

Information to discharge planning condition 6 & 7 for permission WBC/261098

Whiteknights Campus Boundary Replacement Fence Wokingham Borough Council

Client:	University of Reading
Document No.:	30303 NPA WK XX RP Y 0017
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NICHOLAS PEARSON ASSOCIATES

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npaconsult.co.uk npavisuals.co.uk +44 (0)1225 876990

The Farm House, Church Farm Business Park, Corston, Bath BA2 9AP

Document Control

Project: Whiteknights Campus Boundary Replacement Fence

Project No: 30303

Document Title: Technical Note – Ecological Planning Conditions

Document No: 30303 NPA WK XX RP Y 0017

X

Original document

Revision

P01

Revision letter

	Name	Signature	Position	Date
Prepared by:	A Irvine	AI	Associate Ecologist	19/08/2026

Revision Record

Rev letter	Date prepared	Prepared by	Checker / Approver	Description of changes

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Introduction

University of Reading has received planning permission subject to conditions for the removal and replacement of existing boundary fencing and gates to the Whitenights Campus within the Wokingham Borough Council part of the campus (WBC/261098). This Note has been produced to provide information in relation to Conditions 6 & 7. Information to discharge the Biodiversity Gain Condition is provided separately using the Biodiversity Gain Plan proforma.

Condition 6. Securing on-site ecological expertise during construction

An NPA ecologist will carry out a pre-work walkover to check for new ecological features, in particular checking for changes to Badger activity or features suitable for use as a refugia or hibernacula by reptiles. Should any ecological features be found which could be negatively impacted by the works, the ecologist will then discuss the works with the University of Reading and the contractor to find a solution which complies with wildlife legislation. This may require adaptations to working methods. In the unlikely event that a Badger licence is required then the licence would need to be secured prior to the relevant works.

A Toolbox talk will be provided to the contractors at the start of the boundary fence works. This will cover:

- Importance and sensitivity of Whiteknights Park Local Wildlife Site, details of sensitive habitats and potential for protected species.
- Working methods required:
 - o Wherever possible (ie the majority of the fence) access will be taken from adjacent open habitats which reduce disturbance along the fenceline.
 - o Cutting back of vegetation will be limited to a narrow strip.
 - o Trees over 75mm at 150mm height and branches over 150mm will be retained.
 - o Materials will not be stored in woodland areas. Materials will either be stored on hard standing or lifted off the ground on pallets.
 - o Excavations (eg for post holes) will not be left open overnight to avoid fauna falling into holes.
- Advice on invasive and non-native species present in the work areas. Materials (incl soil) which may contain Rhododendron seeds or material that may regrow will not be removed or spread around.
- Advice in regard to protection of nesting birds, including when an ecologist is required on Site.

- If any potential refugia or hibernacula (eg log or stone piles, tree root systems, large deadwood) are present along the fence line these should be left in place if possible. If these features do need to be moved then this should be done by hand, during the period March-October (ie outside of the hibernation period), if this is not possible an ecologist will be consulted for advice.
- Advice in regard to any additional ecological features found during the walkover.

The Site Manager will be responsible for ensuring that these activities take place and for contacting the ecologist if further advice is needed.

It is proposed that the contractors will start any works that impact potential bird nesting habitat from the 1st September 2026 to minimise risks of nesting birds being present. Should this work be undertaken during the period 1st March to 31st August then nesting bird checks would need to be carried out by an ecologist immediately before those works. If any nesting birds are found to be present then the ecologist would advise a suitable buffer around the nest (usually 5m) and the nest would be protected until nesting was complete and young were independent of the nest.

Condition 7. Species Compensation and Enhancement Condition

Specifications for 5 bird boxes and 2 hedgehog boxes are provided in Table 1 below. The Site Plan (Nicholas Pearson Associates 2026 Site Plan WBC Sheets 1-7 30303 NPA WK ZZ DR L 3010-3017) shows the locations that these boxes will be installed, this plan is provided in Appendix 1,

Table 1: Habitat Boxes

Box Type	No.	Position	Image
1B Schwegler Next Box 26mm entry hole (any colour) Box constructed of woodcrete	2	These boxes will be attached to a sturdy tree 2m to 4m above ground level, making sure there is a clear path to the nest box entrance. The box will be positioned against the trunk so that it is more stable and will be tilted forwards. Each box should be placed out of direct sunlight, ideally on the north or east side of the tree.	

Box Type	No.	Position	Image
1B Schwegler Next Box 32mm entry hole (any colour)	3	These boxes will be attached to a sturdy tree 2m to 4m above ground level, making sure there is a clear path to the nest box entrance. The box will be positioned against the trunk so that it is more stable and will be tilted forwards. Each box should be placed out of direct sunlight, ideally on the north or east side of the tree.	
NHBS Hedgehog Nest Box Box constructed of Exterior quality 12mm resin bonded ply.	2	To be placed on the ground in a quiet shady location away from footpaths. To be placed under thick vegetation. The entrance is to be out of the wind.	

Appendix 1: Site Plan (locations of bird and hedgehog boxes)

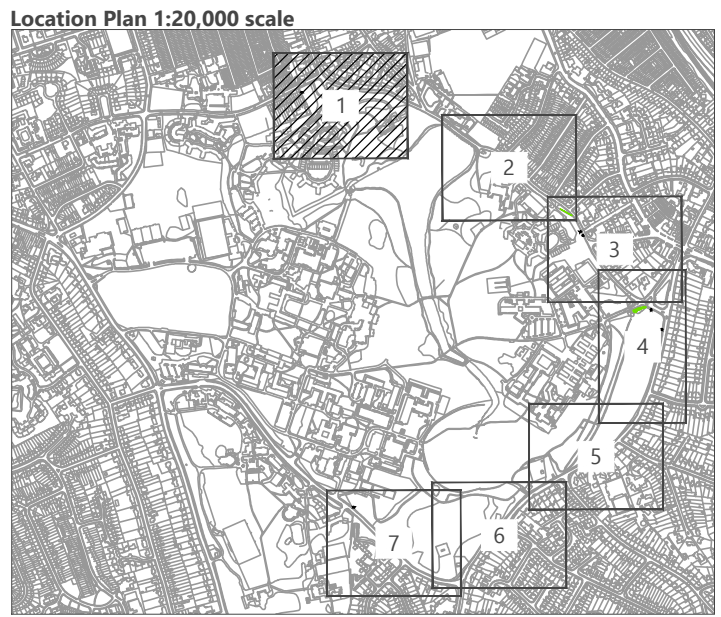
See following pages 1 – 7.



- Drawing Notes**
- Drawing prepared on behalf of the University of Reading to support planning permission for a replacement boundary fence.
 - Contractor to verify all site and ground conditions prior to installation and notify the Project Manager of any abnormal findings.
 - For topographical survey information, refer to Murphy Geospatial 'W998 - Topographical Survey' Revision C 15/03/2024 via the University of Reading.
 - For utilities survey information, refer to University of Reading 'W998 - Combined Services' Revision 06/05/2023. Contractor to allow for site inspections, scans prior to undertaking any excavations. Refer to the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement for details of all existing vegetation including root protection areas (RPAs). Refer to the Arboricultural Method Statement (AMS) for all works within RPAs or beneath overhead tree canopies. The final position of all fence posts shall be agreed on site with the arboricultural consultant and Project Manager.
 - Post lengths and foundation depths/widths are based on normal ground conditions; variations required due to site conditions shall be agreed with the Project Manager.
 - Materials and workmanship shall comply with BS 1122 9:2005 unless otherwise approved by the Project Manager.
 - All steelwork shall be hot dip galvanised and powder coated to RAL 9005 (see Black).
 - No vegetation clearance should be undertaken during the bird nesting season between March and August inclusive unless checked immediately prior to cutting by a suitably qualified ecologist to confirm that no active nests are present; no disturbance is permitted if an active nest is found.

- Legend:**
- Proposed new fence
 - Proposed new gate
 - Area of infill native shrub planting*
 - Proposed mixed native hedge planting*
 - Proposed wildlife boxes:
 - Birds** = 5no. '1B Schwegler Next Box'. Ensure a mix of 26 and 32mm entry holes. Boxes are to be attached to a sturdy tree 2m to 4m above ground level, making sure there is a clear path to the nest. Each box should be placed out of direct sunlight, ideally on north or east side of tree.
 - Hedgehogs** = 2no. 'NHBC Hedgehog Nest Boxes'. To be placed on the ground in a quiet, shady location away from footpaths. To be placed under thick vegetation. The entrance is to be out of the wind.

* For plant schedule and notes for planting, establishment and management refer to Drawing '30303-NPA-WK-ZZ-SH-S-001'



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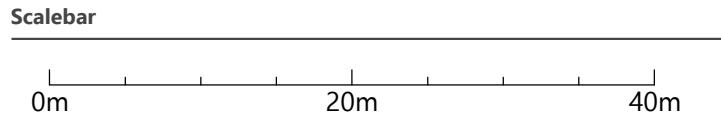
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Slater	Revision Note	Date	Drawn	Checked	Approved
002	Revised for WBC Planning application following client comments.	01/05/2024	TB	TB/JF	JF
001	Issued for WBC planning application submission	30/02/2024	TB	TB/JF	JF

Project

Whiteknights Campus Boundary Replacement Fence

Drawing

Site Plan

WBC Sheet 1

Drawing Number

30303 NPA WK ZZ DR L 3011

Suitability	Revision	Purpose
S4 For Approval	P02	Planning
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1:500	A1	09/04/2026



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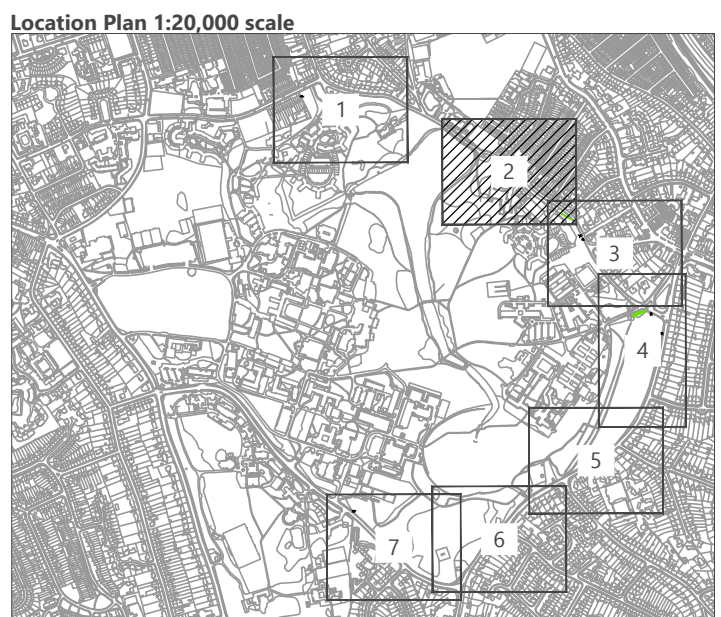
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 - Post lengths and foundation depths/widths are based on normal ground conditions; variations required due to site conditions shall be agreed with the Project Manager.
 - Materials and workmanship shall comply with BS 1122 9:2006 unless otherwise approved by the Project Manager.
 - All site work shall be hot dip galvanized and powder coated to RAL 9005 (ie Black).
 - No vegetation clearance should be undertaken during the bird nesting season between March and August inclusive unless checked immediately prior to cutting by a suitably qualified ecologist to confirm that no active nests are present. No disturbance is permitted if an active nest is found.

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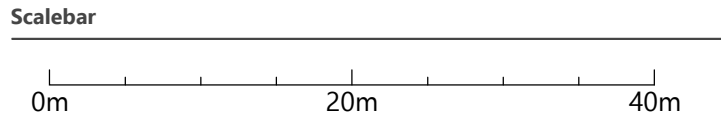
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Revisions

Status	Revision Note	Date	Drawn	Checked	Approved
P02	Revised for WBC Planning application following client comments.	01/05/2026	TB	TB/JF	JF
P01	Issued for WBC planning application submission	30/04/2026	TB	TB/JF	JF

Project

Whiteknights Campus Boundary Replacement Fence

Drawing

Site Plan

WBC Sheet 2

Drawing Number

30303 NPA WK ZZ DR L 3012

Suitability	Revision	Purpose
S4 For Approval	P02	Planning
Scale	Page Size	Origin Date
1:500	A1	09/04/2026



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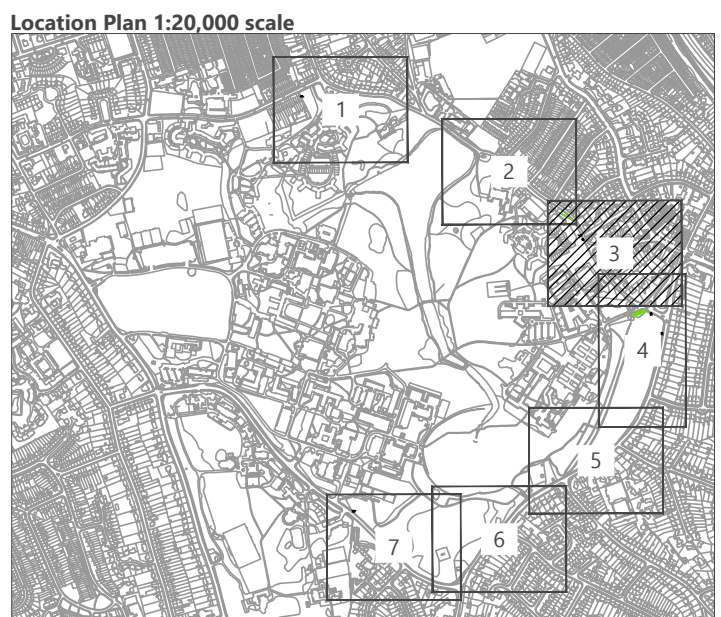
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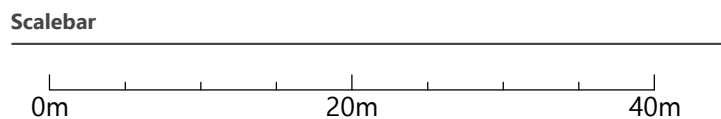
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W02	Revised for WBC Planning application following client comments.	01/05/2026	TB	TB/JF	JF
P01	Issued for WBC planning application submission	06/04/2026	TB	TB/JF	JF

Project

Whiteknights Campus Boundary Replacement Fence

Drawing

Site Plan

WBC Sheet 3

Drawing Number

30303 NPA WK ZZ DR L 3013

Suitability	Revision	Purpose
S4 For Approval	P02	Planning
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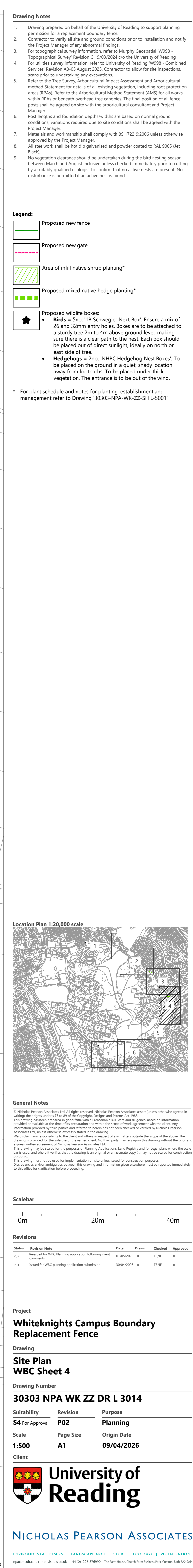


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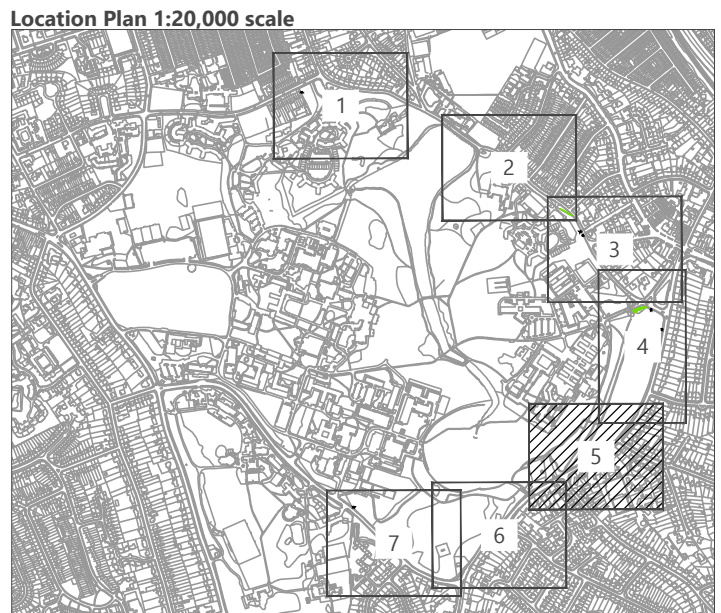




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 - Materials and workmanship shall comply with BS 1123:9:2006 unless otherwise approved by the Project Manager.
 - All stonework shall be hot dip galvanised and powder coated to RAL 9005 (Jet Black).
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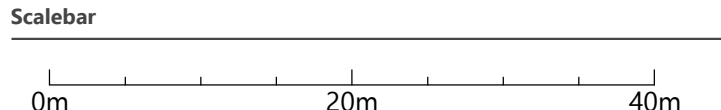
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P02	Revised for WBC Planning application following client comments.	01/05/2026	TB	TB/JF	JF
P01	Issued for WBC planning application submission	30/04/2026	TB	TB/JF	JF

Project

Whiteknights Campus Boundary Replacement Fence

Drawing

Site Plan		
WBC Sheet 5		
Drawing Number		
30303 NPA WK ZZ DR L 3015		
Suitability	Revision	Purpose
S4 For Approval	P02	Planning
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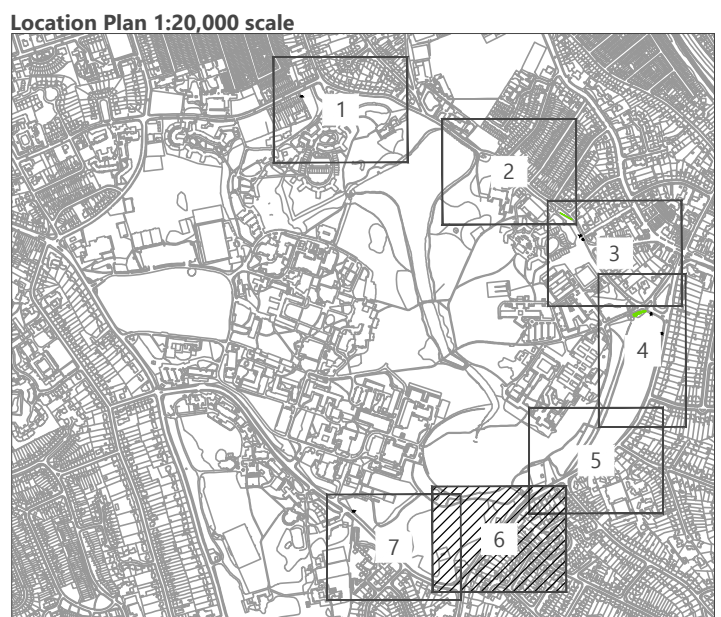
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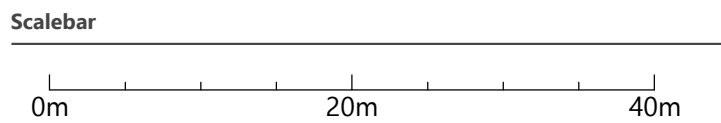
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P01	Issued for WBC planning application submission		30/04/2024	TB	JF	

Project

Whiteknights Campus Boundary Replacement Fence

Drawing

Site Plan

WBC Sheet 6

Drawing Number

30303 NPA WK ZZ DR L 3016

Suitability	Revision	Purpose
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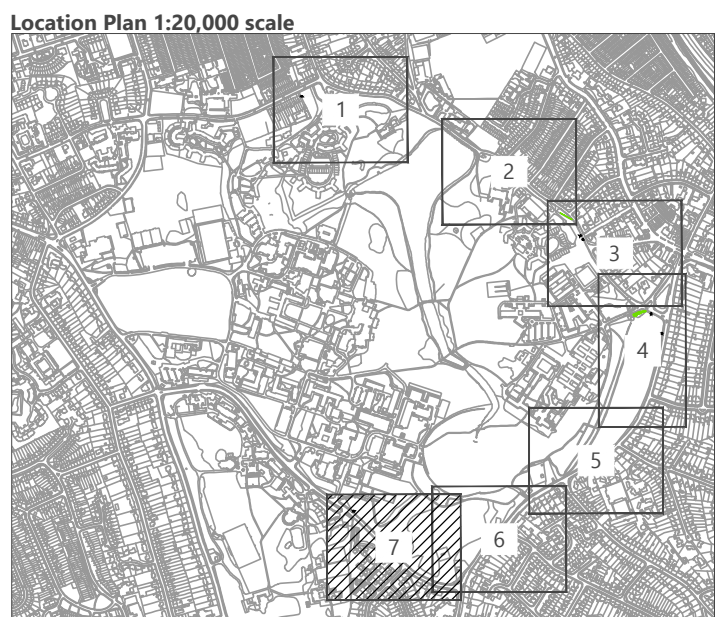
npearson@co.uk npearson@co.uk +44 (0)1235 819990 The Farm House, Church of Reading Park, Crowtham, Bath BA2 9AP

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- Drawing Notes**
- Drawing prepared on behalf of the University of Reading to support planning permission for a replacement boundary fence.
 - Contractor to verify all site and ground conditions prior to installation and notify the Project Manager of any abnormal findings.
 - For topographical survey information, refer to Murphy Geospatial 'W998 - Topographical Survey' Revision C 15/03/2024 via the University of Reading.
 - For utilities survey information, refer to University of Reading 'W998 - Combined Services' Revision AB 05 August 2025. Contractor to allow for site inspections, scans prior to undertaking any excavations. Refer to the Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement for details of all existing vegetation including root protection areas (RPAs). Refer to the Arboricultural Method Statement (AMS) for all works within RPAs or beneath overhanging tree canopies. The final position of all fence posts shall be agreed on site with the arboricultural consultant and Project Manager.
 - Post lengths and foundation depths/widths are based on normal ground conditions; variations required due to site conditions shall be agreed with the Project Manager.
 - Materials and workmanship shall comply with BS 1122 9:2006 unless otherwise approved by the Project Manager.
 - All groundwork shall be hot-dip galvanized and powder coated to RAL 9005 (see Black).
 - No vegetation clearance should be undertaken during the bird nesting season between March and August inclusive unless checked immediately prior to cutting by a suitably qualified ecologist to confirm that no active nests are present. No disturbance is permitted if an active nest is found.

- Legend:**
- Proposed new fence
 - Proposed new gate
 - Area of infill native shrub planting*
 - Proposed mixed native hedge planting*
 - Proposed wildlife boxes:
 - Birds** = 5no. '1B Schwegler Next Box'. Ensure a mix of 26 and 32mm entry holes. Boxes are to be attached to a sturdy tree 2m to 4m above ground level, making sure there is a clear path to the nest. Each box should be placed out of direct sunlight, ideally on north or east side of tree.
 - Hedgehogs** = 2no. 'NHBC Hedgehog Nest Boxes'. To be placed on the ground in a quiet, shady location away from footpaths. To be placed under thick vegetation. The entrance is to be out of the wind.
- * For plant schedule and notes for planting, establishment and management refer to Drawing '30303-NPA-WK-ZZ-SH 1-5001'



General Notes

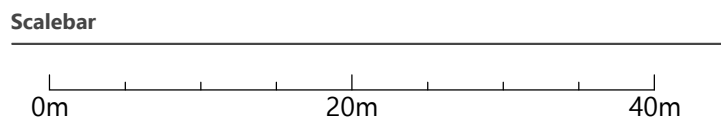
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We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. The drawing is provided for the use of the named client. No third party may rely upon the drawing without the prior and express written agreement of Nicholas Pearson Associates Ltd.

This drawing may be scaled for the purposes of Planning Applications, Land Registry and for legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes.

This drawing must not be used for implementation on site unless issued for construction purposes. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding.



Revisions

Station	Revision Note	Date	Drawn	Checked	Approved
002	Revised for WBC Planning application following client comments.	01/05/2026	TB	JF	JF
P01	Issued for WBC planning application submission	30/04/2026	TB	TB/JF	JF

Project

Whiteknights Campus Boundary Replacement Fence

Drawing

Site Plan

WBC Sheet 7

Drawing Number

30303 NPA WK ZZ DR L 3017

Suitability	Revision	Purpose
S4 For Approval	P02	Planning
Scale	Page Size	Origin Date
1:500	A1	09/04/2026

Client



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npearson@aol.co.uk +44 (0)1235 819990 The Farm House, Church Lane, Business Park, Crowtham, Southampton SO4 0AP

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npaconsult.co.uk npavisuals.co.uk +44 (0)1225 876990

The Farm House, Church Farm Business Park, Corston, Bath BA2 9AP