

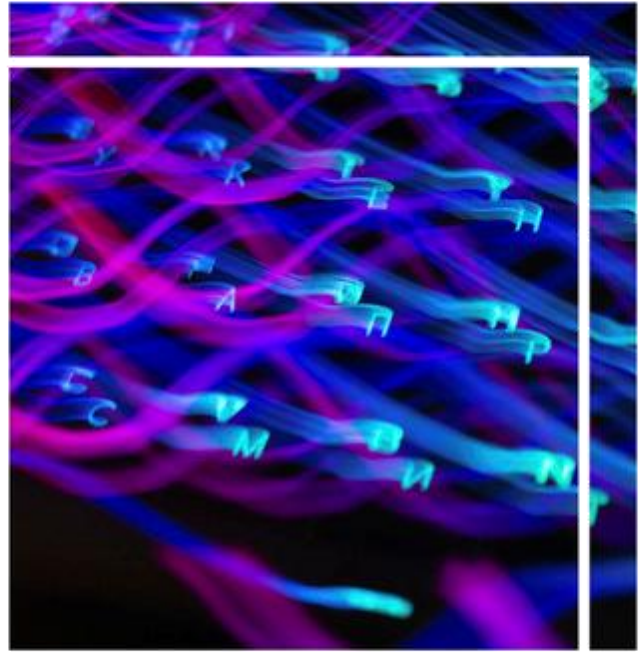
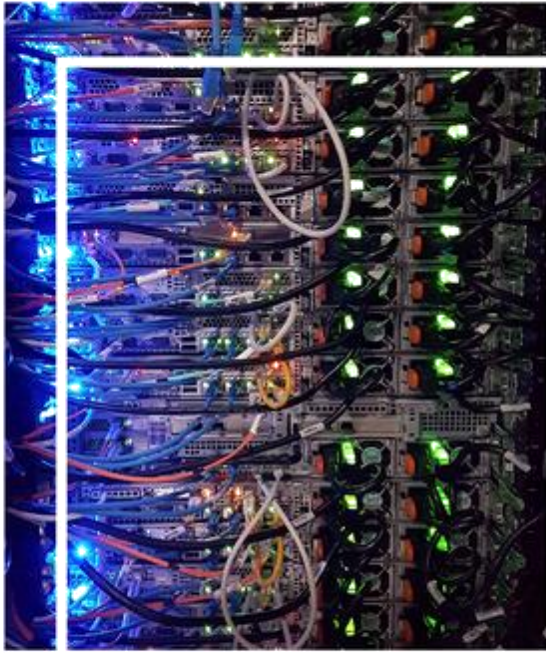


Thames Valley Park Data Centre

Bat Survey Report

Tyréns Hilson Moran | On Behalf of FH Trustees
Revision P01 | September 2026





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Executive Summary

Tyréns Hilson Moran has been commissioned by BCS Consultancy Ltd, on behalf of FH Trustees to undertake a ground Level Tree Assessment (GLTA), night-time Bat Walkover (NBW) surveys and associated report for the proposed data centre at Thames Valley Business Park. The Site comprises three office buildings with associated parking, vehicle access, pedestrian paths, landscaping and an area of woodland around the west and south perimeter of the Site. The existing Site covers approximately 5.4 hectares.

The GLTA identified eight trees with features of relevance to bats. Four trees (T001, T006, T007 and T008) were found to contain Potential Roost Features (PRFs), while a further four trees (T002, T003, T004 and T005) contained features that could not be fully inspected from ground level and therefore require further assessment if affected by the Proposed Development. These trees are primarily mature oak and ash specimens located within woodland belts around the Site.

Bat activity surveys recorded three species: soprano pipistrelle *Pipistrellus pygmaeus*, common pipistrelle *Pipistrellus pipistrellus* and noctule *Nyctalus noctula*. Activity levels were consistently low to moderate and were dominated by soprano pipistrelles. Most records comprised individual bats commuting and foraging along woodland edges, treelines and other linear vegetation features surrounding the Site.

The boundary habitats were identified as the areas supporting the greatest bat activity. These habitats function as local commuting and foraging corridors within the wider landscape. No significant commuting routes, swarming behaviour, or feeding hotspots were recorded during the surveys. Whilst no emergence or re-entry behaviour was recorded during the surveys, activity recorded during NBW 3 included one to two soprano pipistrelles repeatedly foraging around mature diseased ash trees in the southern woodland corner of the Site, suggesting these trees may be of particular importance to local bats and potentially associated with nearby roosting opportunities. No bat roosts were confirmed during the surveys. However, the activities recorded suggests that roosting bats cannot be entirely ruled out, and further surveys may be required should these trees be affected by the Proposed Development.

In accordance with the UK Bat Mitigation Guidelines, the Site achieves a bat assemblage score of 4, which is below the threshold required to qualify as a site of County Importance. The Site is therefore considered to be of less than County Importance for bats.

Provided that appropriate mitigation measures are implemented, including protection of retained boundary vegetation, sensitive lighting design and further assessment of trees containing PRFs where affected by the Proposed Development, significant impacts on bats are not anticipated.

1. Introduction

1.1. Background

Tyréns Hilson Moran has been appointed by BCS Consultancy Ltd, on behalf of FH Trustees ('the applicant') to undertake a ground level tree assessment (GLTA) of the trees on Site, as well as bat activity surveys and associated report for Thames Valley Park Data Centre, located at Microsoft Campus, Thames Valley Park, Reading, RG6 1WG, National Grid Reference SU 74711 74134 ('the Site').

The Site location is identified in Figure 1-1.

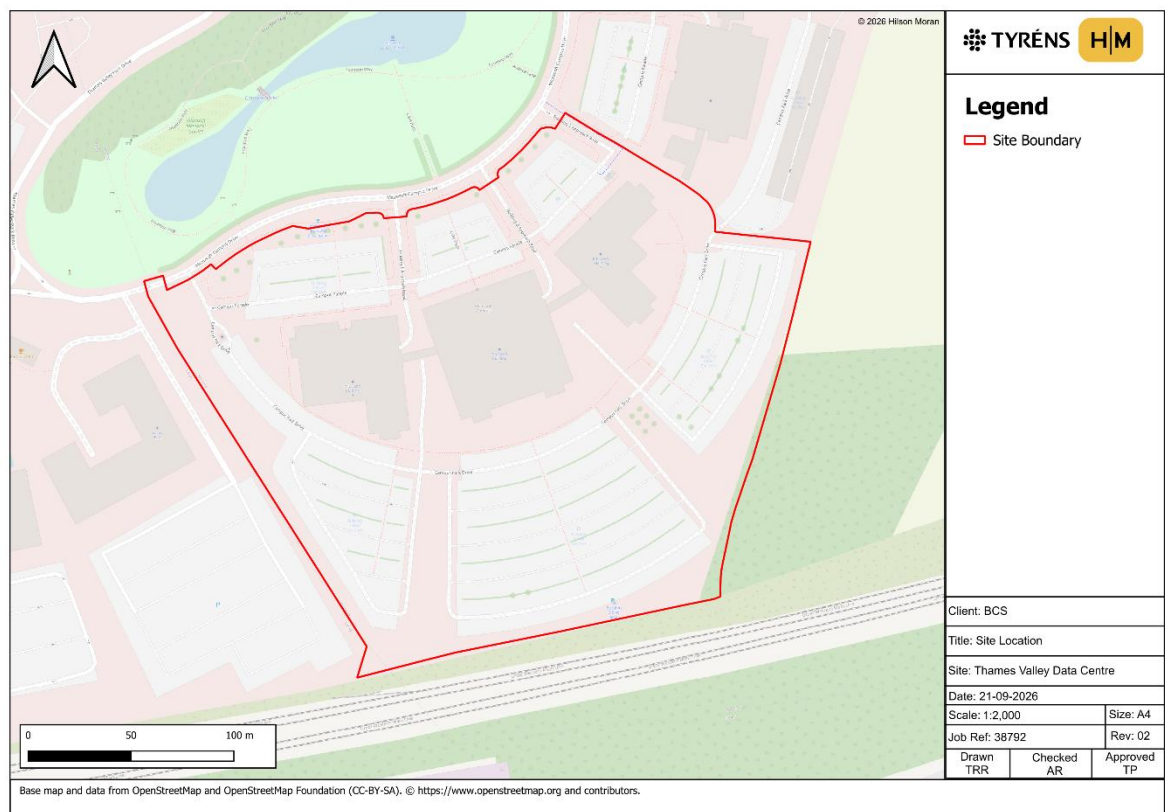


Figure 1-1 Site Location

The Site currently contains three office buildings formerly occupied by Microsoft as part of their long-established presence at Thames Valley Park. Microsoft have already vacated two of the three buildings, and while they retain a lease on the remaining building, they are not fully occupying it. Microsoft has confirmed that they do not intend to remain on the campus and will vacate entirely at the expiry of their lease in December 2027.

The Proposed Development comprises an “*outline planning application (all matters reserved except for Access) for demolition of existing buildings and the construction of a data centre (Use Class B8), fuel cells for energy generation,*

ancillary office space and associated plant, drainage, backup power generation, sub-station, car parking, landscaping, engineering works and formation of and alterations to access roads” (‘the Proposed Development’).

The Site comprises approximately 5.4 hectares (ha) of land.

1.2. Purpose

This bat report has been prepared to present baseline survey data on the use of the Site by bats, using information collected during the surveys undertaken, and to assess any potential impacts the Proposed Development may have on bat populations.

This report will also identify and describe any potential constraints, further survey requirements and legislative obligations.

1.3. Legislation and Policy Context

In England and Wales all bat species, their breeding sites and resting places are fully protected under the Wildlife and Countryside Act 1981 (as amended)ⁱ through inclusion in Schedule 5. This Act has been further amended by the Countryside and Rights of Way Act 2000 (CROW)ⁱⁱ.

All bats are also included under The Conservation of Habitats and Species Regulation 2017ⁱⁱⁱ, as amended, which defines ‘European protected species’ (EPS) of animals. These various pieces of legislation almost parallel each other, with a few small differences in wording. The legal significance of these differences had not yet been fully established and so the following account attempts to combine them to provide a simplified summary of the relevant provisions. Taken together the Act and Regulation make it illegal to:

- deliberately kill, injure or capture (or take) a bat;
- deliberately disturb a bat so as to impair their ability to survive, breed or reproduce, rear or nurture their young, to hibernation or migrate or to significantly affect the local distribution or abundance;
- intentionally or recklessly obstruct access to breeding site or place of shelter; and
- damage or destroy any structure or place which a bat uses for breeding or resting (including accidentally under the Habitat Regulations 1994).

1.4. Declaration of Conformity

The reporting has been undertaken by Amina Reeb, who holds an MSci Biodiversity and Conservation from University College London and is an associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM) (ACIEEM). Amina is covered by CIEEM’s professional CIEEM Code of Conduct and is subject to peer review.

This report has been peer reviewed by Tom Priestley, who holds an MSc in Environmental Consultancy from Newcastle University and a BSc in Biology from University of Manchester and has 13 years of experience undertaking ecology surveys and assessments. Tom adheres to CIEEM's professional CIEEM Code of Conduct.

The field survey and reporting have been completed in accordance with best practice principles outlined by CIEEM and is an accurate and realistic assessment of site conditions and potential enhancement works. The report complies with the CIEEM Code of Conduct^{iv} and British Standard 42020^v.

1.5. Disclaimer

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2. Assessment Methodology

2.1. Preliminary Bat Roost Assessment

The methodology for the Preliminary Bat Roost Assessment (PRA) can be found in the Preliminary Ecological Appraisal^{vi}.

2.2. Ground Level Tree Assessment

A GLTA was undertaken by Hannah Rodgers and Alberto Cardillo-Zallo in April 2026. Individual trees were classified based on their potential to support bat roosts.

Tree features considered suitable for supporting roosting bats include:

- Woodpecker, squirrel, knot, or rot holes;
- Pruning cuts;
- Wounds;
- Cankers;
- Compressions;
- Cracks, splits, or snaps;
- Fissures;
- Forks;
- Desiccation;
- Loose Bark; and
- Dense Ivy Cover.

The bat roost potential classifications are detailed in Table 2-1.

Table 2-1 Tree Bat Roost Potential Classification

Bat Roost Potential	Description
None	Either no Potential Roosting Feature (PRF) in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

2.3. Bat Activity Surveys

The Night-time Bat Walkover Surveys (NBWs) were carried out to determine the type and extent of bat commuting and foraging activity within the Site, and identify important habitat features that support this activity.

Aerial imagery was used to identify potentially suitable bat commuting and foraging habitats within the Site, and to determine its location in relation to other

suitable habitats in the wider landscape. This information was used to identify a suitable initial observation area close to potential flight lines and roost sources. The NBW route was then plotted to incorporate all identified potential habitat features within the Site.

The surveyors were stationed in the initial observation area (on the south and east boundary) to observe bat behaviour, assess levels of bat activity, and make acoustic recordings of commuting or foraging bats from sunset to 30-60 minutes after sunset, before beginning to walk the rest of the NBW route.

While walking the NBW route, surveyors made visual observations of bat activity, took acoustic recordings, recording a time-stamped narrative about their observations, and produced a survey map indicating the locations where bats were seen. All acoustic recordings were later analysed using Kaleidoscope Viewer (Version 5.9.2) enabling species identification of any bats observed.

The survey finished when 'useful observations' ceased, or no earlier than 120 minutes after sunset.

The NBWs were supported using stationary thermal imaging devices positioned to observe the south and west boundaries of the Site. Thermal imaging video was later analysed using VLC Media Player with general activity trends noted.

The surveys were carried out in accordance with the bat survey good practice guidelines^{vii}, The NBW Route is presented on Figure 2-1.

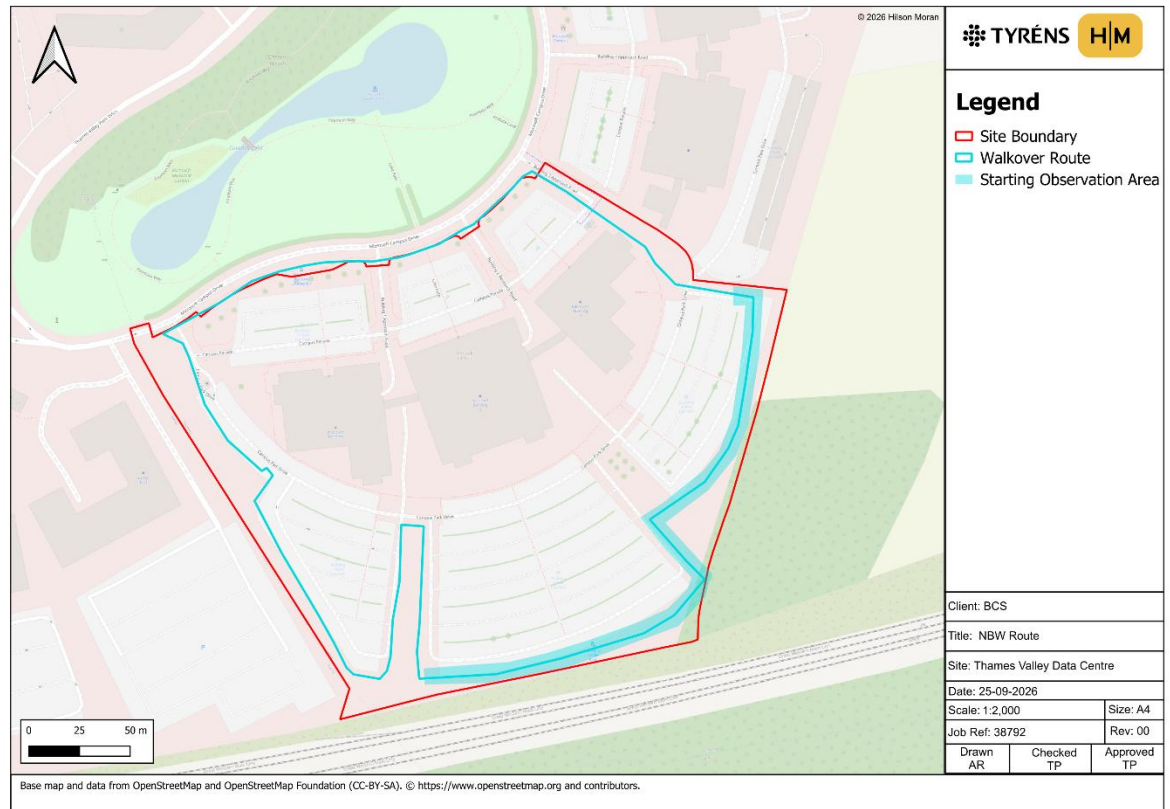


Figure 2-1 NBW Route

2.4. Survey Effort

Survey dates, start and finish times, and weather conditions are summarised in Table 2-2.

Table 2-2 Survey Effort

Survey	Date	Start	End	Temp Start	Temp End	Precipitation	Cloud Cover	Wind
GLTA	04/04/26	10:00	13:00	8°C	8°C	None	95%	N/A
NBW 1	10/06/26	21:16	23:16	12°C	11°C	None	70%	BF1
NBW 2	03/08/26	20:48	22:48	26°C	22°C	None	10%	BF1
NBW 3	08/09/26	19:34	21:34	16°C	14°C	None	5%	BF2-3

2.5. Limitations

No springtime NBW was carried out. However, the first NBW was carried out in very early summer (10th June 2026), and with the second NBW being carried out

in the late-summer/Autumn flux period, this is not considered to have significantly impacted the assessment.

Given that the Site largely comprises a surfaced car park with limited high-quality foraging habitat, and that the surveys were undertaken to inform the assessment of a development within an already developed setting, a proportionate survey approach was considered appropriate. Walkover surveys, together with the automated acoustic monitoring associated with those surveys, were considered sufficient to characterise bat activity within the Site and inform the assessment.

Where the survey data is 18 months or older, it is likely that update surveys and reporting will be required for planning or licensing purposes as bats are highly mobile species^{viii}.

3. **Results**

3.1. **Preliminary Bat Roost Assessment**

All buildings on Site are considered likely to be of negligible potential for bats. Full results for the PRA can be found in the Preliminary Ecological Appraisal^{vi}.

3.2. **Ground Level Tree Assessment**

Trees within the Site were inspected for features with potential to support roosting bats. Eight trees were identified as either supporting Potential Roost Features (PRFs) or requiring further assessment for bats. Trees T001, T006, T007 and T008 were found to contain PRFs, including cavities, splits, lifted bark and other features capable of supporting individual bats or small roosts. Trees T002, T003, T004 and T005 were identified as requiring further assessment due to the presence of features that could not be fully inspected from ground level. All other trees within the Site were assessed as having no ('NONE') potential suitability for roosting bats.

The identified trees are predominantly mature oak and ash specimens located within woodland belts surrounding the Site. These trees offer a range of features that may provide suitable resting places for bats. However, the GLTA alone cannot determine whether these features are currently occupied.

The tree assessment schedule is detailed in Table 3-1 and shown in Figure 3-1. Photographs are provided in Appendix A.

Table 3-1 Tree Assessment Schedule

Tree No.	Tree Species	W3W Location	No. PRF-I	Result
T001 (Outside Boundary)	Oak - English	Stroke.mixer.critic	3	PRF
T002 (Outside Boundary)	Oak - English	Twins.healthier.zealous	1	FAR
T003 (Outside Boundary)	Ash - Common	Scared.fits.tries	2	FAR
T004 (Outside Boundary)	Oak - English	Curl.vets.wire	1	FAR
T005 (Outside Boundary)	Oak - English	Copper.cliff.modest	1	FAR
T006	Ash - Common	Magma.doll.repay	1	PRF
T007 (Outside Boundary)	Ash - Common	Drums.eagles.print	2	PRF

Tree No.	Tree Species	W3W Location	No. PRF-I	Result
T008 (Outside Boundary)	Oak - English	Starts.this.crops	1	PRF

PRF-I: the feature is suitable for one bat (or a very small number of bats)

FAR: Further Assessment Required

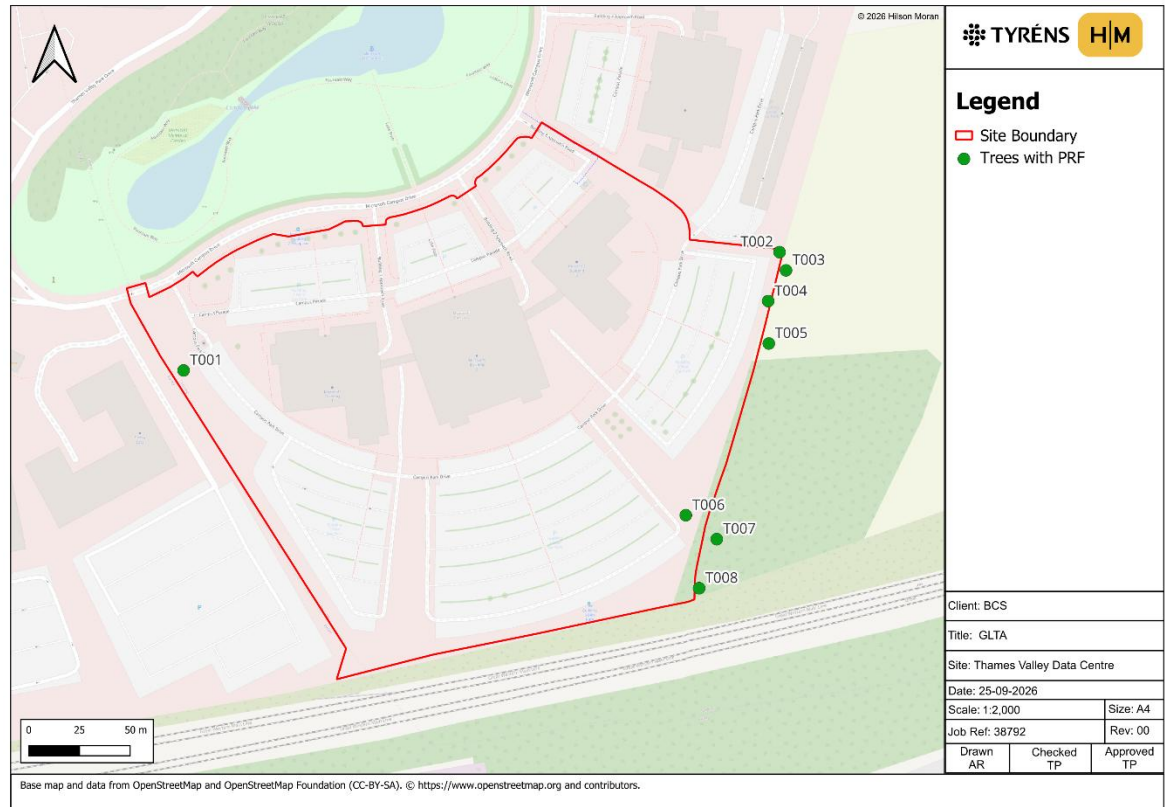


Figure 3-1 Tree Locations

3.3. Bat Activity Surveys

3.3.1. Results

NBW results are detailed in Table 3-2. The survey map is shown in Appendix B.

Table 3-2 Bat Activity Survey Results

Time	Map Ref.	Species	No.	Activity	Notes
NBW 1 – 10/06/2026					
Nighttime Bat Walkover Survey Observations					
21:34:00	1	PIPPYG	1	C	From alongside railway to northwest down hedgerow towards lake

Time	Map Ref.	Species	No.	Activity	Notes
21:38:00	2	PIPPYG	2	C	West along south treeline
21:43:00	2	PIPPYG	1	C	Over hedgerow from railways headed west down treeline
21:54:00	2	PIPPYG	1	C	Over hedgerow from railways headed west down treeline
21:55:00	2	PIPPYG	1	C	Over hedgerow from railways headed west down treeline
22:07:00	3	PIPPYG	1	C	Along south treeline
22:24:00	4	PIPPYG	1	F	HNS
22:34:00	5	PIPPYG	1	C	HNS
22:35:00	5	PIPPYG	1	F	South down west boundary
22:35:00	5	NYCNOC	1	C	HNS
22:44:00	4	PIPPYG	1	F	HNS
22:46:00	6	PIPPYG	1	F	HNS
22:48:00	6	PIPPIP	1	F	HNS
22:54:00	1	PIPPYG	1	F	HNS but foraging
22:58:00	1	PIPPIP	1	F	HNS
22:59:00	7	PIPPYG	1	F	HNS
Video Analysis Results					
21:51-21:52	-	-	2	C	Individual bat north down west boundary
21:55 - 22:32	-	-	3	F	Individual bats foraging west along south boundary
22:05:00	-	-	1	F	Individual bat foraging around camera at southwest corner of south boundary
22:40:00	-	-	1	F	Individual bat foraging around tree canopies of west boundary
NBW 2 – 03/08/2026					
Nighttime Bat Walkover Survey Observations					
21:06:00	1	PIPPYG	1	-	HNS
21:13:00	2	PIPPYG	1	-	HNS
21:13:00	2	NYCNOC	1	C	Flew across car park towards buildings

Time	Map Ref.	Species	No.	Activity	Notes
21:15:00	2	PIPPYG	1	-	HNS
21:18:00	1	PIPPYG	1	C	Flying north along east boundary
21:19:00	3	PIPPYG	2	FS	Circling above point 3
21:19:00	3	PIPPYG	1	C	Flew south along hedgerow
21:21:00	3	PIPPYG	1	F	Foraging around birch trees
21:24:00	4	PIPPYG	1	C	Flying north west away from buildings over car park
21:33:00	5	PIPPYG	1	F	Foraging in south west corner of site
21:37:00	2	PIPPYG	1	C	Flew towards railway
21:41:00	1	PIPPYG	1	F	Foraging around boundary trees then flew south east
21:44:00	3	PIPPYG	1	-	HNS
21:45:00	6	PIPPYG	1	F	Flying up and down north east boundary
21:54:00	7	PIPPYG	2	-	HNS
21:59:00	2	NYCNOC	1	-	HNS
22:01:00	2	PIPPIP	1	-	HNS
22:13:00	7	PIPPIP	1	-	HNS
22:14:00	7	PIPPIP	1	-	HNS
22:22:00	1	PIPPIP	1	-	HNS
22:23:00	3	NYCNOC	1	-	HNS
22:25:00	6	PIPPIP	1	-	HNS
22:27:00	8	PIPPYG	1	-	HNS
22:43:00	8	PIPPIP	1	-	HNS
Video Analysis Results					
21:28:00	-	-	1	C	Individual bat headed south down west boundary
21:31 - 22:38	-	-	15	F	Individual bats foraging around south boundary at southeast corner next to woodland
21:35:00	-	-	1	C	Individual bat headed north down west boundary

Time	Map Ref.	Species	No.	Activity	Notes
21:46 - 22:00	-	-	5	F	Individual bats passing in front of camera from car parking area around midway along west boundary
NBW 3 – 08/09/2026					
Nighttime Bat Walkover Survey Observations					
19:50:00	1	PIPPYG	1-2	F	one or two bats foraging around diseased ash trees in one corner. roosts in ashes?
19:55:00	1	PIPPYG	1	F	one bat in southern woodland corner
20:00:00	2	PIPPYG	1	C / F	bat hops north over rail corridor into car park
20:01:00	2	PIPPYG	1	C	bat returns south, then flies West along southern boundary tree line
20:04:00	2	PIPPYG	1	C	West on southern tree line
20:07:00	3	PIPPYG	1	F	over tree line protruding from South boundary
20:13:00	4	PIPPYG	1	F	HNS
20:17:00	5	PIPPYG	1	F	HNS
20:45:00	5	PIPPYG	1	F	HNS
20:52:00	6	PIPPYG	1	F	HNS
21:05:00	7	PIPPYG	1	F	HNS
21:07:00	7	PIPPYG	1	F	HNS
21:13:00	8	PIPPIP	1	F	HNS
21:18:00	9	PIPPYG	1	F	HNS
21:28:00	3	PIPPYG	1	F	HNS
21:33:00	4	PIPPYG	1	F	HNS
Video Analysis Results					
19:59 - 20:01	-	-	2	C	Individual bat commuting north over south boundary from railway.
20:55 - 21:13	-	-	5	F	Individual bat foraging south down west boundary.
E = Emergence					

Time	Map Ref.	Species	No.	Activity	Notes
R = Return to roost C = Commuting F = Foraging S = Socialising HNS = Heard not seen PIPPYG = soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) PIPPIP = common pipistrelle (<i>Pipistrellus pipistrellus</i>) NYCNOC = noctule bat (<i>Nyctalus noctula</i>)					

3.3.2. Evaluation

Across the three activity surveys, bat activity was consistently dominated by soprano pipistrelle, with occasional records of common pipistrelle and noctule. Field observations identified low to moderate levels of activity concentrated along the transect route. The majority of records comprised individual bats commuting and foraging along these linear landscape features, indicating their use as local navigation and feeding corridors rather than areas of intensive bat activity. Acoustic data also confirmed the regular presence of soprano pipistrelle throughout all survey visits, with occasional common pipistrelle and noctule passes recorded during each survey.

NBW 1 recorded predominantly soprano pipistrelle activity, with isolated noctule and common pipistrelle recordings. Activity was initially characterised by commuting bats moving along boundary vegetation, followed by intermittent foraging behaviour around the southern and western site boundaries. Review of infrared camera footage identified occasional commuting movements along the western boundary and small numbers of bats foraging. No emergence, re-entry, or swarming behaviour was observed.

NBW 2 recorded the highest levels of activity, again dominated by soprano pipistrelle, with several noctule and common pipistrelle records. Bats were observed commuting along boundary features and foraging around woodland edge habitats, hedgerows and scattered trees. Video analysis identified repeated foraging activity along the southern boundary adjacent to woodland, with occasional commuting movements recorded along the western boundary. Despite the increased activity levels, records remained consistent with individual bats exploiting linear foraging habitat rather than indicating the presence of a nearby roost.

NBW 3 recorded similar patterns of activity, comprising predominantly soprano pipistrelle with a single common pipistrelle record. Activity was focused around the southern boundary treeline, woodland edge and mature ash trees, where bats were observed foraging and occasionally commuting between habitats. Notably, one to two soprano pipistrelles were recorded repeatedly foraging around mature

diseased ash trees in the southern woodland corner shortly after sunset. Given the presence of PRFs within several trees identified during the GLTA, these observations indicate that the trees may provide important foraging habitat and that nearby roosting opportunities cannot be ruled out. . Thermal imaging footage otherwise identified only limited commuting and foraging activity by individual bats.

Overall, the survey area supports moderate levels of bat activity, principally associated with soprano pipistrelles foraging and commuting along established boundary features. Activity was dispersed across the Site and generally involved individual bats rather than large concentrations of animals. Whilst no emergence or re-entry behaviour was recorded during the surveys, the observations around the diseased ash trees indicate that roosting bats cannot be entirely ruled out. No roosts were confirmed during the surveys. However, the presence of PRFs and repeated early-evening activity around the mature ash trees suggest that further surveys may be required should these trees be affected by the Proposed Development.

In accordance with methodology for assessing the importance of bat assemblages outlined in the current Bat Mitigation Guidelines^{ix}, the Site achieves a bat assemblage score of 4 out of a maximum possible 45 for Southern England. This is well below the threshold of 20 required to qualify as a feature of County Importance. The Site is therefore considered to be of less than County Importance for bats.

4. Impact Assessment

The bat activity surveys recorded low to moderate levels of bat activity across the Site, dominated by soprano pipistrelle, with occasional records of common pipistrelle and noctule. Activity was concentrated along woodland edges, treelines and boundary vegetation, particularly within the eastern and southern boundary habitats, which provide important commuting and foraging habitat within the wider landscape. No emergence or re-entry behaviour was recorded during the survey programme and no roosts were confirmed. However, repeated observations of soprano pipistrelles foraging around mature diseased ash trees within the southern woodland corner during NBW 3, combined with the presence of identified PRFs, indicate that the presence of roosting bats cannot be entirely ruled out.

The Proposed Development comprises the redevelopment of the Site to provide a data centre campus and associated infrastructure. Two development options are currently being considered. Both proposals retain the boundary woodland belts. In addition, both schemes incorporate new soft landscaping, including native tree and shrub planting, species-rich grassland, native hedgerows and areas of habitat enhancement, which will increase the diversity and structural complexity of habitats available to bats and other wildlife.

The GLTA identified four trees containing PRFs and a further four trees requiring additional assessment. All these trees are retained within the current development proposals. Therefore, no direct impacts to confirmed or potential bat roosting features are anticipated under the two proposed designs. To avoid indirect impacts during the construction phase, suitable buffer zones should be established around retained trees and associated root protection areas, in accordance with BS 5837:2012 – ‘Trees in relation to design, demolition and construction. Recommendations’^x. Should future design revisions require the pruning, removal or disturbance of any trees containing PRFs, additional bat surveys would be required to determine the presence or likely absence of roosting bats and inform any necessary mitigation measures.

Construction activities have the potential to result in temporary disturbance to commuting and foraging bats through increased human activity, vehicle movements, noise, vibration and artificial lighting. However, these effects would be localised and restricted to the construction period. The Site is located within an established commercial setting which is already impacted by surrounding development, roads and existing artificial lighting. Furthermore, the key habitats used by bats are proposed for retention. As a result, significant adverse effects on commuting and foraging bats are not anticipated during the construction phase.

During operation, there is potential for artificial lighting associated with the Proposed Development to affect bat commuting and foraging behaviour, particularly along retained woodland edges and boundary vegetation. However, the potential for operational effects on bats will be minimised through the implementation of an ecology-sensitive lighting strategy^{xi} that accords with best-practice guidance on bats and artificial lighting at night^{xii}, the retention of key habitat corridors along the southern and western Site boundaries, and the provision of native scrub and hedgerow planting along the northern boundary and between the retained woodland in the south of the Site and the Proposed Development which will maintain habitat connectivity and increase the area of suitable foraging habitat across the Site.

Overall, whilst the Proposed Development will result in the loss of some lower-value habitats associated with the existing developed Site, the retention of key ecological features and delivery of the proposed habitat creation mean that impacts on bats are expected to be limited to temporary disturbance during construction. In the long term, the Site is anticipated to provide enhanced habitat availability and improved ecological connectivity for commuting and foraging bats when compared to the existing baseline.

5. Recommendations

No direct impacts to trees containing PRFs are anticipated under the current development proposals. However, should any trees containing PRFs or trees requiring further assessment be affected by future design amendments, further bat surveys will be required prior to the commencement of works. The scope of any additional surveys should be agreed with a suitably qualified ecologist and may include aerial inspections, climbed inspections and/or dusk emergence and dawn re-entry surveys.

Measures to protect retained trees, woodland and other ecological features during construction should be detailed within a Construction Environmental Management Plan (CEMP), which should be prepared prior to the commencement of development. The CEMP should include measures to prevent accidental damage to retained habitats, together with appropriate controls relating to pollution prevention, dust suppression, vegetation protection and construction activities undertaken in proximity to retained ecological features. The CEMP should also include measures to minimise temporary disturbance to bats during construction, including the management of construction and security lighting, restrictions on unnecessary night-time working where practicable and measures to prevent illumination of retained woodland, mature trees and boundary vegetation.

All retained trees, woodland and boundary vegetation should be protected throughout the construction period in accordance with the recommendations of the Arboricultural Impact Assessment^{xiii} and BS5837^x. Habitat connectivity between retained woodland, boundary vegetation and newly created habitats should be maintained throughout construction and operation to preserve existing commuting routes used by bats.

External lighting associated with the completed development should be installed in accordance with the Lighting Strategy^{xi}. This includes the use of warm-white LED luminaires (2700K), full cut-off optics, a 0% upward light ratio and motion-sensitive controls. Lighting should be directed away from retained woodland, mature trees, hedgerows and other sensitive habitats in order to maintain dark corridors for commuting and foraging bats.

Provided that the above measures are implemented, and retained habitats are appropriately protected throughout the construction process, significant adverse effects on bats are not anticipated during construction or operation of the Proposed Development. The completed development is expected to provide an overall ecological enhancement and support a greater extent and diversity of habitats suitable to support foraging and commuting bats than is currently present within the Site.

Appendix A – Tree Photographs



Photo 1 : T001



Photo 2: T001 - a



Photo 3: T001 - b



Photo 4: T002



Photo 5: T003

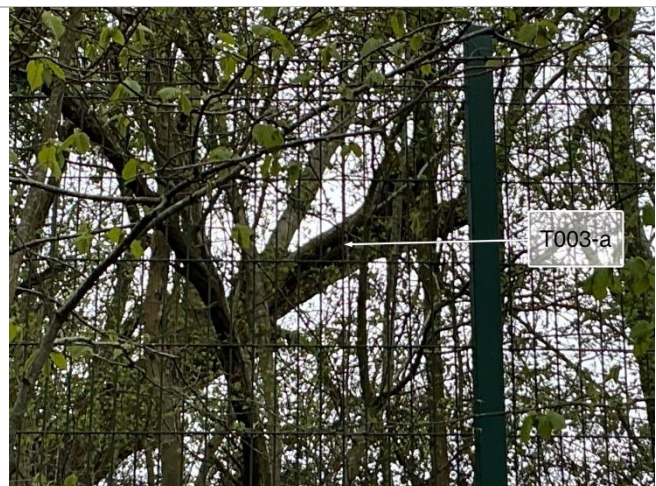


Photo 6: T003 - a



Photo 7: T003 - b



Photo 8: T004



Photo 9: T004 - a



Photo 10: T005



Photo 11: T005 - a



Photo 12: T006



Photo 13: T006 - a



Photo 14: T007



Photo 15: T007 - a



Photo 16: T007 - b



Photo 17: T008

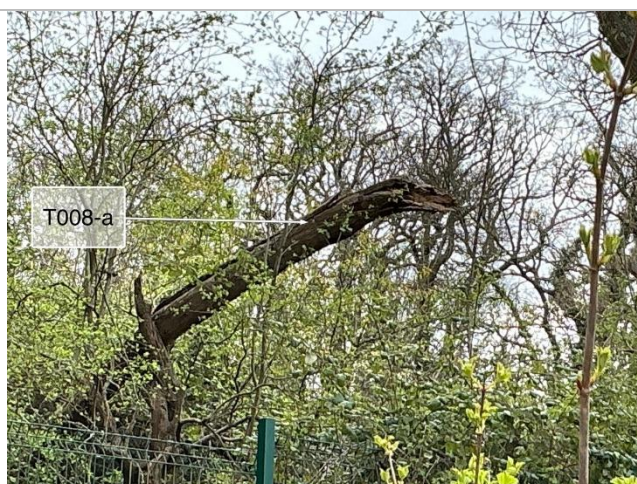


Photo 18: T008 - a

Appendix B – NBW Survey Map



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Legend

- Site Boundary
- Walkover Route
- Starting Observation Area

Observations

- August NBW
- ◆ June NBW
- ▲ September NBW

Client: BCS

Title: NBW Observations

Site: Thames Valley Data Centre

Date: 25-09-2026

Scale: 1:2,000 Size: A4

Job Ref: 38792 Rev: 00

Drawn AR	Checked TP	Approved TP
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**Places shaped for
people and planet**