

Date: 3 November 2025
Application: 252547



**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: 252547

Applicant: Mr & Mrs G Procter

Site Address: Fairview, Forest Road, Binfield, Wokingham, RG40 5SA

Parish: St. Nicholas Hurst

Grid Reference: Easting - 482240, Northing - 171077

Type of Development: Major All other developments

Proposal: Full application for the proposed erection of 1no. detached barn plus 1no. 3 stable block including tack room.

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 252547. 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 **1 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	District Licensing Officer NatureSpace		
Service	WBC Ecology Newts	App No:	252547
Address:	Fairview, Forest Road, Binfield, Wokingham, RG40 5SA.		
Proposal:	Full application for the proposed erection of 1no. detached barn plus 1no. 3 stable block including tack room.		
Type of Development:	Major All other developments		
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 a red impact area for GCN under district licence mapping tools. This indicates that the development may have highly suitable habitat for newts on site and a high likelihood of GCN occurring locally; however, the site consists primarily of existing hard standing.
- There are 11 ponds within 500m of the site boundary, 1 of which are within 100m; but is reported to be stocked with fish which would reduce the likelihood of this pond being utilised as a breeding pond for GCN. There are also a further 3 ponds within 250m.
- Connectivity of suitable habitat in the local area may provide dispersal of GCN from the surrounding area to the development site should they be present in the local area.
- The ecological report referenced from previous applications for the site (Wenman Ecology) indicates that GCN are likely absent from the site and as such recommends non-licence avoidance measures (NLMS) which have been submitted to inform the application. "Non-licensed Avoidance Measures for Great Crested Newts Development of stables and a Barn Fairview Farm, Forest Road, Wokingham RG40 5SA". Given the site consists of existing hard standing these measures would be deemed appropriate to reduce the risk of disturbing or harming GCN. It

would be recommended that these measures are secured via suitably worded condition.

- It is worth noting that whilst the risk is low, given the works being carried out on hard standing and further reduced by NLMs there is still residual risk of disturbing GCN. If the applicant wishes to take a risk-free approach, they may wish to join Wokingham Borough Council's district licensing scheme. The District Licence scheme (administered by the NatureSpace Partnership) could be applied for. Under Wokingham Borough Councils' district licence, development works that may cause impacts upon GCN can be authorised as part of the planning process.

Conditions & Reasons (if required)

It would be recommended that the following is conditioned via a suitably worded planning condition "Non-licensed Avoidance Measures for Great Crested Newts Development of stables and a Barn Fairview Farm, Forest Road, Wokingham RG40 5SA".

If the applicant chooses not to pursue a licensed mitigation option, I would recommend the following informative be added to any consent issued:

'This development has the potential to impact Great crested newts, a European protected species, as there are ponds and suitable habitat within 500m of the development. If Great crested newts are discovered during development, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed'

Date:	01/12/2025	Signed:	NatureSpace
--------------	------------	----------------	-------------