

Date: 13 November 2025
Application: 252733



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,

Householder Consultation

Application Number: 252733

Applicant: Mr & Mrs Hill

Site Address: White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY

Parish: Winnersh

Grid Reference: Easting - 477380, Northing - 170919

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of an outbuilding to create ancillary annex following demolition of existing detached garage and carport. (part-retrospective)

Case Officer: Marcus Watts

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 252733. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 **4 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Naturespace District Licence Officer		
Service	WBC Ecology Newts	App No:	252733
Address:	White Cottage, Bearwood Path, Winnersh, Wokingham, RG41 5EY.		
Proposal:	Householder application for the proposed erection of an outbuilding to create ancillary annex following demolition of existing detached garage and carport. (part-retrospective)		
Type of Development:	Other Householder		
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

This application is a householder located in a well-built up area. There are a number of newt records made from this immediate vicinity, presumably associated with the isolated nearby pond.

The site itself appears mostly hard-standing, and it is considered that newts will have difficulty dispersing through the built up area away from the pond (should the population remain extant).

Therefore, we consider further requests for survey disproportionate to the likely impacts of a development of this scale.

As a precautionary measure due to proximity of records, it is recommended that the following informative and recommended working methods are supplied:

“There is a low risk that great crested newts (GCN) may be present at the application site. It is considered to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies in the red impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations

2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence."

The following recommendations are also provided to further reduce the likelihood of impacts on this species:

- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

Conditions & Reasons (if required)

Reasons: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF (2023), Circular 06/2005.

No conditions required.

Date:	03/12/2025	Signed:	Naturespace
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