

Date: 25 February 2025
Application: 250415



**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: 250415

Applicant: Wrenbridge (FRELD Reading) LLP

Site Address: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Parish: Shinfield

Grid Reference: Easting - 472865, Northing - 169083

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.

Case Officer: Benjamin Hindle

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 250415. 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:	250415
Address:	Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW.		
Proposal:	Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

Sufficient information regarding great crested newts has been provided. I am satisfied with the Ecological Appraisal report (Aspect Ecology, Land at Shinfield Park, Reading, February 2025) and the assessment therein that great crested newts are likely absent from the application site. The relevant ponds have all been recently surveyed using the eDNA method and returned negative results, indicating the absence of great crested newts at the time of the survey. This is sufficient evidence that the proposed development will not result in negative impacts on great crested newts.

Conditions & Reasons (if required)

None.

Date:	10/03/2025	Signed:	NatureSpace
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