

Mr J. Austin
Danescroft Land Limited (London)
Third Floor Queensberry House
3 Old Burlington Street
London
W1S 3AE

**By Email:
30th April 2025**

Dear Mr Austin,

Job Ref: J20563_ Former Gas Holder Site, Alexander Turner Close, Reading, RG1 3EA

Further to the recent amendments to the previously submitted landscape strategy for the above site, to ensure the long-term integrity of the onsite biodiversity value is maintained, Greenspace Ecological Solutions (GES) have been in consultations with Ms Karloina Moch of Farrer Huxley regarding Landscape, and Mr Joshua Austin of Danescroft regarding development layout and requirements.

Through these discussions, it has been determined that, due to engineering and ventilation constraints, the previously proposed green roof over the car park is no longer a viable option. As a result, GES was consulted to identify alternative landscape features that could be incorporated within the site to effectively offset any potential loss in biodiversity value.

GES would like to highlight that the baseline status of the Site was one dominated by hardstanding and built environs that provided limited ecological value. Consequently, the current landscape design has been carefully developed to introduce high-value green spaces, significantly enhancing the suitability of this riverside location for biodiversity and its ability to support wildlife.

Whilst alternative locations have been explored, it has been established that, beyond the unfeasible car park roof, there is no practical alternative location for the provision of the green roof within the site. Compensation for this loss has, in part, been offset through the provision of the:

- relocation of 5 x trees
- addition of a further 8 x trees
- a diverse range of biodiverse planting,
- native hedgerow planting throughout the site

It is suggested that the additional elements, alongside those landscape features previously included within the design serve to provide increased enhancements for ecology in line with those previously approved for the Site.

This suggestion is supported when evaluated using the Statutory Biodiversity Net Gain Metric (2024),

which demonstrates that, with a BNG unit uplift from 0.07 for the 0.06336ha of green roof to be lost, to 0.10 units for the trees proposed, the trees are considered of greater benefit to the Site, than the green roof habitat to be omitted.

Given the Site's constrained developable footprint, it is felt by both landscape and ecology that any additional changes to the planting strategy will provide no significant change to the sites ecological value, yet that it would serve to detrimentally impact the overall landscape/spatial experience between the development and the adjacent river.

We hope this clarifies our position regarding the revised landscape strategy.

Yours sincerely,



Guy Newman
Director