

Date: 25 June 2025
Application: 251474



**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: 251474

Applicant: Mr Dave Meakin

Site Address: Springfields, Trowes Lane, Swallowfield, Wokingham, RG7 1RN

Parish: Swallowfield

Grid Reference: Easting - 472523, Northing - 163987

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a side extension to existing barn for storage and restoration of vintage vehicles.

Case Officer: Kieran Neumann

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 251474. 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:	251474
Address:	Springfields, Trowes Lane, Swallowfield, Wokingham, RG7 1RN.		
Proposal:	Full application for the proposed erection of a side extension to existing barn for storage and restoration of vintage vehicles.		
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

The application site is within an amber impact risk zone for great crested newts. There are two ponds within the site but no other ponds within 500m.

The applicant has provided a Great Crested Newt Assessment & Non-Licensed Method Statement (GS Ecology, February 2023) prepared for a different planning application at the same site. This report includes an assessment of the suitability of the on-site ponds for great crested newts. Both ponds were found to have poor suitability. This information is not sufficient to rule out great crested newt presence, and the site and ponds may have changed in the 2.5 years since the report was produced. However, it is indicative that in 2023 the site was sub-optimal for great crested newts.

The footprint of the proposed development is confined to a small area of sparsely vegetated bare ground used for storage of heavy machinery, between the existing conifer hedge and workshop. Therefore, the potential for the development to impact great crested newts is very low, if they are present within the site. The applicant has provided the supporting document: 'Non-licensed Avoidance Measures for Great Crested Newts' – which includes precautionary measures to further reduce the likelihood of impacts. I am satisfied that if these measures are adhered to, the development is unlikely to impact great crested newts. Therefore, I recommend a compliance condition if you are minded to approve the application.

Conditions & Reasons (if required)

Condition

Great crested newt avoidance measures

The development hereby approved shall be implemented strictly in accordance with the precautionary working methods for great crested newts detailed within the supporting document: Non-licensed Avoidance Measures for Great Crested Newts.

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

Informative

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.

Date:	09/07/2025	Signed:	NatureSpace
--------------	------------	----------------	-------------