

Our ref: 51689/DB/JI
Project Name: Phoenix Park



Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Submitted via Planning Portal (ref: PP-14471634)

7 November 2025

Dear Sir/Madam

Land Adjacent to Phoenix Park, Nelson's Lane, Reading RG10 0RR

On behalf of our client, Ratesu Limited, we hereby submit an application to discharge the biodiversity gain condition associated with planning permission reference 251385.

The following information is submitted for approval to satisfy paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (Biodiversity gain in England):

- Completed Biodiversity Gain Plan (7 November 2025);
- Biodiversity Net Gain Assessment report (June 2025) prepared by Pro Vision;
- Completed Biodiversity Metric Condition Assessments (4 April 2025); and
- Completed Biodiversity Metric Calculation (6 June 2025).

The Biodiversity Gain Plan matches the details provided with the approved full planning application.

I trust the necessary information has been included within this submission to allow for its swift determination. However, should any further information or clarification be required, please do let me know.

Yours faithfully



David Bloor BA (Hons) MSc

Planning Assistant

davidb@pro-vision.co.uk