

Date: 18 June 2025
Application: 251233



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Ecology Newts,

Full Planning Approval Consultation

Application Number: 251233

Applicant: T & R Nasser

Site Address: Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY

Parish: Finchampstead

Grid Reference: Easting - 480083, Northing - 164590

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 3no. dwellings following demolition of existing dwelling, outbuilding and agricultural barns.

Case Officer: James Fuller

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 251233. 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:	251233
Address:	Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY.		
Proposal:	Full application for the proposed erection of 3no. dwellings following demolition of existing dwelling, outbuilding and agricultural barns.		
Type of Development:	Minor Dwellings (1-9)		
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 proposed development falls within a green impact risk zone, indicating that great crested newts could be present, but there is only a single pond within 500m of the application site, located approximately 360m away. I am satisfied that the proposed development is unlikely to impact great crested newts and/or their habitats.

Conditions & Reasons (if required)

Date:	30/06/2025	Signed:	NatureSpace
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