

Date: 17 September 2025
Application: 251814



**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,

PN Class AA det comm storeys Consultation

Application Number: 251814

Applicant: TVP Investments Ltd

Site Address: 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

Parish: Earley

Grid Reference: Easting - 474177, Northing - 173960

Type of Development:

Proposal: Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.

Case Officer: Joanna Carter

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 251814. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](https://www.wokingham.gov.uk/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 **11 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NatureSpace District Licensing Officer		
Service	WBC Ecology Newts	App No:	251814
Address:	400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.		
Proposal:	Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.		
Type of Development:			
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 application site falls within a red impact risk zone for great crested newts, indicating an area with higher risk of presence and impacts to the species from development. There are several ponds within Thames Valley Park, including a pond which borders part of the application building.

As the proposed development is a vertical extension, there is only very limited potential for impacts to great crested newts arising from construction activities. The applicant has supplied an ecological report (Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd, dated 1st June 2024)) which includes some generic avoidance measures to avoid impacts to the pond and great crested newts in the unlikely event they are present. I am satisfied with this report and recommend a compliance condition if you are minded to approve the application.

Conditions & Reasons (if required)

Condition

Great crested newt avoidance measures

The development hereby approved shall be implemented strictly in accordance with the precautionary working method for great crested newts detailed within the supporting document: Preliminary Ecological Appraisal and Roost Assessment (Arbtech Consulting Ltd, dated 1st June 2024).

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Date:	08/10/2025	Signed:	NatureSpace
--------------	------------	----------------	-------------