

Memo

To: Anthony Scholes

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 23 December 2024

Re: Planning application ref: PL/24/1517

Address: 5 WILSON ROAD, READING, RG30 2RS

Description: Erection of single bed end terrace dwelling.

The application is for the erection of an end of terrace dwelling in an urban residential area of West Reading.

The site comprises an area of hardstanding with negligible wildlife value and is therefore exempt from mandatory Biodiversity Net Gain.

Nonetheless, the development will need to comply with local and national planning policies including:

Local Planning policy EN12 which reads:

“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.”*

Paragraph 186 of the NPPF, which states that

“opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity”

In accordance with these policies, a condition should be set to ensure that enhancements for wildlife are provided within the new development. Suggested wording is given below.

Condition: Prior to commencement of development, details of biodiversity enhancements, to include four swift bricks built into the walls of the new building shall be submitted and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and a short letter report (including photos of the bricks/boxes/tiles in situ), stating that the bat and bird roosting facilities have been installed as per the approved plan is to be submitted to the Council prior to the occupation of the dwelling

Reason: Swifts although common in Reading and other areas are declining and a bird of conservation concern due in part to a lack of nesting sites which are usually in buildings. This condition will result in biodiversity improvements in and around the development in accordance with Paragraph 186 of the NPPF.