

**Date:** 19 September 2025  
**Application:** 252231



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Ecology Newts

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Development Management &  
Compliance

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Dear WBC Ecology Newts,

**Householder Consultation**

**Application Number:** 252231

**Applicant:** Mr and Mrs S and D Kandadi

**Site Address:** 40 Clover Rise, Woodley, Wokingham, RG5 4WL

**Parish:** Woodley

**Grid Reference:** Easting - 478100, Northing - 173559

**Type of Development:** Other Householder

**Proposal:** Householder application for the proposed single storey rear extension with flat roof and a roof light installation.

**Case Officer:** Jessie Arrow-Smith

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 252231. 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 **10 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

<b>From:</b>	NatureSpace District Licensing Officer		
<b>Service</b>	WBC Ecology Newts	<b>App No:</b>	252231
<b>Address:</b>	40 Clover Rise, Woodley, Wokingham, RG5 4WL.		
<b>Proposal:</b>	Householder application for the proposed single storey rear extension with flat roof and a roof light installation.		
<b>Type of Development:</b>	Other Householder		
<b>Site Visit Made:</b>	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

### Summary:

- The development falls within the amber 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 amber impact zone, there is suitable habitat and a high likelihood of great crested newt presence.
- There are 6 ponds within 500m of the development proposal. The closest of which being within 50m of the proposed development site.
- There is direct connectivity with a suds ditch running parallel to the site.
- There are no GCN records within 500m but this does not necessarily indicate absence, but potentially lack of survey effort in the area.
- Natural England Standing Advice guidance for planning authorities advises that surveys on ponds up to 500m from development sites should be requested.
- The applicant has not provided any ecological information for the site. Therefore, it cannot be determined if there is an impact.

## Recommendations

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

It would 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 within an amber impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for great crested newts within the area surrounding the application site. Therefore, 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; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.”*

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

- Removal of materials by hand. If any great crested newts are discovered during removal of materials, materials should be replaced immediately, and a suitably qualified ecologist contacted prior to works resuming.
- Any trenches left overnight should be covered or provided with ramps to prevent great crested newts from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage great crested newts 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)			
<p>I recommend the following informative be added to any consent issued:</p> <p><i>“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; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.”</i></p>			
<b>Date:</b>	09/10/2025	<b>Signed:</b>	NatureSpace