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Our Ref: PL/26/0781

15/07/2026

Your contact is: Jonathan Markwell, Planning

Dear Savills

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/26/0781

Application Type: Discharge of the statutory biodiversity gain condition

Location: LEIGHTON PARK SCHOOL, SHINFIELD ROAD, READING, RG2 7ED

Proposal: Discharge of the statutory biodiversity gain condition associated with planning permission PL/25/0758, as granted on 24/04/2026.

I refer to the above application for the discharge of the statutory biodiversity gain condition associated with planning permission PL/25/0758 planning permission and respond as follows:

The biodiversity gain details, as shown on the following:

- Biodiversity gain plan via Department for Environment Food & Rural Affairs, dated 12/06/2026 (11 pages)
- Preliminary Ecological Appraisal by Soltys Brewster Ecology Ref E25129801/DOC 01 – APRIL 2026 Issue 4
- Leighton Park School, Proposed Entrance Lodge Statutory Biodiversity Metric Calculation Tool, dated 08/04/2026
- Letter by Savills 'APPROVAL OF DETAILS RELATING TO INFORMATIVE 8 (STATUTORY BIODIVERSITY GAIN CONDITION) OF APPLICATION PL/25/0758: LEIGHTON PARK SCHOOL, SHINFIELD ROAD, READING RG2 7DE' dated 12/06/2026

As all received on 12/06/2026

are approved pursuant to the statutory biodiversity gain condition associated with planning permission PL/25/0758.

More specifically, GS Ecology, RBC's Ecology consultants advise that you have submitted a Biodiversity Gain Plan, statutory biodiversity metric and ecology report. These provide sufficient

information to demonstrate that the proposals will lead to a net gain (BNG) of +24.81% area habitat units through on site habitat creation.

The ecology report includes baseline habitat survey and condition assessments along with baseline and proposed maps and details of the mitigation and enhancement measures. Whilst the Biodiversity Gain Plan states that a habitat management and monitoring plan (HMMP) is not provided, the ecology report states that "*Management plan for created and retained habitat features*" will be provided. However, given the small size of the habitat creation, a HMMP is considered disproportionate and unnecessary, provided that the created habitats are secured and maintained in accordance with the approved plans for the required 30 year period.

As such there is no objection to the discharge of the biodiversity gain condition.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me via email.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.