

Date: 5 March 2026
Application: 260556



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

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Dear WBC Ecology Newts,

Full Planning Approval Consultation

Application Number: 260556

Applicant: Mr Singh

Site Address: 424-426 Reading Road, Winnersh, RG41 5EP

Parish: Winnersh

Grid Reference: Easting - 477963, Northing - 170648

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building.

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 260556. 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 **26 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	260556
Address:	424-426 Reading Road, Winnersh, RG41 5EP.
Proposal:	Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building.
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

Recommendation(s):

If the development is to be permitted, then a compliance condition will be required in order to secure reasonable avoidance measures (RAMS) in the form of precautionary working methods as given in the submitted document: 'Further Information Regarding Great Crested Newt at 424-426 Reading Road, Winnersh, Wokingham, RG41 5EP', Darwin Ecology, January 2026.

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 great crested newts are likely to be present.
- There are historic records of great crested newt (GCN) approximately 255m northwest of the site from 2010.
- Multiple great crested newt recordings are present between 700m-800m to the northwest of the site, most recently in 2015 with no significant barriers to movement.



Figure above: Outline of the site (red) in the context of the surrounding landscape, including the Impact Risk Zones for GCN. Ponds are shown in light blue. A 250m buffer is shown around the site in green and a 500m buffer in blue. Contains public sector information licensed under the Open Government Licence v3.0.

Ecological Information:

The applicant has provided ecological information for the site: 'Further Information Regarding Great Crested Newt at 424-426 Reading Road, Winnersh, Wokingham, RG41 5EP', Darwin Ecology, January 2026. The walkover identified that the site habitats comprised mostly of developed land with sealed surfaces, bare ground of which approximately 85% had no vegetation, and individual trees. The GCN statement reports:

- "Due to a lack of suitable habitat on site to support GCN and the lack of connectivity to areas of suitable habitat within the wide landscape, it is considered significantly unlikely that individuals or populations of GCN would be present on site. Additionally, it is not anticipated that individual GCN would access or utilise that site on occasion for commuting, foraging or resting purposes."

GCN are known to be historically present within 500m of the site, as well as the presence of a potential metapopulation inhabiting the ponds to the northwest. While that habitat on site may not be suitable for GCN, the results of demolition and construction activities can increase the suitability of the site. Newts may take shelter in rubble piles or beneath stored materials, and there is also a risk of individuals becoming trapped in open excavations. This could result in individual GCN being harmed as a consequence of development. We are satisfied that the mitigation measures provided in the GCN statement adequately manage these risks.

Conditions & Reasons (if required)			
Condition: All works shall be carried out in strict accordance with the recommendations of the GCN statement 'Further Information Regarding Great Crested Newt at 424-426 Reading Road, Winnersh, Wokingham, RG41 5EP', Darwin Ecology, January 2026. <i>Reasons: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.</i>			
Date:	25/03/2026	Signed:	NatureSpace