

Memo

To: Catrin Davies

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 9 July 2026

Re: Planning application ref: PL/26/0751

Address: UNIVERSITY OF READING, WHITEKNIGHTS ROAD, EARLEY, RG6 6AX

Description: Removal and replacement of existing boundary fencing and gates

The application site comprises the University of Reading where it is proposed to replace a length of boundary fencing and gates on the western side of the site.

The applicant has submitted an ecology report (Nicholas Pearson Associates, May 2026) and a supporting Biodiversity Net Gain assessment. The proposed works will lead to a temporary disturbance to habitats around sections of fence to be replaced, however the report concludes that subject to the implementation of the mitigation measures set out in Section 6.0 (Impacts and Mitigation) the proposed works would have no significant adverse effects on protected species and priority habitats.

As such, subject to the condition (below) securing the recommended ecological mitigation measures outlined in the report, there would be no objections to this application on ecology grounds. These measures will minimise the risk of harm to protected species during construction as well as securing biodiversity enhancements proposed as part of the development.

The Biodiversity Net Gain (BNG) assessment shows that the proposal will lead to a BNG of 10.18% in area habitat units and 11.16% in hedgerow (linear) units and therefore satisfying the requirements of Local Plan policy EN12.

Condition: The development hereby approved shall be carried out in accordance with all of the ecological mitigation and enhancement measures set out in Section 10 of the supporting Ecological Impact Assessment (Nicholas Pearson Associates, May 2026, Ref: 30303 NPA WK XX RP Y 0110) unless otherwise agreed in writing by the local planning authority

Reason: To minimise the ecological impacts of development, and secure biodiversity enhancements in accordance with Policy EN12 of the Reading Local Plan and paragraphs 187 and 192 of the NPPF (2024)