supplied an Ecological Appraisal (Ref: ESEC/24084/01/v1.0, Essential Ecology, April 2025) which states that the risks from the proposed development to great crested newts are low and recommends precautionary measures which have been detailed in a non-licensed method statement. I am satisfied with this Ecological Appraisal and the recommendations therein as regards great crested newts. I recommend a compliance condition if you are minded to approve the application, as set out below.

Conditions & Reasons (if required)

A condition such as below would be sufficient for great crested newts specifically, however if your Ecology Team is satisfied with the Ecological Appraisal then a condition requiring compliance with this in general would also be suitable.

Great crested newt avoidance measures

The development hereby approved shall be implemented strictly in accordance with the recommendations for great crested newts detailed within the supporting document: Ecological Appraisal (Ref: ESEC/24084/01/v1.0,

Essential Ecology, April 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.

Date:	11/08/2025	Signed:	NatureSpace
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