

Date: 11 March 2026
Application: 260117



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,

Full Planning Approval Consultation

Application Number: 260117

Applicant: EU Plants Ltd

Site Address: Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE

Parish: Finchampstead

Grid Reference: Easting - 480029, Northing - 163321

Type of Development: Other Change of Use

Proposal: Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).

Case Officer: Claire Moore

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 260117. 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 **1 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	260117
Address:	Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE.
Proposal:	Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).
Type of Development:	Other Change of Use
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

I am satisfied that if this application was to be approved then it would be unlikely to have any impact upon great crested newts and/or their habitats.

However, due to the position of the development within the amber impact risk zone, I recommend the use of the following informative:

“There is a low risk that great crested newts (GCN) may be present at the application site. It is considered to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies in the amber impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.”

The following recommendation are also provided to further reduce the likelihood of

impacts on this species:

- Any trenches left overnight should be covered or provided with ramps to prevent GCN from becoming trapped.
- Any building materials such as bricks, stone etc. should be stored on pallets to discourage GCN from using them as shelter.
- Any demolition materials should be stored in skips or similar containers rather than in piles on ground.

Reasons: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF (2023), Circular 06/2005.

Conditions & Reasons (if required)			
Date:	01/04/2026	Signed:	NatureSpace