

Date: 24 February 2026
Application: 260239



**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: 260239

Applicant: Mr Graham Adams

Site Address: Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

Parish: Arborfield and Newland

Grid Reference: Easting - 476123, Northing - 167267

Type of Development: Minor All other developments

Proposal: Retrospective application for single-storey extension to existing café.

Case Officer: Kieran Neumann

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 260239. 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 **19 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	260239
Address:	Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH.
Proposal:	Retrospective application for single-storey extension to existing café.
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

Recommendations

We are satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

However, as the application site lies in the red impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for great crested newts (GCN) within the area surrounding the application site, I recommend the use of the following 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; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

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 3 ponds within 500m of the development proposal. The closest is 35m southeast of the site boundary.

Ecological Information

The applicant has not provided any ecological information regarding great crested newts for the site. However, the development is small scale, impacting an area of developed land. The habitat surrounding the development is of limited suitability for GCN, comprising of a managed land and a yard with lots of footfall, meaning the chances of encountering one on the site are minimal.

Conclusion

We are satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

However, as the application site lies in the red impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for great crested newts (GCN) within the area surrounding the application site, I recommend the use of the following informative:

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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:	17/03/2026	Signed:	NatureSpace
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