

Date: 13 May 2025
Application: 251124



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Permission In Principle Consultation

Application Number: 251124

Applicant: Mr R Potyka

Site Address: Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD

Parish: Charvil

Grid Reference: Easting - 477950, Northing - 174262

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed erection of 1 no. detached dwelling.

Case Officer: James Fuller

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 251124. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NatureSpace District Licensing Officer		
Service	WBC Ecology Newts	App No:	251124
Address:	Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD.		
Proposal:	Permission in principle application for the proposed erection of 1 no. detached dwelling.		
Type of Development:	Minor Dwellings (1-9) PiP		
Site Visit Made:	Yes/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 highly suitable habitat and likely presence of this protected species. Ecological information is not required at the permission in principle stage, but should be provided as part of a future technical details consent application if the current application is approved. This should include information demonstrating that the development will not negatively impact great crested newts and/or their habitat, or alternatively how any impacts will be appropriately mitigated/compensated, including through licensing if necessary. Wokingham Borough Council's District Licence Scheme for developments likely to impact great crested newts is not available at the permission in principle stage, but can be applied for alongside a technical details consent application.

Conditions & Reasons (if required)

Date:	29/05/2025	Signed:	NatureSpace
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