

BAUHAUS

BIODIVERSITY GAIN STATEMENT

Planning Reference: PL/25/1721

Site: 362 Oxford Road, Reading RG30 1AQ

Original Permission: PL/22/0776 (Appeal Ref APP/E0345/W/22/3310834)

Applicant: ESB Curzon Ltd

1. Introduction

This Biodiversity Gain Statement is submitted in support of the discharge of ecological planning conditions and to demonstrate how the approved development delivers measurable and qualitative biodiversity enhancement in accordance with:

- NPPF requirements
- BS 8683:2021 Biodiversity Net Gain
- BS 42021:2022 Integral Nest Boxes
- Reading Borough Council Ecology comments

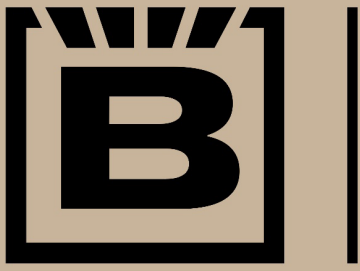
The development integrates habitat creation directly within the built fabric and landscape design to ensure long-term ecological value.

2. Biodiversity Enhancement Strategy

The biodiversity strategy comprises three primary components:

1. Integrated Bat & Bird Features
2. Wildflower Green Roof & Biodiverse Roof Areas
3. Living Wall & Soft Landscaping

These measures are permanent, non-removable, and secured through long-term maintenance provisions.



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3. Integrated Bat & Bird Provision

As detailed in the BAT & BIRD INTEGRATION SPECIFICATION and shown on the Natural Environment Plan , the development incorporates:

Bat Provision

- 5 × Wienerberger Habitat Premium Bat Boxes
- Installed 5–7m above ground
- South-East to South-West orientation
- Integrated flush within outer masonry leaf
- Installed in accordance with BS 42021:2022

Bird Provision

- 8 × Manthorpe Dual Swift Bricks (upper elevations, 5m+)
- 4 × Habitat Terraced Sparrow Boxes (mid elevations)
- 2 × Habitat Premium Tits Nest Boxes

Total bird nesting features: **14 units**

All boxes are:

- Brick-faced to match façade
- Installed during masonry construction
- Protected from light spill
- Positioned to avoid disturbance

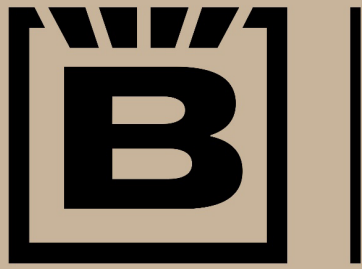
These provide long-term roosting and nesting habitat for declining urban species including swifts and house sparrows.

4. Wildflower Green Roof (Biodiverse Roof)

The approved roof plan incorporates:

- Bauder XF301 Sedum Blanket System
- Bauder Flora 3 Native Wildflower Seed Mix

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As detailed in the Flora 3 specification (pages 22–23), the mix includes:

- 49 British native species
- 12 butterfly and moth larval food plants
- Extended flowering season (April–October)
- 35% RSPB “Perfect for Pollinators” species

Ecological Benefits:

- Nectar and pollen resource
- Bird seed resource
- Invertebrate habitat
- Substrate depth variation supporting microhabitats
- Pollinator corridor within urban setting

Maintenance is secured through the Bauder Maintenance Plan (annual fertiliser, weed control, drainage inspection, irrigation guidance).

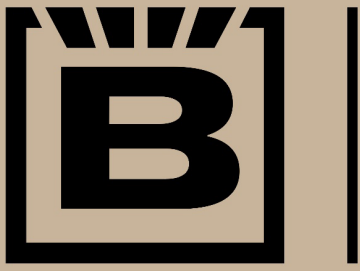
5. Living Wall System

As detailed in Condition 3 submission and ANS maintenance schedule:

- ANS Living Wall System™
- 96 plants per m²
- Native and pollinator-supporting species
- Monthly inspection regime
- Biannual horticultural husbandry
- Irrigation calibration and monitoring

Ecological Benefits:

- Vertical habitat creation
- Increased urban greening
- Foraging habitat for insects
- Microclimate regulation
- Air quality improvement



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6. Soft Landscaping & Ground-Level Enhancements

As per Condition 3 :

- Native tree: *Betula pendula* (Silver Birch)
- Native shrubs (*Prunus spinosa*, *Rosa canina*, *Pyracantha*, *Berberis*)
- Extensive bulb planting (*Galanthus*, *Scilla*, *Fritillaria*, *Eranthis*)
- Hedgehog access gaps in fencing (130mm x 130mm)
- Permeable paving (SuDS compliant)

These measures enhance:

- Foraging habitat
- Shelter
- Pollinator continuity
- Mammal movement corridors

7. Long-Term Management & Securing of Net Gain

The development secures biodiversity enhancements through:

- 5-year Landscape & Ecological Management Plan
- Annual green roof maintenance
- Living wall maintenance contract
- Permanent integrated wildlife boxes
- No reliance on temporary surface-mounted units

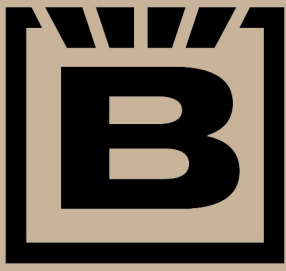
Management responsibility rests with the Building Owner or appointed Management Company.

8. Biodiversity Net Gain Position

Whilst integral nest boxes do not generate DEFRA metric habitat units directly, BS 8683:2021 confirms that biodiversity measures outside the metric should be described and quantified.

This scheme provides:

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- Permanent roosting habitat (bats)
- 14 integrated nesting units for declining bird species
- Wildflower biodiverse roof
- Vertical living wall habitat
- Native planting strategy
- Pollinator support from April–October
- Urban ecological connectivity

The development therefore:

- Enhances biodiversity above baseline
- Provides long-term secured ecological infrastructure
- Meets local policy and ecological officer expectations
- Contributes positively to urban biodiversity resilience

9. Conclusion

The approved scheme delivers meaningful biodiversity enhancement through:

- Integrated bat and bird habitat
- Wildflower biodiverse green roof
- Living wall system
- Native planting and ecological landscaping
- Secured long-term maintenance

The development demonstrably leaves biodiversity in a better state than pre-development condition and accords with national and local biodiversity policy objectives.
