



Warning!
For the attention of
RBC, BfFC Staff and Councillors

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Dear Grahame,

RE: 402 I Land At", 114 Queens Road, Caversham, Reading – 240528

Good afternoon and thank you for your e-mail.

- Reading Borough Local Plan (Adopted November 2019) does not have a 10% net gain requirement and it states no net loss in biodiversity. Therefore, only an ecologically sensitive landscape scheme and /or biodiversity enhancement scheme would be required for this development as it is classified as a small development and not part of mandatory BNG. We consider this could be conditioned. Nevertheless, the proposed development will include a significant amount of planting and the use of wildflower grasses to provide greening to the Site and create opportunities for new habitats and biodiversity. In this regard, the landscaping scheme provides careful consideration of opportunities to achieve a biodiversity net gain. Moreover, artificial habitats can also be included in the landscaping such as bat and bird boxes, loggeries etc.
- Please find attached amended application form.

I trust this is satisfactory and please contact me should you have any queries.

Regards,

James Lloyd B.Sc (Hons) M.Sc TCP MRTPI I Director



A: First Floor, 24 Ormond Road, Richmond, TW10 6TH

T: 020 8940 6845 I M: 07772 161 205

E: james.lloyd@jl-a.co.uk I accounts@jl-a.co.uk

W: www.jl-a.co.uk

Company Registration Number: 06973110

Please follow us on:



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From: Jones, Grahame <Grahame.Jones@reading.gov.uk>

Sent: Monday, April 29, 2024 9:48 AM

To: James Lloyd <james.lloyd@jl-a.co.uk>

Subject: Land At", 114 Queens Road, Caversham, Reading - 240528

Dear Agent,

Thank you for your application for the above site. It has been registered on the above number. However it is currently invalid:

- The required Biodiversity Net Gain metric has not been submitted. A planning application submitted on or after 12 February 2024 will not be valid unless this information is provided. Please submit this statement as soon as possible.
- The description just says "Car Park" and yet the proposal should refer to erection of two semi-detached dwellings. Please amend the description so that it is accurate.

Once this is submitted, I will forward on your application to the allocated Officer, who will be in touch.

If we do not have a response from you within 28 days, the application will be closed and the documents discarded.

Kind Regards,

Grahame Jones
Planning Technical Support

Reading Borough Council
Civic Centre
Reading Borough Council
RG1 7AE

0118 937 4034
Grahame.jones@reading.gov.uk

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