

DELEGATED APPLICATION REPORT

SITE ADDRESS: Leighton Park School, Shinfield Road, Reading, RG2 7DE

APPLICATION NUMBER: PL/25/0758

PROPOSAL: Erection of an entrance lodge and associated access.

APPLICANT: Leighton Park School

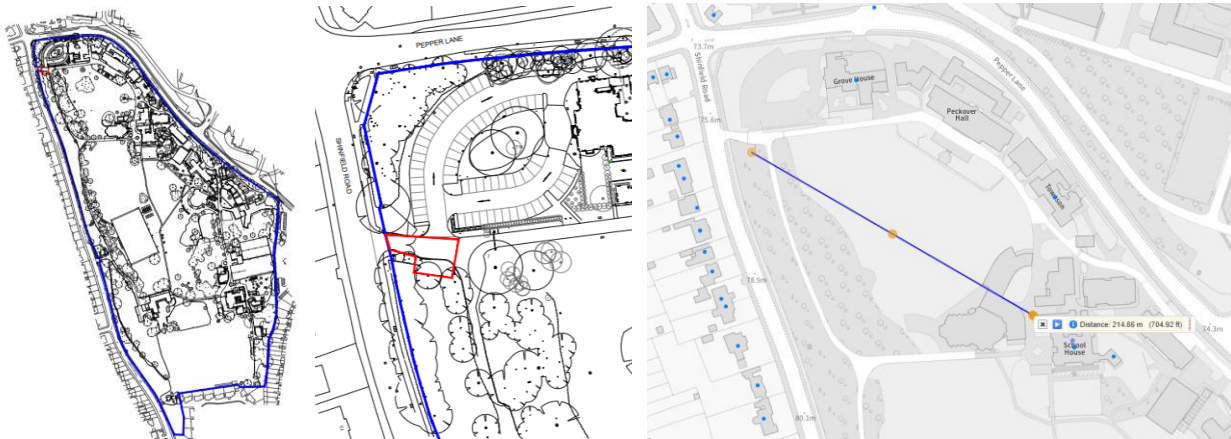
VALIDATION DATE: 21/05/2025

DETERMINATION DATE: Originally 17/07/2025, but an extension of time has been agreed until 01/05/2026

CASE OFFICER: Jonathan Markwell

1. Site Description and Surrounding Area

- 1.1 The red line boundary of the application site is a small (223sqm, according to the application form) parcel of land just within the boundary of the Leighton Park School grounds, adjacent to the entrance gates off Shinfield Road. The existing site comprises grassland, shrubs and trees, as part of tree group 'W2' within Tree Preservation Order 27-07. The site is also within an air quality management area (Policy EN15), an area of identified biodiversity interest (Policy EN12) and a major landscape feature (Policy EN13), specifically the East Reading Wooded Ridgeline. The application site is not within a conservation area, nor does it include any listed buildings. The closest listed building is the Grade II listed School House and attached laboratories, over 200m to the south-east of the application site within the campus grounds (as shown below).



Left: wider campus. Middle: site location plan. Right: site in context with listed building.

- 1.2 As per the site location plan, shown above, the application site is a small area as part of the overall wider Leighton Park school campus site. The independent school comprises a series of buildings and structures associated with the educational use. To the north of the red line boundary is an internal access road and car park, with vegetation immediately adjacent the site in all other directions in an area described as lowland mixed deciduous woodland. Shinfield Road, to the west of the application site, is part of the classified highway network (Policy TR3).



Left: Original case officer site photo on 12/06/25; Right: Google Maps aerial view (southern block in foreground)

2. Proposal

- 2.1 Planning permission is sought for the erection of an entrance lodge and associated access works. In addition, replacement landscaping works are shown to be proposed on the site plan submitted. The applicant has explained the nature of the proposals as follows:

It is proposed that the Entrance Lodge will be situated at the primary site access off Shinfield Road, on the southern side the access road, adjacent to the School's visitor car park. The Entrance Lodge would be strategically positioned behind the main entrance gates of the school to facilitate arrival to and from the site.

The proposed Entrance Lodge consists of two main rooms: a storage room and a guard room with a kitchenette. A WC (incinerator-type toilet) is proposed in the centre of the Entrance Lodge, which can be accessed via the storage room. The kitchenette aspect of the Entrance Lodge will not contain a sink or plumbed-in water supply. Fenestration is only proposed on the principal (north) elevation, which consists of two glass doors and a large window for security and visibility. A gutter is proposed at the rear of the lodge with a water butt for rainwater collection. No mains water connection is proposed with power supply provided via a below ground connection from the existing green cabinet at the site entrance to the front of the Entrance Lodge, as shown on the updated Proposed Site Plan (ref. 240119-20-101) for clarity following the statutory consultee responses.

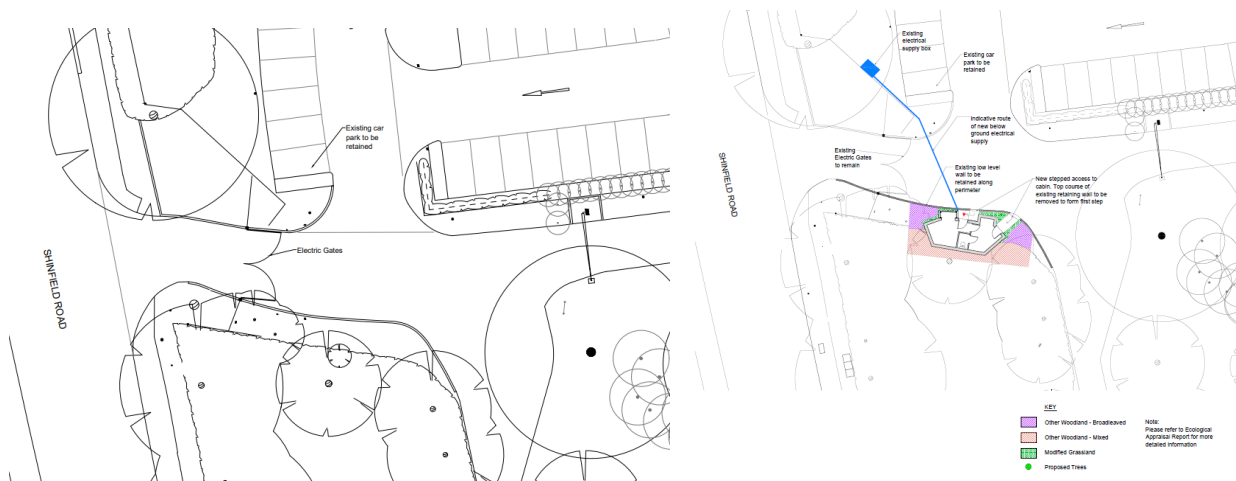
The existing low level wall will be retained along the access road in front of the Entrance Lodge. However the top course of the existing retaining wall will be removed to form the first step to access the Entrance Lodge.

The indicative proposed foundation details for construction of the Entrance Lodge are shown on the additional accompanying plan ref. 25280-001-001).

Some light pruning (some crown lifting, some minor reduction of a limb) of the Turkey Oak T6 canopy is proposed in advance of construction of the Entrance Lodge, as per the updated accompanying Arboricultural Method Statement.

The intention is for the Entrance Lodge to serve as a vital component of the school infrastructure. It will play a pivotal role in facilitating the management of deliveries and it will serve as a welcoming point for all guests, providing them with the necessary assistance and guidance upon arrival. The proposed Entrance Lodge is integral to improving safeguarding for students and operational efficiency of the school premises.

2.2 During the course of the application more information has been submitted to satisfy tree, landscaping and biodiversity net gain related matters.



Existing (left) and proposed (right) site plans

2.3 Plans and documents considered:

- 240119-10-001 Rev B – Location Plan
- 240119-10-002 Rev B – Location Plan 2
- 240119-20-001 Rev C – Existing Site Plan
- 240119-30-101 Rev B – Proposed Ground Floor & Roof Plan
As received 21/05/2025
- 240119-40-101 Rev B – Proposed Elevations
- 25280-001-001 – Indicative Proposed Foundation
As received 21/11/2025
- 240119-20-101 Rev H – Proposed Site Plan
As received 13/04/2026

2.4 Other documents submitted (only the latest versions are referenced):

- Planning Application Form Ref PP-13855076, dated 15/05/25;

- Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information Form, dated 15/05/25;
As received 21/05/2025
- Ref: Planning Application. Leighton Park School Main Entrance Lodge by Future Tree, dated 28/07/2025
- Supporting letter by Savills dated 21/11/2025
As received 21/11/2025
- Preliminary Ecological Appraisal by Soltys Brewster Ref E25129801/DOC 01 Issue 4, dated 13/04/2026
- Statutory Biodiversity Metric Calculation Tool for Leighton Park School Proposed Entrance Lodge, by Soltys Brewster Ecology, dated 08/04/2026
As received 13/04/2026

2.5 Community Infrastructure Levy (CIL) – A CIL form has been submitted with the application, as required. The proposed works are not considered to be CIL liable, as the floorspace involved is under 100sqm.

3. Relevant Planning History

3.1 There has been a series of planning, listed and tree applications relating to the wider Leighton Park School site, but none are considered to be particularly relevant to this specific proposal.

4. CONSULTATION AND PUBLICITY

4.1 RBC Natural Environment: Initial comments during the site visit on 12/06/2025 advised on the need for the submitted plans to show the foundations proposed, i.e. ground screws, as specified in the arb report, and is likely to require engineering input to show the number and location of the piles and provide confirmation that the locations can be flexible to a degree in case larger roots are found.

4.1.1 The steps up into the cabin were also discussed, in terms of limiting excavation into the ground (RPA) there. The removal of the top layer of brick/stone on the existing retaining wall would give the height of the first step; the remaining being on top of the existing ground level – the applicant was advised that plans needed to make this clear and this should be covered in the AMS, especially the eastern steps which are in the RPA of T6.

4.1.2 It was noted on site that the Oak (T6) overhanging the location of the proposed lodge would benefit from crown lifting to ensure clearance for installation and for the future. It would be appropriate to remove one low branch entirely to avoid future issues, along with some crown lifting involving minor branches – this needs to be included in the AMS as no trees work is currently specified.

4.1.3 The lack of water / foul drainage is positive in this instance. An electricity supply is proposed, which (with ref to the arb report) will be directed through the tarmac – it does have to be joined up to the cabin, however, so clarity on this is required.

4.1.4 Once revised/additional information was submitted on 21/11/2025, RBC Natural Environment confirmed:

- 4.1.5 The development requires the removal of one Holly but this is a coppice stool, so there are no objections to this. Some minor pruning is indicated to allow for the building and its installation, which is also fine and in line with that discussed on site.
- 4.1.6 Whilst the 'Tree Protection Statement' in the Tree Report hasn't been entirely updated with regards to the proposed foundations and services, these matters are covered satisfactorily elsewhere.
- 4.1.7 As per the comments above, the only matter relating to services that required clarity was the electricity supply and this is shown on the Proposed Site plan and mentioned in the Tree Report's introduction and is acceptable.
- 4.1.8 With regard to foundations, screw piles are specified, with the Indicative Proposed Foundation drawing confirming that these will result in the cabin being above ground level and that there is flexibility to move pile locations should tree roots be encountered. The Proposed Elevation drawing unfortunately makes no reference to screw piles or indicates them in any way by the cabin being shown above ground level or stating they will be used, which would have been helpful, as originally suggested.
- 4.1.9 With regard to the steps, these are confirmed on the Proposed Elevations and Proposed Site Plan and are as discussed. These are unfortunately not included in the Tree Report as suggested, but as any incursion is so minimal, this will be accepted.
- 4.1.10 In conclusion, the development is acceptable subject to the above plans being approved documents (or any revision to the Elevations drawing) and **condition L7A** requiring development in accordance with the Tree Report of 28th July 2025 from Future Tree.

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Tree Report Ref: Planning Application. Leighton Park School Main Entrance Lodge by Future Tree, dated 28/07/2025.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

- 4.1.11 In addition, due to the TPO on site, Informatives: I16 Advice to adhere to approved Arboricultural Methods Statement and I18 Ongoing information conditions would also be prudent.

You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at

the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

- 4.1.12 Following the submission of an updated site plan and amended biodiversity based information on 13/04/2026, RBC Natural Environment advised that now that additional on-site soft landscaping was proposed (but the exact detail was not confirmed) the following landscaping details condition would also be necessary:

Prior to the first use of the building hereby approved, a scheme of soft landscaping, based on indicative planting shown on 240119-20-101 Rev H – Proposed Site Plan, as received 13/04/2026 shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, tree pit specifications, method of planting within Root Protection Areas, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

- 4.2 GS Ecology (RBC's Ecology consultants): Initially requested for a BNG metric document to be submitted and raised a comments in respect of the originally submitted Preliminary Ecological Appraisal. Following the submission of more information on 13/04/26, GS Ecology confirmed:
- 4.2.1 The application site is a small area of land within the grounds of Leighton Park School in Reading. It is proposed to build a small entrance lodge to the south of the access and within the grounds. The building will be located on an area currently comprising woodland and grassland.
- 4.2.2 The ecology report (Soltysbrewster, April 2025, ref: E25129801/DOC 01) concludes that the proposals are unlikely to affect protected species or priority habitats. However, the vegetation on site is suitable for use by nesting birds and as such, any vegetation clearance should be undertaken outside of the bird nesting season, or if that is not practical, areas to be cleared should be checked by a suitability qualified ecologist immediately prior – this should be secured via a planning condition. Example wording is provided below.
- 4.2.3 Biodiversity Net Gain: The proposals are subject to mandatory Biodiversity Net Gain (BNG) requirements as well as local policy (Reading Borough Local Plan Policy EN12), which states: “On all sites, development should not result in a net loss of biodiversity.”

4.2.4 The ecology report includes an updated Biodiversity Net Gain assessment and is accompanied by the Statutory Biodiversity Metric. The assessment indicates a 24.81% net gain in habitat units.

4.2.5 The baseline habitats appear to have been accurately accounted for in the metric and proposed habitats include a single tree and 12m² of broadleaved woodland. As such it is considered that the proposals will be of ecological benefit and consequently, if planning permission is granted, it will be contingent on meeting the pre-commencement general biodiversity net gain condition. This condition requires the submission and approval of a Biodiversity Gain Plan, demonstrating how a 10% increase in biodiversity value will be achieved for the development. Wording for this informative wording is provided below.

4.2.6 Lighting - No details of lighting have been submitted. However, given the site's proximity to an area of woodland which will be expanded as part of the proposals, any new lighting could adversely affect wildlife. It is therefore recommended that condition is set to ensure that details of any new external lighting is submitted and approved by the council prior to its installation. Wording for the condition is given below.

4.2.7 Conditions:

All works are to be carried out outside of the bird-nesting season (March - August inclusive) or if this is not practicable, a suitably qualified ecologist will survey the building prior within 48 hours of the commencement of works and advise whether nesting birds are present. If active nests are recorded, works that may disturb any disturb active nest shall not proceed until the nest is no longer occupied.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with and wildlife legislation

Condition: No new exterior lighting is to be installed without the prior written permission of the local planning authority.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with paragraph 191 of the NPPF and EN12 of the Local Plan –

4.2.8 Informative:

Please note that this permission has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged.

4.4 Public Consultation – A site notice was erected on 12/06/2025, expiring on 03/07/2026. No responses have been received.

5. Equality Act 2010:

- 5.1 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

6. Relevant Planning Policy and Guidance

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy Framework (NPPF) – among them the ‘presumption in favour of sustainable development’. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12). The Development Plan for Reading relevant to the application site comprises the Reading Borough Local Plan (2019).
- 6.2 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.
- 6.3 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.
- 6.4 The National Planning Policy Framework (“NPPF”) states clearly that its content is to be a material consideration in the determination of applications. The NPPF states that due weight should be given to the adopted policies of the Local Plan according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the NPPF, the greater the weight that may be given). Accordingly, the NPPF, together with the NPPG and the following development plan policies and supplementary planning guidance are relevant:
- 6.5 National Policy and Guidance
- National Planning Policy Framework December 2024 (and update February 2025)
- 2. Achieving sustainable development
 - 4. Decision-making
 - 8. Promoting healthy and safe communities
 - 11. Making effective use of land
 - 12. Achieving well-designed places
 - 15. Conserving and enhancing the natural environment
 - 16. Conserving and enhancing the historic environment

National Planning Practice Guidance (2014 onwards) (PPG)

- 6.6 Reading Borough Local Plan 2019
- CC1 Presumption in Favour of Sustainable Development
 - CC2 Sustainable Design and Construction
 - CC3 Adaption to Climate Change
 - CC7 Design and the Public Realm
 - CC8 Safeguarding Amenity
 - EN1 Protection and Enhancement of the Historic Environment
 - EN12 Biodiversity and the Green Network
 - EN13 Major Landscape Features
 - EN14 Trees, Hedges and Woodlands
 - EN15 Air Quality
 - OU1 New and Existing Community Facilities
 - TR3 Access, Traffic and Highways Related Matters
- 6.7 Other relevant documentation
- Revised Parking Standards and Design Supplementary Planning Document (SPD) 2011
 - Sustainable Design and Construction Supplementary Planning Document (SPD) 2019
 - Reading Borough Local Plan Submission Draft Partial Update, May 2025
 - Reading Biodiversity Plan March 2021
 - Reading Tree Strategy March 2021
- 6.8 Local Plan Update
- 6.9 The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. A consultation version of the draft updated version of the Local Plan was published on 6th November 2024. Subsequent to this consultation a submission draft was sent to the Secretary of State on 9th May 2025. At the time of writing, the examination-in-public of the partial update to the local plan is in the process of taking place. Stage 1 hearings were held virtually in November 2025. Stage 2 hearings took place in February 2026.
- 6.10 Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example.
- 6.11 Officer advice in respect of the Local Plan policies pertinent to this application is that they remain in accordance with national policy and that the objectives of those policies remains very similar in the submission draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

7. APPRAISAL

- 7.1 The main considerations are:
- Land use matters

- Design and impact on heritage assets
- Amenity
- Trees, landscape and ecology
- Other matters – transport, sustainability, air quality.

7.2 Land use matters

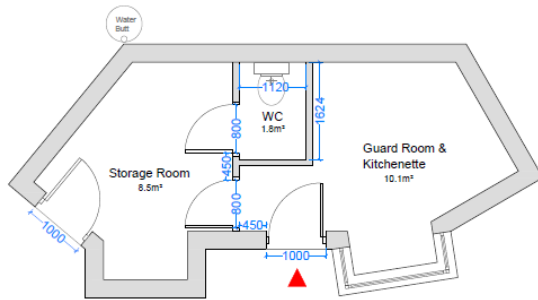
7.2.1 As a starting point, Policy OU1 states that *“Proposals for new, extended or improved community facilities will be acceptable, particularly where this will involve co-location of facilities on a single site. Proposals for on-site intensification of important facilities, such as schools and healthcare uses, will be supported, subject to other policies in the plan... On-site intensification of some facilities, particularly schools, may result in some loss of open areas. This may be acceptable where the impact on open areas is minimised, and the area has no specific use, or where that use can satisfactorily be accommodated elsewhere on the site, subject to other policies in the plan”*. Set against this backdrop, the provision of the proposed structure will assist in improving the overall school facilities at the site, aligning with the broad principles of Policy OU1.

7.2.2 It is also fully recognised that the site is also in a Major Landscape Feature area, whereby under Policy EN13 planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature. In this specific instance, the limited scale of the proposed works, the location adjacent to the main entrance of the school (and the use associated with the school function) and the proposed design (as discussed separately below), all count in favour of the proposal, with it having a very minimal impact on the East Reading Wooded Ridgeline major landscape feature in this instance. Accordingly, the proposals are considered to comply with Policy EN13.

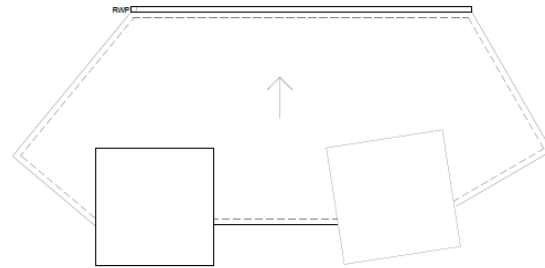
7.2.3 It is also relevant that the proposed use of the lodge is in use class terms considered to comprise a Class F1(a) Provision of education use. This is the manner in which the applicant has presented the proposal and it has been considered accordingly. Whilst in practice it is considered unlikely that the proposed lodge would be used for alternative purposes, it is nevertheless considered reasonable and necessary to secure a condition to explicitly confirm that the permitted lodge will be used solely for Class F1(a) uses and no others without the express planning permission of the local planning authority. This will guard against the possible future use of the building as a separate dwellinghouse or business unit as two examples. The proposals and the potential impacts have only been considered from the use proposed, rather than any other use, so it is considered reasonable for such a condition to be included.

7.3 Design and impact on heritage assets

7.3.1 The entrance lodge building would be a single storey structure set back from the Shinfield Road highway within the Leighton Park site. It would comprise a flat roof and be 3.05m in height. The entrance lodge is somewhat irregular in shape, but the applicant has explained that this is required for the function proposed, allowing visibility from the entrance for those visiting the site. As such, in this context, this is accepted, with a maximum length of 9.6m and width of 5.3m.



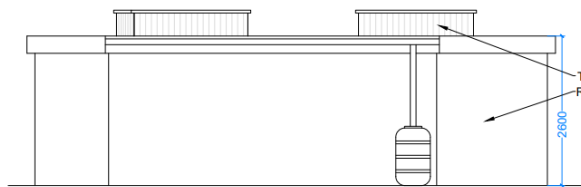
PROPOSED GROUND FLOOR PLAN



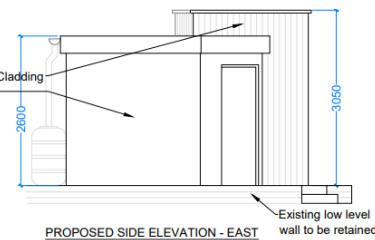
PROPOSED ROOF PLAN

Proposed floor plan and roof plan

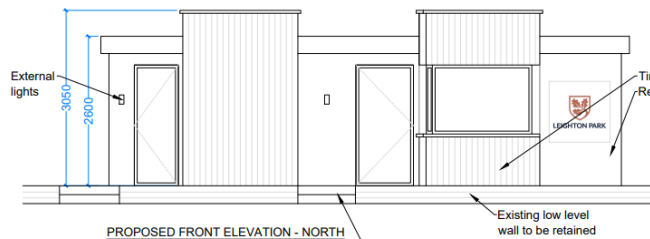
7.3.2 Whilst the entrance lodge would be discernible from Shinfield Road, given the intended use, this is understood and appreciated for it to function effectively. Accordingly, whilst creating a different context to that which exists at present, which is largely a backdrop of vegetation, the proposed addition is considered appropriate, with it being fairly modest in size to effectively function for the purpose envisaged. An existing retaining wall at this point will largely be retained, which is accepted.



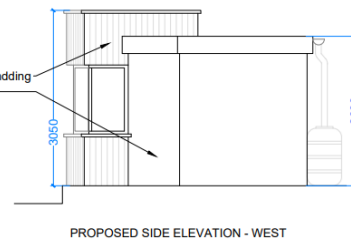
PROPOSED REAR ELEVATION - SOUTH



PROPOSED SIDE ELEVATION - EAST



PROPOSED FRONT ELEVATION - NORTH



PROPOSED SIDE ELEVATION - WEST

B	04.09.25	Layout updated
A	18.12.24	Layout updated

Proposed elevation plans

7.3.3 The submission confirms that the structure will be a combination of timber cladding (where the north elevation juts out), render (as the predominant facing material) and fairly large expanses of glazing at the angled element towards the site entrance. There are also two doors and a fairly prominent roof capping, for which no indication of materials have been stated. The applicant considers that the entrance lodge would provide a modern and high quality design. Officers are content that the proposed design appears to align satisfactorily with the character and appearance of the area, but do consider it reasonable and necessary for the proposed material details of all facing materials to be secured via condition to ensure that the high quality design envisaged by the applicant actually occurs in practice and to ensure that the proposal accords with Policies CC7 and EN13.

- 7.3.4 It is also noted that the front elevation plan references some lighting is proposed, with the applicant stating that this is for security and safety. Further details of the lighting, mindful of the sensitive ecological location as well as general amenity considerations, will be secured via condition. The elevation plan also indicates Leighton Park related signage. This application is solely for planning permission and it has not been considered whether separate advertisement consent would be required. Accordingly, an informative will be included on the decision notice specifying that this permission is notwithstanding any possible separate future advertisement consent for signage, as shown on the elevation plan.



Extract from Future Tree document

- 7.3.5 In terms of the impacts of the proposals on heritage assets, whilst there are listed buildings within the wider Leighton Park site, these are distant from these proposals, with section 1 of this report confirming the closest is over 200m to the south-east. Accordingly, the proposals are not considered to have any impact on either heritage assets themselves, or their settings.

7.4 Amenity

- 7.4.1 As per the Policy CC8 considerations, the proposals are not considered to cause a detrimental impact on the living environment of existing residential properties on Shinfield Road, owing to the significant distances involved. With specific regard to lighting, as per the design section above, more details will be secured via condition to maintain amenity.
- 7.4.2 For current and future users of the Leighton Park site the proposed development will assist in the functioning of the school. In particular, the presence of the entrance lodge will help to maintain security and safety at the school, thereby complying with Policy CC8.

7.5 Trees, landscape and ecology

- 7.5.1 As per the observations from both the RBC Natural Environment Officer and GS Ecology (RBC's ecology consultants), as detailed at section 4 above, the proposals from both perspectives are considered acceptable subject to conditions. This overall conclusion has been reached in both instances following initial feedback on the proposals, which

facilitated revised and additional information being submitted. Following receipt of this information, both consultees are satisfied, with the conditions and informatives detailed at section 4 above all being secured as recommended by the specialist consultees. This is considered appropriate and necessary in all instances, mindful of the sensitivities of the location as referenced in section 1 of this report. In particular, the anticipated 10% BNG requirement being met on site is welcomed and will be secured via the separate biodiversity net gain condition, with this referenced via an informative on the decision notice.

7.6 Other matters

- 7.6.1 From a transport perspective the entrance lodge is not considered to have any discernible impact on the amount of traffic movements to and from the site, or lead to any highway safety matters. The location of the entrance lodge is set back sufficiently from Shinfield Road to mean it is unlikely that there will be a succession of queuing vehicles at the entrance lodge at any time. There would be no changes to existing parking arrangements at the site and the proposal in itself would not create any additional parking requirements at the site.
- 7.6.2 In terms of sustainability, whilst strictly speaking the proposals could be subject to BREEAM requirements, the small scale nature of the proposals means this is not considered reasonable in this instance. Moreover, the proposals are considered to generally comply with the thrust of policy in this respect.
- 7.6.3 With regards to air quality, whilst the development is within an air quality management area, the small scale nature of the proposal (within the context of an existing school site) means it is not anticipated to detrimentally affect air quality and no mitigation measures are required in this instance.

8. **CONCLUSION**

- 8.1 On the basis of the above, it is considered that the application can be supported, with there being no significant conflicts with the development plan and the proposals being appropriate in land use, design, amenity, tree, ecology and all other regards, subject to a series of recommended conditions.

Conditions:

- 1. The development hereby permitted shall begin no later than *three* years from the date of this planning permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

- 2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
 - 240119-30-101 Rev B – Proposed Ground Floor & Roof Plan
As received 21/05/2025

- 240119-40-101 Rev B – Proposed Elevations
- 25280-001-001 – Indicative Proposed Foundation
As received 21/11/2025
- 240119-20-101 Rev H – Proposed Site Plan
As received 13/04/2026

Reason: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No development shall commence beyond foundation level until a schedule of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved prior to the first use of the entrance lodge and thereafter maintained in accordance with the details approved.

Reason: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity, ensuring the new development responds positively to the local context and character and, moreover, the character and appearance of the East Reading wooded ridgeline Major Landscape Feature, in accordance with Policies CC7 and EN13 of the Reading Borough Local Plan 2019.

4. The entrance lodge hereby permitted shall only be occupied at any time for uses associated with the provision of education - Class F1(a) - and no other use.

Reason: To accord with the terms of the application as submitted for consideration and to ensure that the entrance lodge is not used for any other purpose without permission from the local planning authority, as other uses may have contrasting traffic and amenity impacts, in accordance with Policies OU1, TR3, CC7 and CC8 of the Reading Borough Local Plan 2019.

5. Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the Tree Report Ref: Planning Application. Leighton Park School Main Entrance Lodge by Future Tree, dated 28/07/2025, as received 21/11/2025.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

6. Prior to the first use of the building hereby approved, a scheme of soft landscaping, based on indicative planting shown on 240119-20-101 Rev H – Proposed Site Plan, as received 13/04/2026 shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, tree pit specifications, method of planting within Root Protection Areas, and must include a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s) or in accordance with a timetable agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

Reason: In the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

7. All works are to be carried out outside of the bird-nesting season (March - August inclusive) or if this is not practicable, a suitably qualified ecologist will survey the building prior within 48 hours of the commencement of works and advise whether nesting birds are present. If active nests are recorded, works that may disturb any disturb active nest shall not proceed until the nest is no longer occupied.

Reason: To ensure that wildlife is not adversely affected by the proposed development in an area of identified biodiversity interest, in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

8. Prior to the first use of the building hereby approved, details of the proposed external lighting as shown on the north elevation of approved plan 240119-40-101 Rev B – Proposed Elevations, as received 21/11/2025, shall be submitted to and approved in writing by the local planning authority. Details shall include a) light levels b) coverage and c) hours of operation. Thereafter the external lighting shall be maintained and operated in accordance with these approved details.

Reason: To limit the impact of light pollution from artificial light on nature conservation and in the interests of amenity and enhancing the appearance of the development, in accordance with Policies CC7, CC8 and EN12 of the Reading Borough Local Plan 2019.

Informatives

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the agreed extended timescale for the decision to be issued.
2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission

may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

4. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.

<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>

You can also find advice and submit an application using the Planning Portal.

5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.
6. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.
7. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.
8. Please note that this permission has been granted subject to the statutory condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease.

You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and "the biodiversity gain condition" has been discharged.

9. No advertisement consent is approved as part of this application and you are advised that this permission is granted without prejudice to the possibility of requiring consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended).