

**Date:** 23 March 2026  
**Application:** 260437



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Ecology Newts

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Ecology Newts,

**Full Planning Approval Consultation**

**Application Number:** 260437

**Applicant:** Miss Lisa Spiers

**Site Address:** Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

**Parish:** St. Nicholas, Hurst

**Grid Reference:** Easting - 480838, Northing - 172894

**Type of Development:** Other Change of Use

**Proposal:** Full planning application for the proposed change of use of an existing building to residential use (C3) to create 1no. dwelling house, including alterations to fenestration and the installation of roof lights, alongside the erection of a front porch, following the removal of an existing mobile home.

**Case Officer:** Annabelle Jones

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 260437. 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 **15 April 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                               |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>From:</b>                | Berkshire District<br>Licensing Officer                                                                                                                                                                                                                                                                       |
| <b>Service</b>              | WBC Ecology Newts                                                                                                                                                                                                                                                                                             |
| <b>App No:</b>              | 260437                                                                                                                                                                                                                                                                                                        |
| <b>Address:</b>             | Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.                                                                                                                                                                                                                                                |
| <b>Proposal:</b>            | Full planning application for the proposed change of use of an existing building to residential use (C3) to create 1no. dwelling house, including alterations to fenestration and the installation of roof lights, alongside the erection of a front porch, following the removal of an existing mobile home. |
| <b>Type of Development:</b> | Other Change of Use                                                                                                                                                                                                                                                                                           |
| <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

If the development is to be permitted, then a compliance condition will be required in order to secure reasonable avoidance measures (RAMs) as given as precautionary working methods in the submitted document: Great Crested Newt (GCN) Statement, Broadacre Place, Hurst, AAe Environmental Consultants, March 2026.

### Summary

While the application site falls within an amber Impact Risk Zone for great crested newts, due to the small scale of the development it is considered unlikely that great crested newts and/or their habitats will be impacted as a result of the proposed development. Given this information, any residual risk of impacting GCN can be managed by following reasonable avoidance measures detailed in the GCN statement supplied by the applicant.

## Conditions & Reasons (if required)

**Suggested condition:** All works shall be carried out in strict accordance with the recommendations of the Great Crested Newt (GCN) Statement, Broadacre Place, Hurst, AAe Environmental Consultants, March 2026.

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.

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|--------------|------------|----------------|-------------|
| <b>Date:</b> | 09/04/2026 | <b>Signed:</b> | NatureSpace |
|--------------|------------|----------------|-------------|