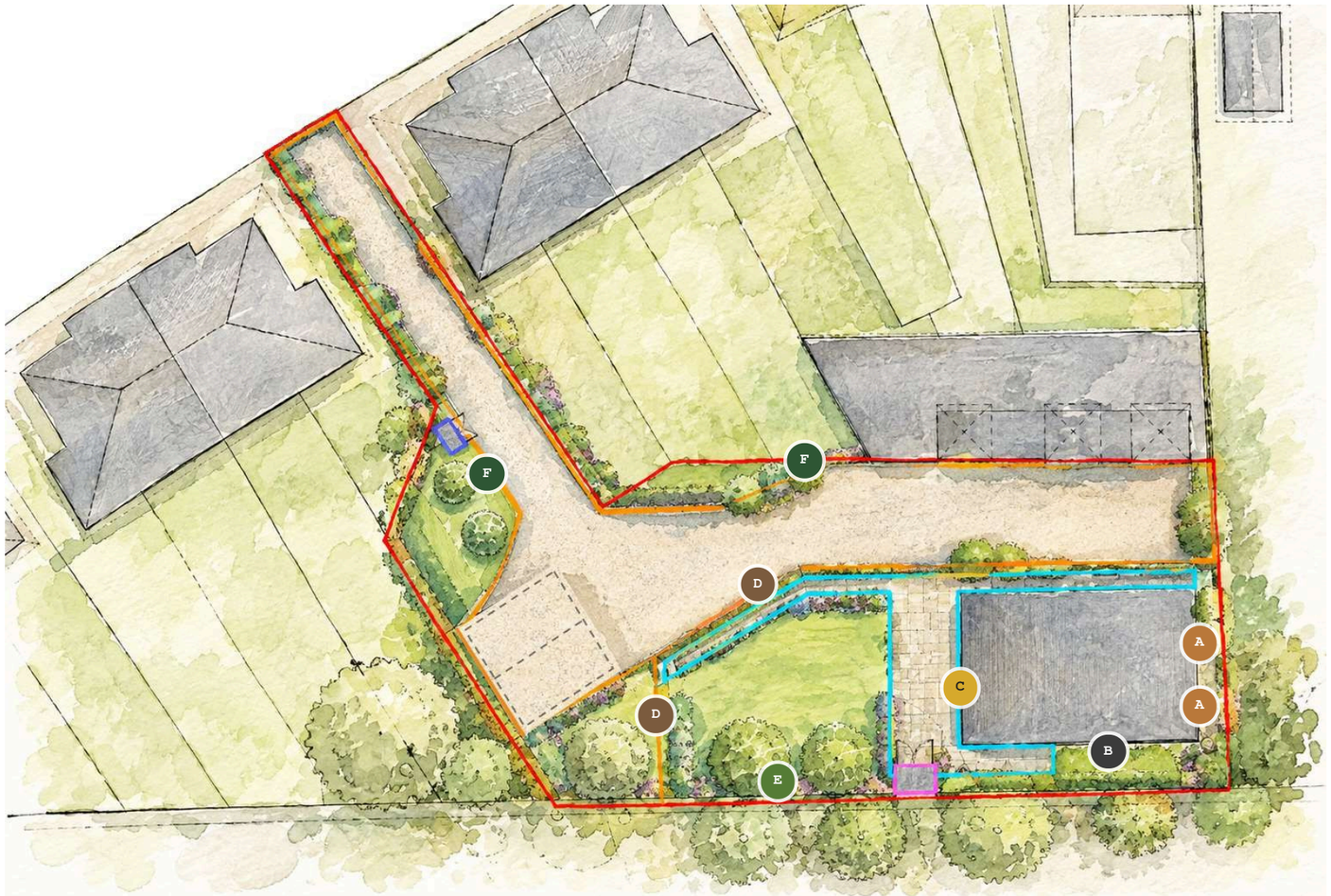
Biodiversity Enhancement Strategy

LAND AT HEADLEY ROAD EAST, WOODLEY, READING, RG5 4JG
DISCHARGE OF CONDITION 10 · PLANNING PERMISSION 260751

Issue	P03
Date	OCT 2026
Ref	1098/BIO/01
Read with	1098/LAND/01 P03
Rev	P03: aligned with Site Plan Rev 5

Submitted to discharge Condition 10 of planning permission 260751 (10 July 2026), as a companion to the Soft & Hard Landscaping Strategy 1098/LAND/01 P03. It follows GS Ecology's recommendation that new planting is predominantly native and that bird and bat boxes are built into the walls of the new house (ECO4028, para 4.15). The site is a sealed concrete yard of very low existing biodiversity value, and the scheme falls below the de minimis threshold for statutory biodiversity net gain (ECO4028b).



Indicative positions on the soft landscaping plan (1098/LAND/01, page 6), based on drawing 1098-4 Proposed Site Plan 1:200 Rev 5, which shows features A to E. Final positions of the integral features to be fixed on site to the orientation and height parameters alongside. Not to scale.

CONDITION 10 — BIODIVERSITY ENHANCEMENTS

Prior to the occupation of the development, details of biodiversity enhancements, to include bird boxes, tiles or bricks on and around the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved. The approved biodiversity enhancements shall thereafter be retained and maintained.

A Integral Nest Bricks

2 no. universal integral nest bricks to BS 42021:2022 (e.g. Manthorpe Swift Brick, or similar) for house sparrows and starlings. Built into the outer leaf on a shaded north or east facing elevation, close to the eaves, at least 3 m above ground and 1 m apart. Not above windows or doors.

B Integral Bat Box

1 no. integral bat box faced to match the brickwork (e.g. Habibat Bat Box or Ibstock Enclosed Bat Box, or similar). South to west facing where possible, otherwise facing the retained boundary tree belt. At least 3 m above ground, near the eaves or gable apex, with a clear flight path and no light spill.

C Solitary Bee Brick

1 no. Green&Blue Bee Brick, or similar, in a sunny south facing wall about 1 m above ground, beside the nectar planting.

D Hedgehog Gaps

130 × 130 mm gaps at the base of the new garden fence and gate, linking the garden to the boundary beds. Gaps in the retained boundary fences may be added with the neighbours' agreement.

E Log and Brash Pile

In the shaded boundary bed, using untreated timber from site clearance, part-buried to hold moisture. Habitat for invertebrates, amphibians and small mammals.

F Native Planting

Native trees, hedging, shrubs and nectar-rich underplanting from 1098/LAND/01, with a native wildflower edge to the boundary beds. See page 2.

4	+54.56%	0
Integral wildlife features built into the new house	On-site habitat units (Statutory Metric, ECO4028b)	External light fittings proposed

NATIVE PLANTING (1098/LAND/01)	WILDLIFE VALUE
Acer campestre, **Betula pendula** Field maple, silver birch	Spring flowers for bees; seed for finches and small mammals; host a wide range of native insects.
Crataegus monogyna Hawthorn	Blossom for pollinators; haws for thrushes; dense, thorny nesting cover.
Carpinus betulus, **Fagus sylvatica**, **Taxus baccata** Hornbeam, beech, yew	Year-round shelter, roosting and nesting cover; yew berries taken by birds.
Ilex aquifolium Holly	Winter berries and evergreen cover; food plant of the holly blue butterfly.
Viburnum opulus, **Cornus sanguinea**, **Euonymus europaeus**, **Corylus avellana** Guelder rose, dogwood, spindle, hazel	Flowers for hoverflies and bees; early catkin pollen; autumn berries and nuts for birds and small mammals.
Digitalis, **Primula**, **Geranium sanguineum**, **Origanum**, **Hedera helix** Foxglove, primrose, crane's-bill, marjoram, ivy	Nectar from early spring to late autumn for bumblebees, solitary bees and butterflies; ivy berries in winter.
Native wildflower mix Wildflower edge	A strip along the boundary beds sown with a native wildflower mix of UK provenance, cut once a year in late summer.

Stock of UK provenance where available, peat-free throughout. No residual herbicides, pesticides or slug pellets. Hedges trimmed outside the bird nesting season (March to August). Seed heads and leaf litter left over winter. Together with the permeable surfacing, the landscaping replaces the concrete yard with 448.5 m² of permeable ground and increases on-site habitat units by over half (ECO4028b).

Documents referred to

Soft & Hard Landscaping Strategy 1098/LAND/01 P03, Colony Architects, Oct 2026
Proposed Site Plan 1098-4 Rev 5, Colony Architects, Oct 2026
Ecological Assessment ECO4028 and BNG Calculation ECO4028b, GS Ecology, March 2026
Arboricultural Impact Assessment GHA/DS/160491:26, Jan 2026

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Implementation

- A, B and C built into the outer leaf as the walls are raised.
- D formed when the garden fence and gate are installed.
- E and F completed in the first planting season (November to March) after completion, per 1098/LAND/01.
- All features in place before first occupation, unless otherwise agreed in writing with the local planning authority. Photographs kept and provided on request.

Retention and maintenance

- All features retained for the lifetime of the development by the owner of the dwelling.
- Integral features are maintenance-free and must not be blocked, painted over or removed in future works. Entrances checked each winter; bat boxes are not opened, as roosting bats are protected by law.
- Hedgehog gaps kept clear; log pile topped up as it decays; planting replaced under the five-year commitment in 1098/LAND/01.

Construction safeguards

- Garage demolition and cut-back of the boundary trees outside the bird nesting season (March to August inclusive), or after a check for active nests, which are left until the young have fledged (ECO4028, para 4.11).
- Tree protection to the Arboricultural Impact Assessment GHA/DS/160491:26, as required by Condition 6.
- Within and next to the root protection areas, the west patio and rear path (about 32 m²) are built no-dig in a shingle-filled cellular geogrid on existing ground levels (1098/LAND/01 P03, item H; Site Plan Rev 5), protecting roots and keeping the ground permeable.

External lighting

No external lighting is proposed (1098/LAND/01, page 7). Any future lighting to follow ILP Guidance Note 08/23, Bats and Artificial Lighting at Night: warm white 2700K or below, low level and directed downwards, motion sensor controlled, with no light on the bat box, nest bricks or boundary tree belt.

