

Date: 26 May 2026
Application: 261198



**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: 261198

Applicant: Mr & Mrs G Harris

Site Address: Scarletts Lodge, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD

Parish: Wargrave

Grid Reference: Easting - 481053, Northing - 178186

Type of Development: Minor All other developments

Proposal: Full planning application for proposed erection of 1no. Hay and feed barn with associated machinery storage.

Case Officer: Cameron Young

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 261198. 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 **16 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	261198
Address:	Scarletts Lodge, Scarletts Lane, Hare Hatch, Wokingham, RG10 9XD.
Proposal:	Full planning application for proposed erection of 1no. Hay and feed barn with associated machinery storage.
Type of Development:	Minor 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

If the development is to be permitted, then a compliance condition will be required in order to secure the reasonable avoidance measures (RAMs) as given in the submitted document: Reasonable Avoidance Measures For Great Crested Newts, Scarletts Lodge, Scarletts Lane, Hare Hatch, RG10 9XD, Dr Jonty Denton, 16th June 2026.

Conditions & Reasons (if required)

Suggested condition: All works shall be carried out in strict accordance with the recommendation of the Reasonable Avoidance Measures For Great Crested Newts, Scarletts Lodge, Scarletts Lane, Hare Hatch, RG10 9XD, Dr Jonty Denton, 16th June 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.

Date:	17/06/2026	Signed:	NatureSpace
--------------	------------	----------------	-------------