

Appeal Ref: APP/E0345/W/21/3276463 55 Vastern Road, Reading, RG1 8BU

Reference O448-ECO12-SW-XX-SPC-O-135-001 Ver: P02

On-site Biodiversity Enhancement Scheme

55 Vastern Road, Reading, RG1 8BU

October 2024



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1 Introduction

1.1 Condition 43 of Appeal Ref: APP/E0345/W/21/3276463 55 Vastern Road, Reading, RG1 8BU states:

'No development (barring demolition) shall commence on site until full details (including maintenance details and schedules) of an on-site biodiversity enhancement scheme, to include a suite of integral bird and bat boxes, tiles and bricks on the new buildings, is submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance. The biodiversity enhancement scheme shall thereafter be implemented and adhered to in accordance with agreed programme.'

1.2 Condition 30 states: *'Prior to the commencement of the development (barring demolition) a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified'*

1.3 The maintenance details and schedules for all habitat areas will be provided in the Landscape Management Plan.

2 Habitat enhancements

2.1 The Landscape Planting Framework Plan (drawing number 448.LA.102 revision M) details habitat enhancements on the site.

2.2 On-site biodiversity enhancements are detailed below.

Nesting birds

2.3 With regards to works to the shrubs, scrub and trees, no pruning or other work will be carried out that could disturb nesting birds. Birds generally nest between March and August. If there is any doubt as to whether birds are nesting or whether work could affect them, a suitably qualified ecologist will be employed to provide advice. House sparrow nesting boxes will be cleaned out in the autumn/winter and not disturbed at other times.

Flower-rich grassland

2.4 Within 10m of the river, 'Other neutral grassland' will be established using Emmorsgate EM5 Meadow Mixture for Loamy Soils (or similar). Emmorsgate EL1 flowering lawn mix (or similar) will be sown in other parts of the site which need to be mown more regularly.

2.5 Soils used will be loamy, neutral in pH and of low fertility (N.B. high fertility soils such as typical topsoil will result in the species in the wildflower seed mix being replaced by more competitive undesirable species).

2.6 The seed will be sown into a clean seedbed that is free from weeds and other vegetation, and has been cultivated to produce a medium tilth followed by rolling to provide a firm surface to provide optimum conditions for germination.

2.7 The seed will be sown at optimum times - ideally August-September or alternatively March-April.

2.8 The seed will be sown at 2-4g/m². Weekly watering will be carried out if there is no rainfall for 7 days.

First year and subsequent management of EM5 Meadow Mixture

2.9 As recommended by Emmorsgate: in the first year, cut (removing cuttings) to ensure good grassland establishment from mid to late summer and/or early August and through to the end of March the following year (depending on growth). Perennial weeds such as docks will be dug out and removed.

2.10 Once established, management will be comprised of cutting the grassland in late July/August (removing cuttings from this area) and cutting the regrowth in autumn (again removing cuttings from this area) and again at the end of March if necessary.

First year and subsequent management of EL1 Meadow Mixture

- 2.11 As recommended by Emmorsgate, the newly sown flowering lawns will be mown regularly (every 7 -10 days during the growing season) throughout the first year of establishment. They will be cut to a height of 40-60mm (removing cuttings if dense). Cuttings should be collected and removed from site. This management will result in the gradual development of a good sward structure, help maintain balance between faster growing grasses and slower developing wild flowers and control annual weeds. Perennial weeds such as docks will be dug out and removed.
- 2.12 Once established, the flowering lawns will be mown regularly but not too short (25-40mm). To permit flowering, mowing can be relaxed from late June and cut again when the sward gets untidy (after 4-8 weeks). Mowing may be suspended earlier in the year to allow cowslips to flower. Cuttings should be collected and removed from site.

Extensive green roof

- 2.13 The green roof will be designed by a professional living roof company.
- 2.14 The substrate will be porous, freely drained and at least 75mm deep (reused aggregates can be used).
- 2.15 The roof will not be planted with Sedum as this has limited biodiversity benefits. It will sown with wildflowers and grasses of dry meadow habitats.
- 2.16 A mix of ER1 Turf Roof Mixture and EM7 Meadow Mixture for Sandy Soils or similar will be used that are most suited to dry, nutrient poor conditions.
- 2.17 The seed will be sown at optimum times - ideally August-September or alternatively March-April.
- 2.18 Some irrigation may be required initially. Otherwise management is minimal. It is normal for plants to dry up in summer and then re-establish from seed. The roof will be allowed to colonise with mosses and other species that are also able to survive on dry, low nutrient shallow substrates. Occasional cuts may be carried out for aesthetic reasons. Weeding of undesirable species will be carried out as necessary.

3 Integral bird and bat boxes

- 3.1 Integral bird boxes, bat boxes and bat access tiles are built into the walls or roofs and are long-lasting permanent features.
- 3.2 The Reading Biodiversity Action Plan highlights the following features which are relevant to the site (Reading Biodiversity Action Plan March 2021, Appendix 4 – List if species and habitat specific actions).

Black redstart nesting sites

- 3.3 The example here is a Vivara Pro build-in woodstone half open nest box which is suitable for black redstart. The boxes should be in complete shade or shade for at least the hottest parts of the day to avoid overheating.



House sparrow terraces

- 3.4 These should be placed in complete shade for all or at least the hottest parts of the day to avoid overheating. They are ideally placed under the eaves. They can be inserted to be flush with the outside wall. They should be at least 2m high. The examples shown here are a Schwegler Sparrow terrace 1SP box to the right and Habitat box below right.



Bat boxes and access tiles

3.5 The example shown here is the Habitat 003. It can be finished with a bespoke brick finish. Bats roost on all aspects of buildings. In summer bats will use more south-facing walls and for other elevations at other times of year when then require cooler, stable temperatures.



Bat access tiles such as the one manufactured by Habibat shown here will be placed on pitched roofs. Traditional bitumastic felt will be placed between the battens below the tiles where the bat access tile is placed at least 2m either side to prevent any contact by bats with breathable membranes. Bat get entangled breathable membranes and die. Bats can also damage the membranes.

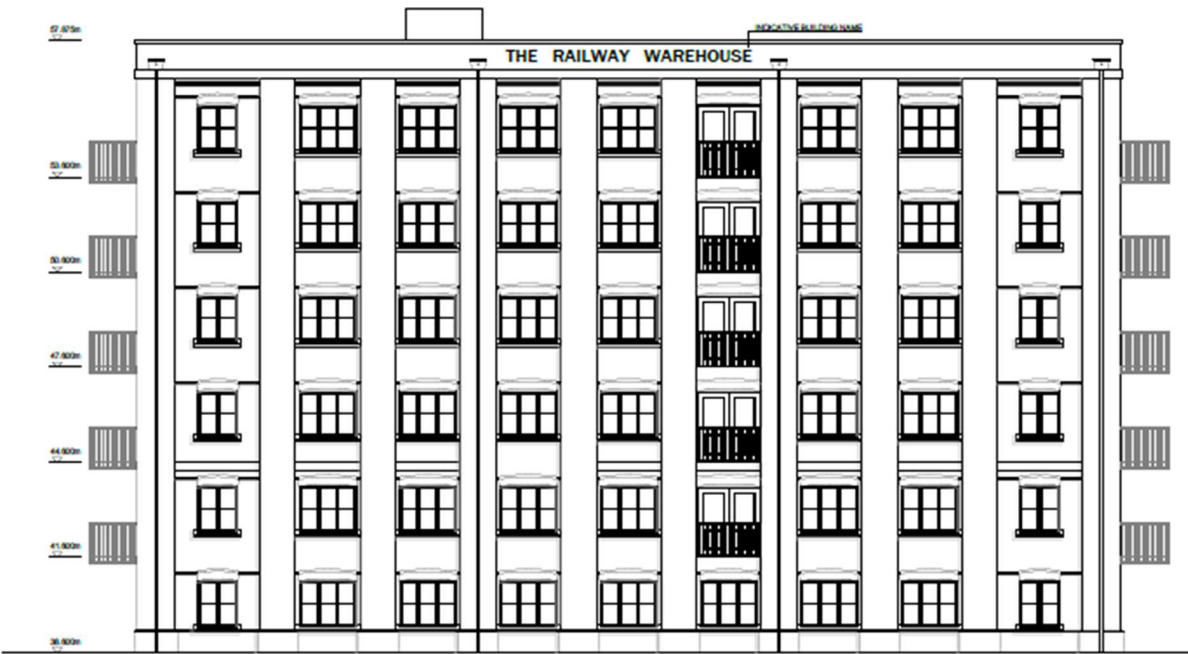


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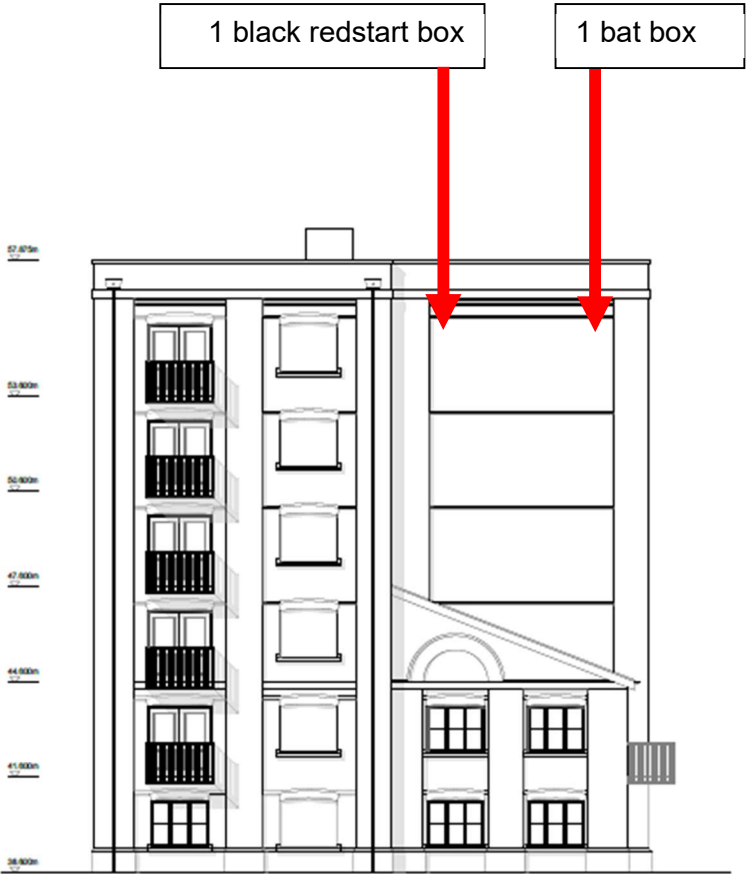
Figure 1: Locations of bird boxes, bat boxes and bat access tiles



Figure 2: Block A



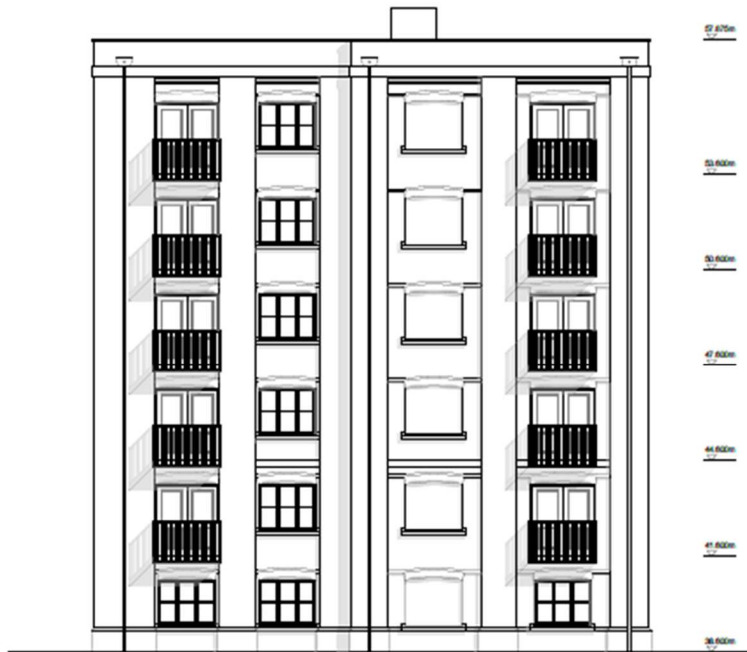
Southwest Elevation 1-1



Southeast Elevation 2-2



Northeast Elevation 3-3



Northwest Elevation 4-4

A. 20.02.20 00 Added floor levels
B. 20.02.20 00 Revised details
C. 08.10.20 00 POC floor slabs revised
D. 10.10.20 00 Floor slabs revised
E. 10.10.20 00 Floor slabs revised

Berkeley
Designed for life

Project:
Vastern Road
Reading

Client:
Block A
Elevations

Date:
October 2019

Scale:
1:100

Drawn by:
448.PLA.200

Check by:
E



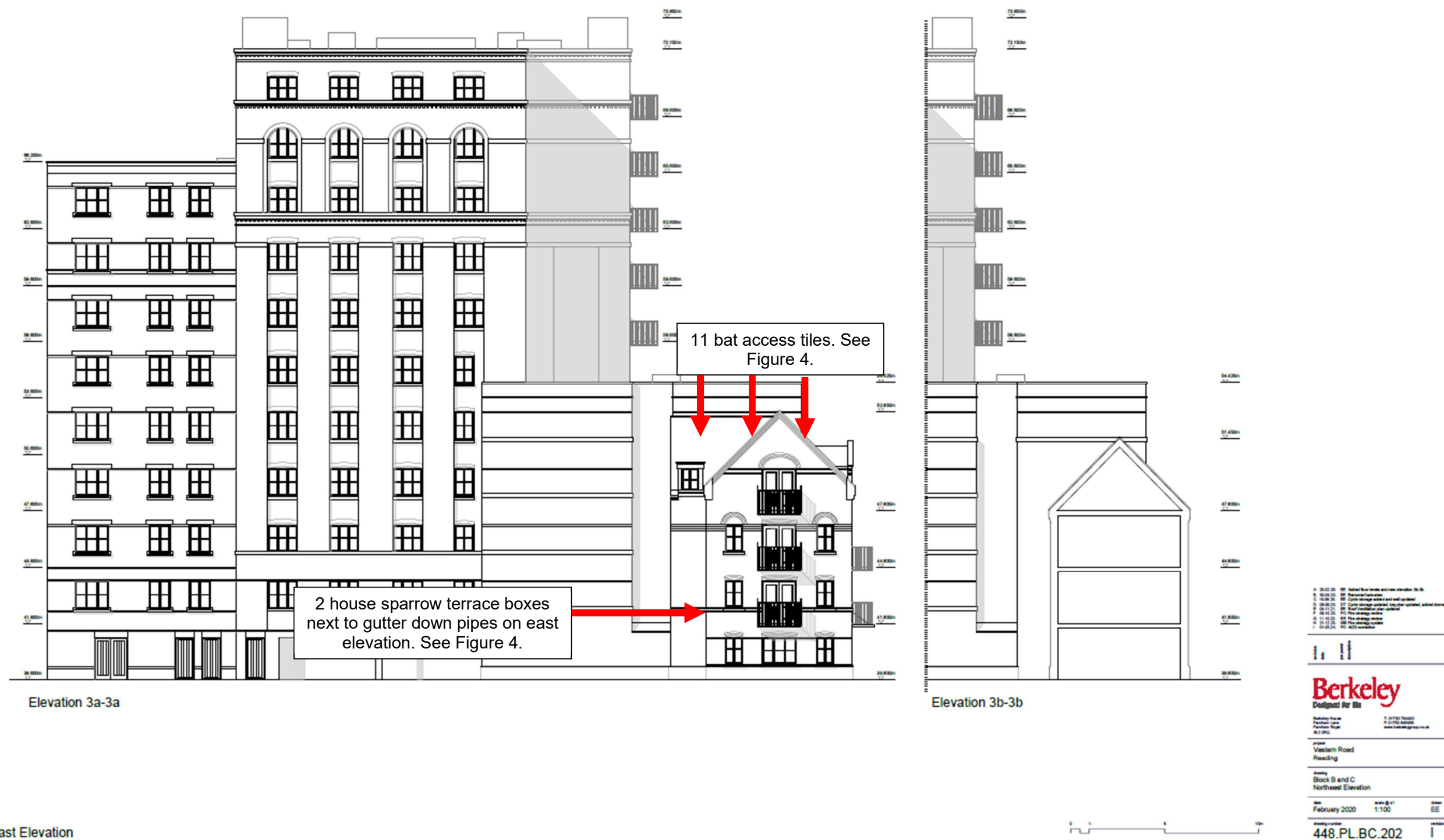


Figure 4: Block C plan

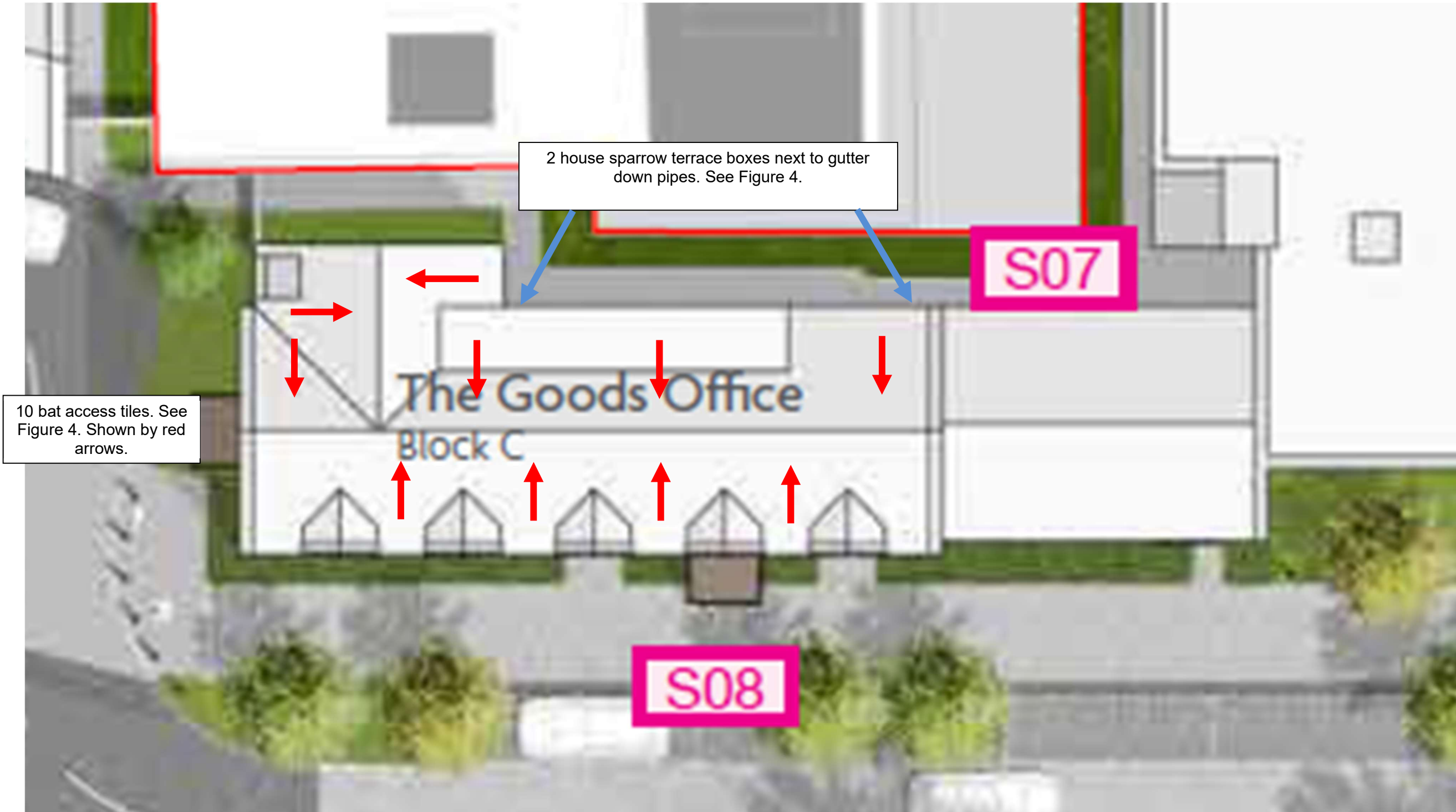
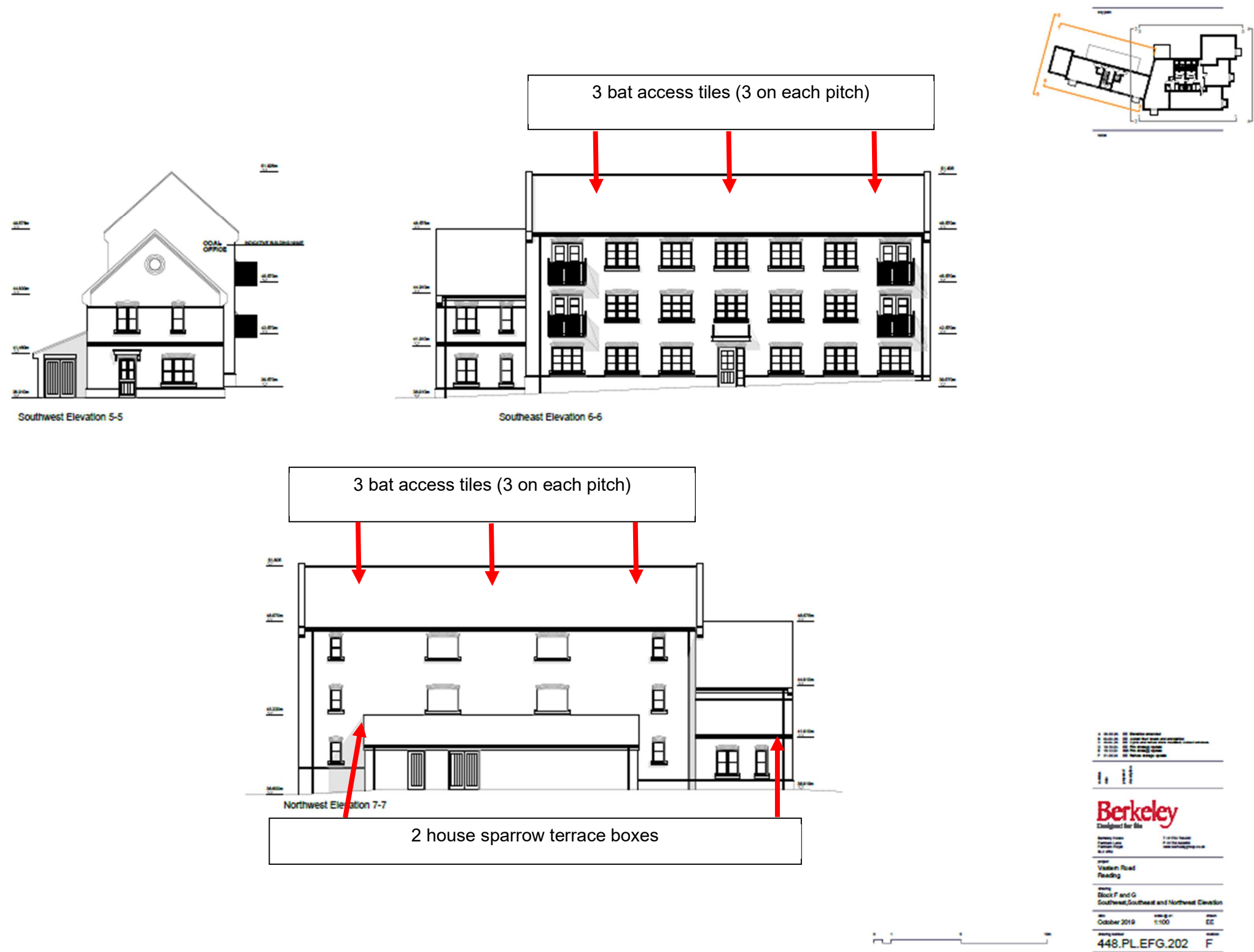


Figure 5: Block F



Block FG