

15 September 2026

Reading Borough Council
Civic Offices
Bridge Street
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RG1 2LU

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

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Submitted via the Planning Portal (ref. PP-15213369)

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Dear Sir / Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION: DISCHARGE OF
CONDITION 6 OF APPLICATION PL/25/0758 FOR LEIGHTON PARK SCHOOL, READING RG2 7DE**

On behalf of our client, Leighton Park School (hereafter 'the Applicant'), we hereby submit a Discharge of Condition application at Leighton Park School, Reading RG2 7DE relating to Condition 6 (Soft Landscaping Scheme) 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"

Condition 6 attached to the planning permission (ref. PL/25/0758) for the Entrance Lodge states that:

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.

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

- Application Form;
- Approved Proposed Site Plan (ref. 240119-20-101 Rev H); and
- Detailed Soft Landscape Scheme ref. FLA-LEI-LS-001 (prepared by Furse Landscape Architects, September 2026).

Payment of the appropriate fee £408 (including the £99 service charge) has been made separately alongside this submission via the Planning Portal.

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The submitted Detailed Soft Landscape Scheme (ref. FLA-LEI-LS-001), prepared by Furse Landscape Architects, has been provided in support of this application to discharge Condition 6 of planning permission PL/25/0758. The scheme has been prepared with reference to the indicative planting shown on the approved Proposed Site Plan (ref. 240119-20-101 Rev H). The Soft Landscape Scheme provides details of the proposed planting, together with its implementation and long-term management.

The proposals have also been prepared in accordance with the approved Biodiversity Gain Plan and the UK Habitats Classification Plan ref. E25129801/DR02 Rev C (Appendix IV of the approved Preliminary Ecological Appraisal), which identify native tree and woodland planting as the mechanism for delivering biodiversity net gain on-site. The proposed landscaping therefore remains consistent with the approved biodiversity enhancement strategy for the development.

The approved Tree Report and Arboricultural Method Statement (referred to at Condition 5 of planning permission PL/25/0758) also includes measures to protect retained trees and their root systems during landscaping works and implementation of the development.

The Council's Local Plan (2019) Policy CC7 (Design and the Public Realm) requires that all development is a high design quality that maintains and enhances the character and appearance of the area of Reading.

The scheme specifies the species, sizes, quantities and densities of all proposed planting and includes a comprehensive planting schedule, tree and shrub planting specifications, planting details and soil preparation notes. These details provide the tree pit specifications and planting methodologies (including within Root Protection Areas (RPAs)), as required by the condition, and ensure that planting is undertaken in accordance with recognised good practice.

The scheme includes a comprehensive five-year maintenance and management programme covering watering, weeding, mulching, inspection, replacement planting and other establishment works to ensure the successful long-term establishment of the proposed landscaping. Failed planting will be replaced on a like-for-like basis during the aftercare period.

Overall, a high-quality landscape scheme is proposed which will maintain and enhance the character and appearance of the School entrance in accordance with Local Plan (2019) Policy CC7.

In conclusion, based on the information submitted with this application, the requirements of Condition 6 (Soft Landscaping Scheme) of planning permission ref. PL/25/0758 have been met in full, and in accordance with Policies CC7 of the Reading Borough Local Plan (2019). Therefore, we respectfully request that Condition 6 be formally discharged as soon as possible.

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

Yours sincerely

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

Amelia Powell MRTPI
Planner