

12 June 2026

Reading Borough Council
Civic Offices
Bridge Street
Reading
RG1 2LU

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a solid yellow rectangular background.

Amelia Powell
E: amelia.powell@savills.com
DL: +44 (0) 7779877250

Wytham Court
11 West Way
Oxford OX2 0QL
T: +44 (0) 1189 520 500
F: +44 (0) 1189 520 501
savills.com

Dear Sir / Madam,

APPROVAL OF DETAILS RELATING TO INFORMATIVE 8 (STATUTORY BIODIVERSITY GAIN CONDITION) OF APPLICATION PL/25/0758: LEIGHTON PARK SCHOOL, SHINFIELD ROAD, READING RG2 7DE

On behalf of our client, Leighton Park School (hereafter 'the Applicant'), we hereby submit a Biodiversity Gain Plan relating to Informative 8 (Statutory Biodiversity Gain Condition) of the full planning permission (ref. PL/25/0758), which was granted on 24 April 2026 by Reading Borough Council (hereafter 'the Council') for:

"The erection of an Entrance Lodge and associated access"

Informative 8 attached to the planning permission (ref. PL/25/0758) for the Entrance Lodge refers to the statutory biodiversity gain condition and states that:

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 the Biodiversity Gain Plan has been submitted to and approved in writing by the Council and "the biodiversity gain condition" has been discharged.

Accordingly, together with this covering letter, please find the following documents which comprise the application:

- Biodiversity Gain Plan;
- The Statutory Biodiversity Metric Calculation Tool; and
- Preliminary Ecological Appraisal (Issue 4).

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The Statutory Biodiversity Metric Calculation Tool and Preliminary Ecological Appraisal prepared by Soltys Brewster are the same as what was submitted and approved under PL/25/0758.

The submitted Biodiversity Gain Plan (prepared by Soltys Brewster) shows how the approved Entrance Lodge development will achieve 10% biodiversity net gain. The Biodiversity Gain Plan includes details of the baseline ecological conditions, the proposed habitat creation and enhancement measures, and the calculation of biodiversity net gain in accordance with the statutory metric.

The scheme avoids impacts to habitats of medium distinctiveness (other woodland, mixed) as far as practicable, with the majority of the development footprint focused within areas of low distinctiveness habitats (for example, modified grassland). The creation of new on-site habitat includes woodland and tree planting. The scheme was informed by the Berkshire Local Nature Recovery Strategy (published October 2025).

In conclusion, based on the information hereby submitted, the requirements of Informative 8 (Statutory Biodiversity Gain Condition) of the planning permission (ref. PL/25/0758) have been met in full in accordance with Schedule 14 of the Environment Act 2021.

Please do not hesitate to contact me if you have any queries.

Yours sincerely

A handwritten signature in black ink, appearing to read "APowell", written over a light blue rectangular background.

Amelia Powell
Planner