

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 01 October 2024

Re: Application ref: PL/24/1035

Address: 292 HENLEY ROAD, CAVERSHAM, READING, RG4 6LS

Description: New 4 bedroom residential dwelling on the land to the Rear of 292 Henley Rd, RG4 6LS

The application is for the addition of a single house to land to the rear of 292 Henley Road, Caversham. The application is similar to the planning application 190592 [*4 bedroom residential dwelling on the land to the Rear of 292 Henley Rd. Access will be provide from Maytree Walk.*] for which planning permission was granted in August 2021. The plans appear to be identical to those previously submitted

Biodiversity Net Gain (BNG)

The applicant has stated on the application form that this is a self-build and custom build development and therefore exempt from mandatory BNG. Nonetheless the application is subject to local policy EN12 which states that *“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”*

A Small Sites BNG calculation has been submitted which shows a net loss of 0.0328 Habitat units. The applicant has assigned the habitats on the site as “Vegetated Garden”. Our advice is that this is incorrect as the site is not a garden and the metric should be corrected and resubmitted to reflect this (aerial imagery shows it as scrub land and inputting this would lead to a larger net loss). The applicant should also include details on how they intend to offset the net loss in biodiversity.