

Date: 16 February 2026
Application: 260014



**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: 260014

Applicant: Mr Everington

Site Address: Hinton Lodge, Waltham Road, Hurst, Wokingham, RG10 0LT

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 480891, Northing - 174702

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a single storey side rear extension.

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 260014. 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 **11 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer		
Service	WBC Ecology Newts	App No:	260014
Address:	Hinton Lodge, Waltham Road, Hurst, Wokingham, RG10 0LT.		
Proposal:	Householder application for the proposed erection of a single storey side rear extension.		
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

Summary

- The development falls within the red impact 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 of these is approximately 25m northwest of the site boundary.
- There are high levels of habitat connectivity between the off-site pond and ponds in the wider landscape, with the potential to support a great crested newt metapopulation.

Ecological Information

The applicant has provided ecological information in the form of a great crested newt statement: 'Great Crested Newt Statement - Hinton Lodge, Hinton Hatch, Twyford, Reading RG10 0LT', GS Ecology, 10th February 2026. It is reported that the habitat on site is largely unsuitable to support GCN, comprising of a gravel drive, maintained amenity grassland, and flower and shrub beds. It is stated:

- That it is "highly unlikely (but not impossible) that GCN will be found when works are being carried (out)."

- “To further minimise the risk of harm to GCN a simple method statement will be followed which will involve the removal of the patio under an ecological watching brief, storing materials on pallets and covering piles of materials.”

Conclusion

Section 7.4 of the Great Crested Newt Statement contains a precautionary working method statement that should be used to inform all works on site. These measures suitably mitigate against potential impacts, employing a precautionary approach and reducing the suitability of the site for GCN. As such, it would be recommended that the measures within section 7.4 of the report are secured as a condition.

However, due to the proximity of the site to a pond and pond network and its position in a red impact risk zone, the following informative is included:

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.

Alternatively, should the applicant wish to pursue a risk-free approach, they may choose to join Wokingham Borough Council’s district licensing scheme (administered by NatureSpace Partnership). Under Wokingham Borough Council’s district licence, development works that may cause impacts upon GCN can be authorised as part of the planning process.

Conditions & Reasons (if required)

Condition: The development hereby permitted shall be carried out in strict accordance with the precautionary working methods detailed in section 7.4 of the Great Crested Newt Statement prepared by GS Ecology (2026).

Reason: To ensure the protection of Great Crested Newts and their habitat during the construction phase, in accordance with policy CP7 of the Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document 2010, the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017.

Date:	11/03/2026	Signed:	NatureSpace
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