
Thank you for your consultation.

Case Ref: 251488	Date: 3 rd March 2026
Location: Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN	Response: No Objection
Proposal: Full application for the proposed erection of 5no. dwellings with associated landscaping, open space and entrance gate following demolition of existing dwellings	
Recommendation(s): The applicant has submitted a NatureSpace Report (202601045) dated 12 th February 2026 and Impact Plan “Dairy Cottage: Impact plan for great crested newt District Licensing (Version 1)” dated 11 th February 2026. It would be recommended that the conditions and informatives contained within the NatureSpace Report are appended to the planning consent verbatim following a positive determination. The Conditions and Informative are included below for convenience: • Planning condition: No development hereby permitted shall take place except in accordance with the terms and conditions of the Council’s Organisational Licence (WML-OR137, or a ‘Further Licence’) and with the proposals detailed on plan “Dairy Cottage: Impact plan for great crested newt District Licensing (Version 1)”, dated 11th February 2026. Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR137, or a ‘Further Licence’), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006. • Planning condition: No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR137, or a ‘Further Licence’), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.	

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- **Planning condition:** No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR137, or a 'Further Licence') and in addition in compliance with the following:
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- **Informative:** It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.
- **Informative:** It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.
- **Informative:** It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR137, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.
- **Informative:** It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the

Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

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Wokingham Borough Council holds a Great Crested Newt Organisational (or “District”) Licence granted by Natural England. This is administered by NatureSpace Partnership through their District Licensing Scheme as the council’s delivery partner. A dedicated 'District Licensing Officer' is employed by NatureSpace to provide impartial advice to the council and help guide them and planning applicants through the process. All services and arrangements are facilitated in an unbiased, independent and transparent manner. Standing advice on District Licences from Natural England is available [here](#).

You can find out more at www.naturespaceuk.com

