

Our Ref: 333102228/A3/IS

9th September 2025

Kieran Neumann,
Wokingham Borough Council,
Civic Offices,
Shute End,
Wokingham,
RG40 1BN

Dear Kieran,

DISCHARGE OF BNG CONDITION IN RELATION TO PLANNING APPLICATION REFERENCE 251526 CENTRAL SQUARE, UNIVERSITY OF READING WHITEKNIGHTS CAMPUS, READING

On behalf of our client, University of Reading, we are pleased to submit an application for approval of details reserved by a condition to discharge the BNG condition in relation to planning application reference: 251526 at Land west of Minghella Studios, University of Reading Whiteknights Campus, Reading.

Planning Background

Full planning permission was granted on 25th July 2025 (ref: 251526) for:

“Full application for the proposed erection of a cycle store following demolition of existing cycle store plus relocation of existing bin store.”

Discharge of Biodiversity Net Gain Condition

We are seeking discharge of the following statutory BNG pre-commencement condition, as set out in Informative 2 of the Decision Notice:

“As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.”

The following documents are submitted as part of the discharge of condition application:

- Biodiversity Net Gain Plan (August 2025)
- Habitat Management Statement (August 2025)
- Biodiversity Net Gain Metric (August 2025), superseding Biodiversity Net Gain Metric (June 2025)
- Biodiversity Net Gain Report (August 2025), superseding Biodiversity Net Gain Report (June 2025)

In addition to the above documentation, please also find attached as part of the application package the completed application form (Planning Portal reference: PP-14299452) and this covering letter.

Summary

In summary, we are submitting this application to discharge the BNG condition in relation to planning permission 251526 at Land west of Minghella Studios, University of Reading Whiteknights Campus, Reading.

The Discharge of Condition application fee of £383.00 will be paid directly to the Planning Portal.

We trust the Council has sufficient information to register and determine the enclosed Discharge of Condition application and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours sincerely



Ilaria Sutton
Graduate Planner

on behalf of Stantec UK Ltd