

7 Hawthorn Road, Caversham, Reading, Berkshire RG4 6LY

Biodiversity Net Gain – Mitigation hierarchy

The proposal is exempt from needing to provide a net gain but there is a net loss of 0.02 habitat units.

The proposed area of 'Developed land, sealed surface' (which includes buildings) is 0.0406 ha compared to 0.0514 ha previously on the site. Therefore the area of proposed 'Developed land, sealed surface' is less than previously on site. The development footprint has been reduced as far as possible.

To build a viable development that meets modern living standards and provides two semi-detached houses and be compliant with housing policies as set out in the Design and Access statement, it is not feasible to reduce the footprint. This impact cannot be avoided.

Harm has been mitigated as far as possible by the creation of 'Vegetated garden' with trees, the installation of bird boxes on the buildings and hedgehog highways in fences.

The public benefit outweighs the small loss of 0.02 biodiversity units.

Off-site credits are proposed to compensate for this loss.

Therefore the proposed development meets Local Plan policy EN12: Biodiversity and the Green Network.

Ecoconsult
6th March 2024