

# EASTERN AREA PLANNING COMMITTEE 15<sup>TH</sup> JANUARY 2025

## UPDATE REPORT

Item No: (2)                      Application No: 24/01212/FUL                      Page No. 27 - 60

Site: 37 - 39 King Street, Mortimer Common, Reading

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### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

### 2. Additional Consultation Responses

<b>Public representations:</b>	No additional comments
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### 3. Ecology and BNG

The Council Ecologist has examined the formal BNG assessment submitted with the application. He has advised that the metric in the amended plans has violated the “Trading Rules” set out in the relevant legislation such that the resultant BNG is negative ie if the scheme were to proceed there would be a net loss in biodiversity across the application site. The applicant was invited to either withdraw the application and resubmit with 3 dwellings to allow more grassland on the site so enhancing biodiversity, or agree to enter into a s 106 agreement to achieve an off site gain. He elected the latter since apparently 3 dwellings on the site would not be a viable option financially. Accordingly, the officer recommendation will be phrased to note this procedure. Once done this will satisfy the legislation and comply with the advice in policy CS17 in the WBCS and in the revised NPPF.

### 4. Updated Recommendation

The Development Manager be authorised to invite the applicant to enter into a s106 Agreement to ensure a minimum of 10% BNG off site is achieved. Once this agreement is completed, conditional permission be granted. If for any reason the s106 obligation is not signed within 6 months of the date of this resolution, or such a longer period as to be agreed in writing by officers in consultation with the Chairman of the Committee, the Development Control Manager be authorised to REFUSE planning permission for reasons of the application failing to secure a sufficient biodiversity net gain.