

Date: 12 November 2025
Application: 252762



**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,

PD Telecommunications 56 days Consultation

Application Number: 252762

Applicant: Mr Mohammed Gumel

Site Address: West Court Land, Park Lane, Finchampstead, Wokingham, RG40 4QF

Parish: Finchampstead

Grid Reference: Easting - 477399, Northing - 163644

Type of Development:

Proposal: Prior approval submission for a proposed installation of replacement electronic communications apparatus comprising a slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.

Case Officer: Andrew Chugg

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 252762. 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 **3 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	District Licensing Officer NatureSpace		
Service	WBC Ecology Newts	App No:	252762
Address:	West Court Land, Park Lane, Finchampstead, Wokingham, RG40 4QF.		
Proposal:	Prior approval submission for a proposed installation of replacement electronic communications apparatus comprising a slimline lattice mast, 3 no. aerials, 2 no. transmission dishes, 1 no. GPS aerial, radio equipment housing and development ancillary to radio equipment housing.		
Type of Development:			
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 site is classified as an amber impact area for GCN under district licence mapping tools. This indicates that the development may have suitable habitat for newts on site and/or a reasonable likelihood of GCN occurring locally.
- There are 3 ponds within 250m of the site boundary.
- Connectivity of suitable habitat in the local area may provide dispersal of GCN from the surrounding area to the development site.
- The proposals for development are not supported by any ecological information.
- Given the associated impacts of habitat manipulation which may need to be carried out in order to erect the structure, it would be recommended that the applicant produces a Reasonable Avoidance Measures statement (RAMs) produced by a suitably qualified ecologist. This would further reduce the risk of GCN being impacted by the proposals.

- However, as this application sites lies in the amber impact zone as per the modelled district licence impact map, which indicates that there is suitable habitat for 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.

Conditions & Reasons (if required)

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.

Date:	03/12/2025	Signed:	NatureSpace
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