

Memo

To: Marcie Rejwerska
From: Cathy Holwill (RBC Ecology Consultations)
CC:
Date: 25 June 2024
Re: Application ref: 240579
Address: 262 Southcote Lane Reading RG30 3BB
Description: Proposed 2 bedroom end terrace house

The proposed development site is located within the garden of 262 Southcote Lane, which is situated in a residential area of Southcote. This is an end of terrace house and the proposals involve the construction of a detached two-story dwelling within the current garden space at the western end of the terrace.

Google maps shows the area to be developed as entirely hardstanding with a small side extension and detached garage. As such, the development would not affect any on-site habitats and would not be subject to mandatory BNG. However, local policy EN12 states that:

b) On all sites, development should not result in a net loss of biodiversity and geodiversity, and should provide a net gain for biodiversity wherever possible. Development should:

** Protect and wherever possible enhance features of biodiversity interest on and adjacent to the application site, incorporating and integrating them into development proposals wherever practicable; and*

** Provide new tree planting, wildlife friendly landscaping and ecological enhancements (such as wildlife ponds, bird and bat boxes) wherever practicable.*

As such, should the application be approved, it would be recommended that a condition be set to ensure that enhancements for wildlife are provided (such as integrated bird and bat boxes and wildlife friendly planting). Alternatively, the applicant may wish to provide this information prior to determination of the application to negate the need for such a condition.