

Date: 19 January 2026
Application: 260051



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,

Householder Consultation

Application Number: 260051

Applicant: Mr and Mrs Neil McCrossan

Site Address: 16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ

Parish: Ruscombe

Grid Reference: Easting - 479461, Northing - 176712

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of single storey front extension for replacement porch, conversion of existing garage to habitable accommodation plus erection of detached double garage.

Case Officer: Nikita George

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 260051. 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 **9 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Molly Thompson District Licensing Officer - Berkshire		
Service	WBC Ecology Newts	App No:	260051
Address:	16 Northbury Lane, Ruscombe, Wokingham, RG10 9LQ.		
Proposal:	Householder application for the proposed erection of single storey front extension for replacement porch, conversion of existing garage to habitable accommodation plus erection of detached double garage.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/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 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 a high likelihood of great crested newt presence.
- There are 5 ponds within 500m of the development proposal. The closest is 120m east of the site boundary.
- 3 out of the five ponds were positive for great crested newts in 2017, meaning they were likely used as breeding ponds when the surveys were taken. The closest of these ponds was 395m to the southeast (records from the [Magic Defra](#) database).

Ecological Information

The applicant has not provided any ecological information regarding great crested newts for the site and there are records of great crested newts occurring within 500m of the development. However, the proposed works are small-scale with the garage conversion and replacement porch falling within the site footprint, and the new garage being built on an area of managed garden. Landscape permeability is low as

the site lies within a residential area, with significant barriers to great crested newt movement, meaning the chances of encountering one on the site are low.

Conditions & Reasons (if required)

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

However, as the application sites lie in the red impact zone as per the modelled district licence impact map, which indicates that there is highly suitable habitat for great crested newts (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.

The following recommendations are provided, which the applicant can use to further reduce the likelihood of impacting GCN if they wish to:

- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building material should be stored in pallets or on an area of hardstanding to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on the ground and should be removed from the site each day where possible.

Date:	10/02/2026	Signed:	NatureSpace
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