

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

By Email:
17th June 2026

Dear Mr Austin,

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

Further to your recent request, and in response to the questions raised regarding the biodiversity impact from the loss of grass crete from the above Site, please see our response below.

From our discussion it is understood that the area affected comprises approximately 97m² (0.0097ha) of grasscrete. Even under a precautionary assessment, the habitat value associated with this feature is extremely limited and does not materially alter the conclusions of the Ecology Addendum or the overall biodiversity outcome of the scheme

Grasscrete is not specifically recognised as a habitat type within either the UK Habitat Classification or the Statutory Biodiversity Metric, and as such, its assessment relies upon professional judgement. Given that grasscrete comprises both hardstanding and vegetated elements, it is commonly assessed either as Developed Land; Sealed Surface, or as a proportionate combination of Developed Land; Sealed Surface and Modified Grassland, depending upon the extent and condition of vegetative cover present.

Further to the question raised by Matt Burns of Reading Borough Council on 19th May 2026

("Please can you also confirm if the removal of the grass-crete impacts on the conclusions of the attached ecology addendum letter which considers the loss of the green roof? Does the development still result in a betterment compared to the approved scheme as a result of the proposed additional tree planting even with loss of the proposed grass-crete areas and replacement of this with hardstanding")

It is known that the proposed planting of eight trees will generate approximately 0.03 habitat units, offsetting the loss of the previously proposed green roof. The removal of approximately 97m² (0.0097ha) of grasscrete represents either no loss of habitat units, where assessed as Developed Land; Sealed Surface, or a maximum loss of approximately 0.01 habitat units under a more precautionary assessment (see below).

Image 1 – BNG Unit Deliver of 97m2 of Grasscrete

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	Urban	Developed land: sealed surface	No	0.00485	V.Low	0	N/A - Other	0	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Compensation Not Required	0.00
2	Grassland	Modified grassland	No	0.00485	Low	2	Poor	1	Location ecologically desirable but not in local strategy	Medium strategic significance	1.1	Compensation Not Required	0.01

Consequently, even under the precautionary scenario, the revised landscape strategy continues to deliver a net biodiversity benefit of approximately 0.02 habitat units and does not materially alter the conclusions of the Ecology Addendum.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Guy Newman', with a long horizontal flourish extending to the right.

Guy Newman
Director