

17 April 2024



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Dear Briony,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 18, 19 AND 20 OF PLANNING
PERMISSION 23/02211/FULL AT ETON COLLEGE, SLOUGH ROAD, ETON, WINDSOR, SL4 6DJ**

I write in respect of the above site, where we are instructed by our client, Eton College, to submit an application to fully discharge conditions pursuant to planning application ref: 23/02211/FULL, which include the following:

- Condition 18 (External Lighting Scheme – Ecology)
- Condition 19 (Biodiversity Net Gain Plan)
- Condition 20 (Biodiversity Enhancements)

The application has been submitted via the Planning Portal (PP-12928498) and comprises the following information:

- This Cover Letter, prepared by Savills;
- Completed application form for approval of details reserved by a condition;
- Ecological Lighting Assessment, prepared by Davidson-Watts Ecology (dated 29 January 2024);
- Biodiversity Gain and Habitat management Plan (BGHMP), prepared by Davidson-Watts Ecology (dated 29 January 2024); and
- Biodiversity Enhancement Strategy, prepared by Davidson-Watts Ecology (dated 29 January 2024);

Background

For completeness, planning permission (ref: 23/02211/FULL) was formally granted by Royal Borough of Windsor and Maidenhead on 17 April 2024 for the following description of development:

“Part alteration and part demolition of the Eton College Gymnasium and Indoor Swimming Pool complex and refurbishment/redevelopment to provide a new Indoor Sports Centre including 6-court sports hall, 8 no. squash courts, Athletic Development Programme ('ADP') facility, fitness and physio suites, climbing wall, dojo, fencing salle and associated cafe, changing, teaching, office and storage facilities and retention of rifle range (revised details in respect of final phase of development permitted under planning permission 18/02033/FULL as varied by planning permissions 20/00160/VAR and 20/02972/VAR).” The planning permission is subject to 28 conditions.

Condition 18 of the planning permission states:

- “Prior to the commencement above slab level, a report detailing any new external lighting scheme and how this will not adversely impact upon wildlife shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:*
 - A layout plan with beam orientation*
 - A schedule of equipment*
 - Measures to avoid glare*



An isolux contour map showing light spillage to 1 lux both vertically and horizontally and areas identified as being of importance for commuting and foraging bats and locations of bird and bat boxes.

The approved lighting plan shall thereafter be implemented as agreed."

Condition 19 of the planning permission states:

"No development shall take place until full details of a Biodiversity Gain Plan for onsite delivery and monitoring of Biodiversity Net Gain and a Habitat Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plans shall deliver a 0.13 increase in habitat units. The plans shall be in accordance with the approved biodiversity net gain assessment and shall include (but not be limited to) the following:

- a) A habitat management plan*
- b) Long term aims and objectives for habitats and species*
- c) Detailed management prescriptions and operations for newly create habitats, locations, timing, frequency durations, methods, specialist expertise (if required), specialist tools/machinery or equipment and personnel as required to meet the stated aims and objectives*
- d) A detailed prescription and specification for the management of the new habitats*
- e) Details of any management requirements for species specific habitat enhancements*
- f) Annual work schedule for at least a 30 year period*
- g) Detailed monitoring strategy for habitats and species and methods of measuring progress towards and achievement of stated objectives*
- h) Details of proposed reporting to the Local Planning Authority and the Council's ecologist and proposed review and remediation mechanism*
- i) Proposed costs and resourcing and legal responsibilities*

The Biodiversity Gain and Habitat Management Plan shall be implemented in accordance with the agreed details and timetable and all habitats and measures shall be retained and maintained thereafter in accordance with the approved details."

Condition 20 of the planning permission states:

"Prior to commencement of the development above slab level, details of biodiversity enhancements to include, but not be limited to, integral bird and bat boxes and insect boxes, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancements shall thereafter be installed as approved and a brief letter report confirming that the enhancements have been installed, including a simple plan showing their location and photographs of the enhancements in situ shall be submitted to and approved in writing by the Local Planning Authority."

Details and Information to Discharge Conditions 18, 19 and 20

I enclose the following information in order to fully discharge Conditions 18, 19 and 20 of Planning Permission 23/02211/FULL dated 17 April 2024, as follows:

Planning Condition	Information Submitted
Condition 18 (External Lighting Scheme - Ecology)	Ecological Lighting Assessment, prepared by Davidson-Watts Ecology (dated 29 January 2024)
Condition 19 (Biodiversity Net Gain Plan)	Biodiversity Gain and Habitat management Plan (BGHMP), prepared by Davidson-Watts Ecology (dated 29 January 2024)
Condition 20 (Biodiversity Enhancements)	Biodiversity Enhancement Strategy, prepared by Davidson-Watts Ecology (dated 29 January 2024)

I trust you have sufficient information to register, validate and determine the application and look forward to hearing from you in due course. Please do not hesitate to contact me or my colleague Jacob Ashford (jacob.ashford@savills.com), should you have any queries.

Yours sincerely,



Ben Tattersall MRTPI
Senior Planner