

Date: 6 March 2026
Application: 252963



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Ecology Newts,

Householder Consultation

Application Number: 252963

Applicant: Mr & Mrs Mary & Christopher Kay

Site Address: Land At, 178 Bearwood Road, Barkham, Wokingham, RG41 4SH

Parish: Barkham

Grid Reference: Easting - 478419, Northing - 168578

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of right and left side extensions, with 6no. rooflights, external fencing and changes to fenestration following the demolition of 3no. outbuildings, covered store and carport.

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 252963. 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 **27 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Fenella Stacey District Licensing Officer		
Service	WBC Ecology Newts	App No:	252963
Address:	Land At, 178 Bearwood Road, Barkham, Wokingham, RG41 4SH.		
Proposal:	Householder application for the proposed erection of right and left side extensions, with 6no. rooflights, external fencing and changes to fenestration following the demolition of 3no. outbuildings, covered store and carport.		
Type of Development:	Other Householder		
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 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 likelihood of great crested newt presence.
- There are 8 ponds within 500m of the development proposal. The closest being 2 ponds present on-site.
- The site is surrounded by broadleaved woodland with direct connectivity to off-site ponds within the wider landscape.
- The habitat and features impacted by the proposal include areas of managed grassland, shrubs, and a log store.

Ecological Information

The applicant has provided an ecological report: 'Great Crested Newt Habitat Assessment', John Wenman Ecological Consultancy, February 2026.

The report states that, both ponds (1 & 2) on-site are considered unsuitable for breeding great crested newts and that an offence is considered unlikely as a result. Additionally, the terrestrial habitats affected by the proposal are mostly of limited

suitability for great crested newts (apart from the log store which acts as potential refugia).

However, it is stated that *“in the absence of mitigation, considering the adjacent pond and some suitable refugia that will have to be removed to facilitate the development, there is a residual risk that individual GCNs could potentially be injured and/or killed during the construction activities if traversing across the habitats on site or sheltering onsite. To avoid contravening the legislation, it is recommended that reasonable avoidance measures to minimise the risk of killing individual GCNs are implemented during the construction phase”*. The Ecological Report includes standard precautionary working measures which should be adopted when clearance and construction on-site commence.

The report’s recommendations are endorsed.

Conditions & Reasons (if required)

Overall, we are satisfied with the precautionary approach provided in Section 6.3 of the Great Crested Newt Habitat Assessment Report and therefore recommend the use of a **compliance condition** to secure the measures outlined.

Date:	25/03/2026	Signed:	NatureSpace
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