

Condition 13 – Biodiversity Enhancements

Date: 05 January 2021

From: Jordan Bratby, VJS Projects

Application reference:	171477
Site:	125 Highgrove Street Reading RG1 5EJ
Proposal:	Erection of 8 new dwellings (use class c3) including landscaping. Demolition of existing buildings within site.

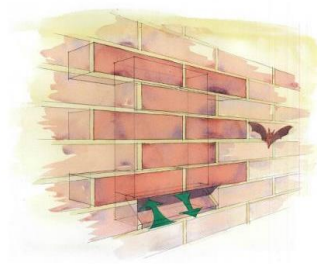
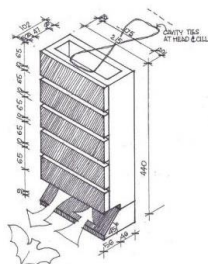
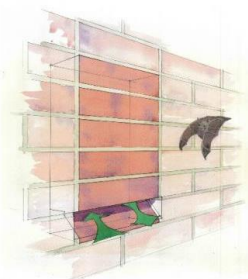
Condition 13

The development hereby approved shall not be commenced (excepting demolition) until details of biodiversity enhancements, to include bird and bat boxes/tiles/bricks on and around the new buildings, have been submitted to and approved in writing by the local planning authority.

Discussion

It is considered that there is not a reasonable likelihood of protected species and/or priority habitats being affected by this development. However, in line with recognised condition 13, good practice and government policy on biodiversity and sustainability, all practical opportunities should be taken to harmonise the built development with the needs of wildlife. In this instance it is appropriate for the following provisions for wildlife to be built into the development:

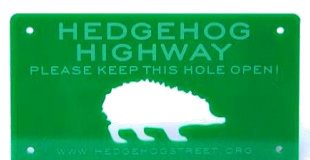
Bats: Bat boxes integrated into the building(s). Example specifications include the Habitat Bat Box shown below or Schwegler 1FR/2FR Bat Tube. Boxes should be located a minimum of 2 metres, but ideally 5-7 metres above ground, in a position near the eaves or gable apex. Placement should avoid windows, doors and wall climbing plants.



Bird Boxes: One bird box kit attached to the side/gable of the proposed structures such as porch with easy access for the birds via an open door etc. Example specification includes the Nestbox Company bird box kit, created with permanent and long-lasting materials, as shown below. The bird box(s) should be located high on the wall, and fitted with at least 6cm free space above the birdbox.



Hedgehogs: Boundaries and barriers within and surrounding the development, including fencing, railing and gates need to be made permeable to hedgehogs through the provision of 'Hedgehog Highways'. Hedgehog holes can be created by 13x13cm holes at ground level within fences, or by leaving a sufficient gap beneath gates and/or leaving brick spaces at the base of brick walls. Alternatively, hedgehog friendly gravel boards are suitable (as shown below sourced by Kebur Garden Materials and Jacksons Fencing). To ensure holes are kept open 'Hedgehog Highway' signage should be provided (as shown below sourced by Peoples Trust for Endangered Species and/or the British Hedgehog Preservation Society) and secured above the holes.



Other product specifications are available and may be appropriate, however it is imperative that the biodiversity features are integrated into suitable structures, rather than vulnerable, isolated and temporary boxes for example, in order to help ensure the success of such features.

Indicative suitable locations are shown on the elevations on page 3.

Legislation, Policy and Guidance

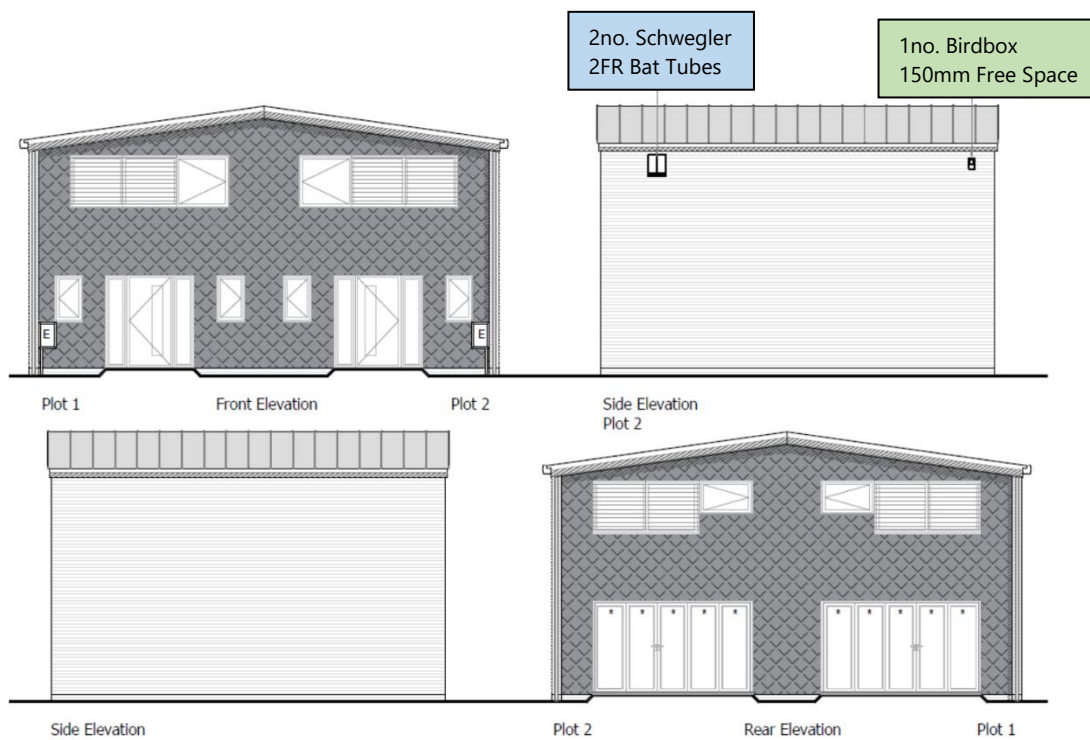
All relevant legislation, policy and guidance has been considered as part of this response, including:

Features to encourage biodiversity

The Reading Biodiversity Action Plan (BAP) sets out a methodology to protect, conserve and enhance Reading's diversity of wildlife. To achieve this aim, the Reading BAP will:

- Identify, conserve and/or enhance selected significant habitats and species within Reading Borough, or land controlled by the council, and give appropriate protection to selected sites containing these species and habitats to ensure they are retained for the future.
- Monitor the effects of our actions and review them regularly. Reading will be seen to be leading by example by using 'best practice'.
- To inform and encourage involvement of all sections of the Reading community by raising awareness of the issues affecting biodiversity and developing partnerships for implementing the actions identified in the BAP.
- Develop a better understanding and knowledge of species and habitats within Reading and their distribution.

Plots 1 & 2



Plots 3 & 4



Plots 5 & 6

