

Pinewood Campus, Wokingham

Ecological Impact Assessment

Prepared on behalf of

Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

Final Report

23 March 2026

33/61-3D

Pinewood Campus, Wokingham

Ecological Impact Assessment

Report Release Sheet

Draft/Final: Final Report

Issue Number: 33/61-3D

Date: 23 March 2026

Client: Dandara Southern Limited & Legal and General
Assurance (Pensions Management) Limited

Snowdon Drive
Winterhill
Milton Keynes
MK6 1BP

Main Author(s): Laura Gravestock BSc(hons) MSc MCIEEM

Contributors/Surveyors: Siobhan Pryke BSc (Hons)
Katherine Luckhurst BSc (Hons)
Matthew Robinson BSc (Hons)
Jack Owen BSc (Hons)

Report Prepared for Issue by: [REDACTED]
Laura Gravestock BSc (Hons) MSc MCIEEM

Report Approved for Issue by: [REDACTED]
Ben Kite BSc (Hons) MSc CEcol PISEP MCIEEM



Ecological Planning & Research Ltd

The Barn, Micheldever Station, Winchester, Hampshire SO21 3AR

t. 01962 794720 e. info@epr.uk.com w. www.epr.uk.com

Company registration number: 8592380

Pinewood Campus, Wokingham

Ecological Impact Assessment

Contents

1. INTRODUCTION	1
2. ASSESSMENT METHODOLOGY	4
3. ECOLOGICAL BASELINE.....	9
4. IMPACT ASSESSMENT.....	34
5. BIODIVERSITY NET GAIN.....	49
6. CONSEQUENCES FOR DECISION MAKING.....	52
7. LEGAL CONSIDERATIONS	54
8. REFERENCES	57

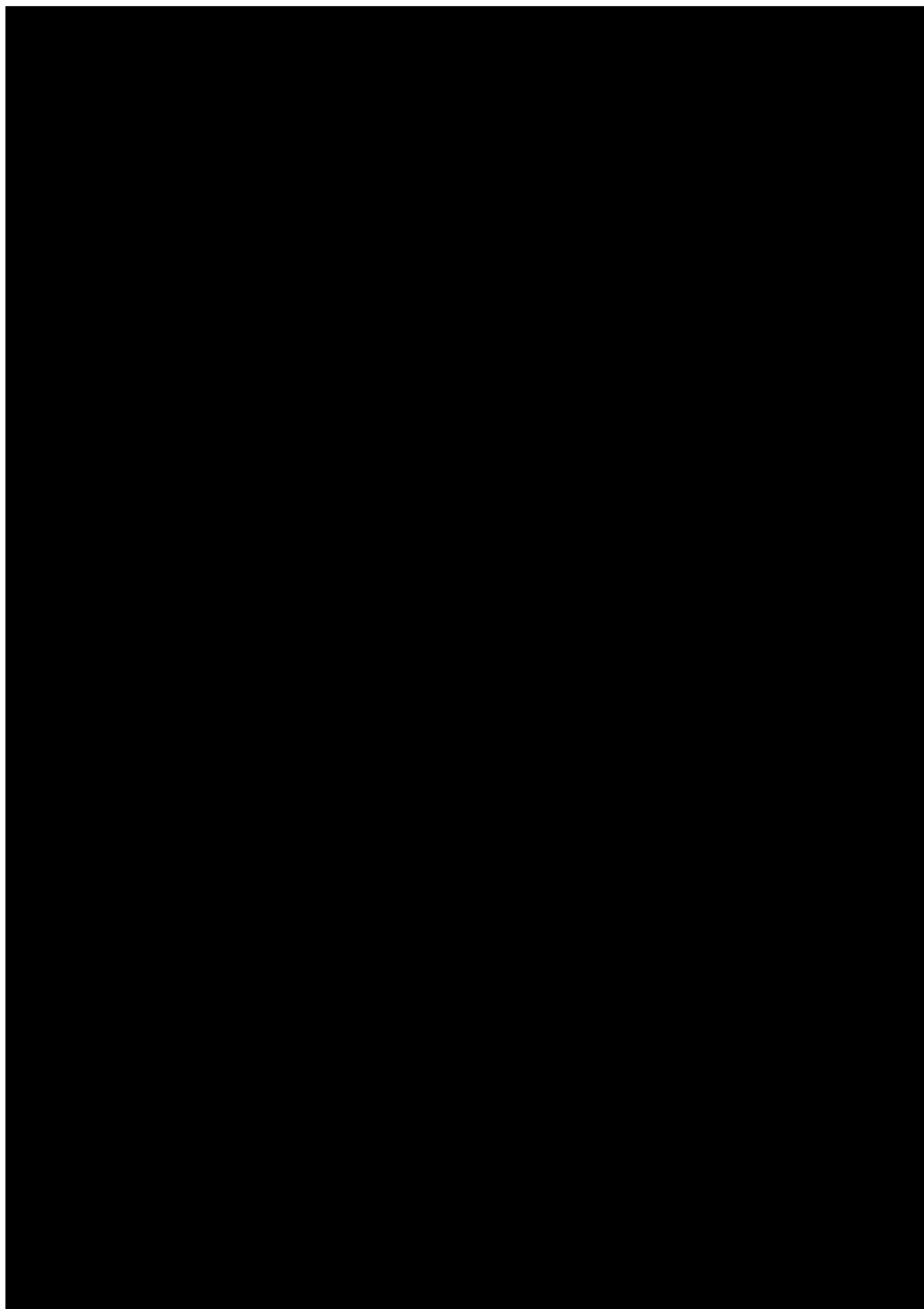
FIGURES

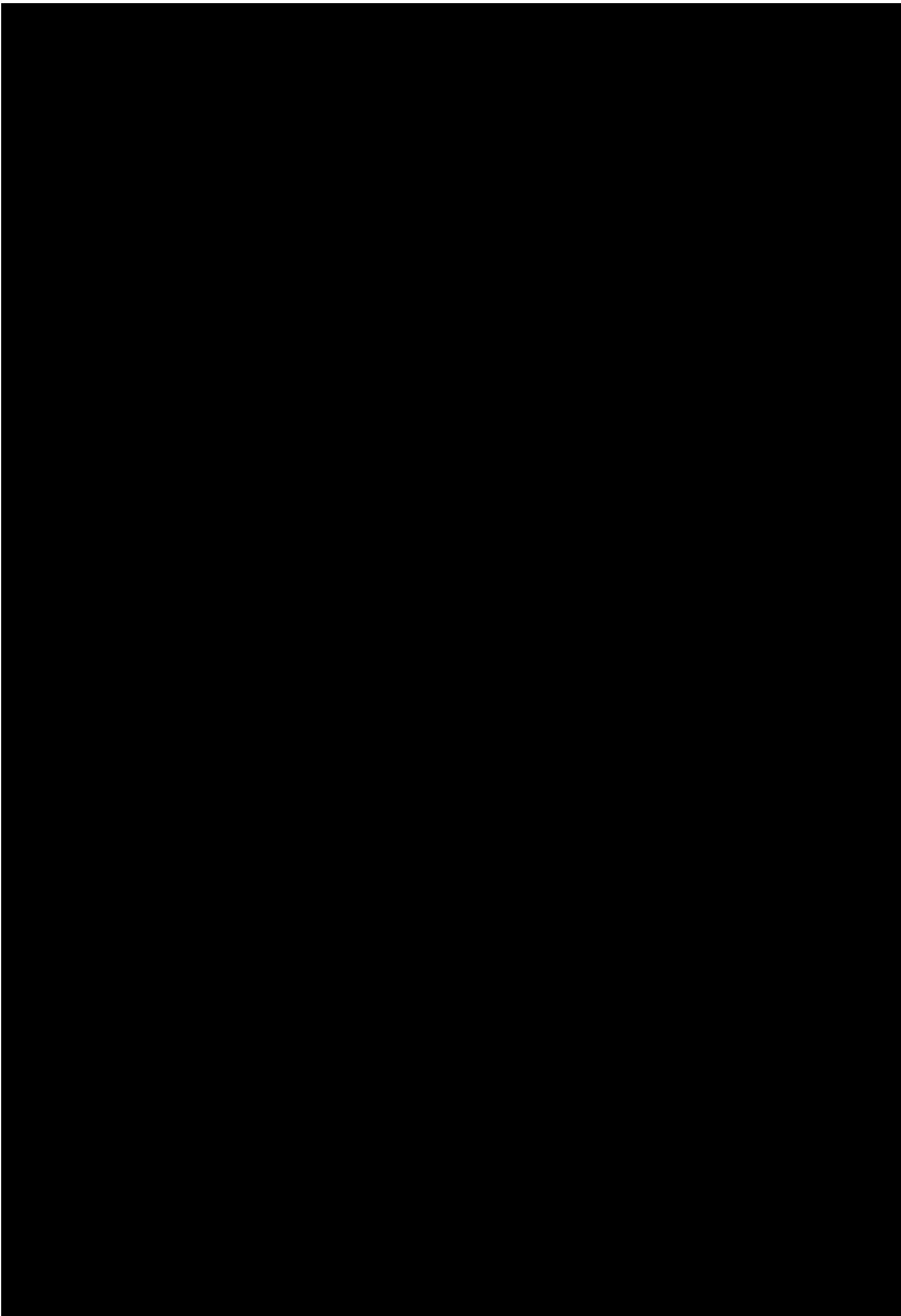
Figure 1	Site Location & Nature Conservation Designations
Figure 2	Baseline Habitats
Figure 3	Bat Building Inspection Results
Figure 4	Tree Close Inspections Survey Results
Figure 5a	Nighttime Bat Walkover Survey Results (August)
Figure 5b	Nighttime Bat Walkover Survey Results (September)
Figure 6	Indicative Locations of Automated Static Bat Detectors
Figure 7	Links to Other Publicly Accessible Recreational Green Spaces
Figure 8	Baseline Habitats (Area Based) for Biodiversity Net Gain
Figure 9	Baseline Habitats (Linear) for Biodiversity Net Gain
Figure 10	Baseline Habitats (Trees) for Biodiversity Net Gain

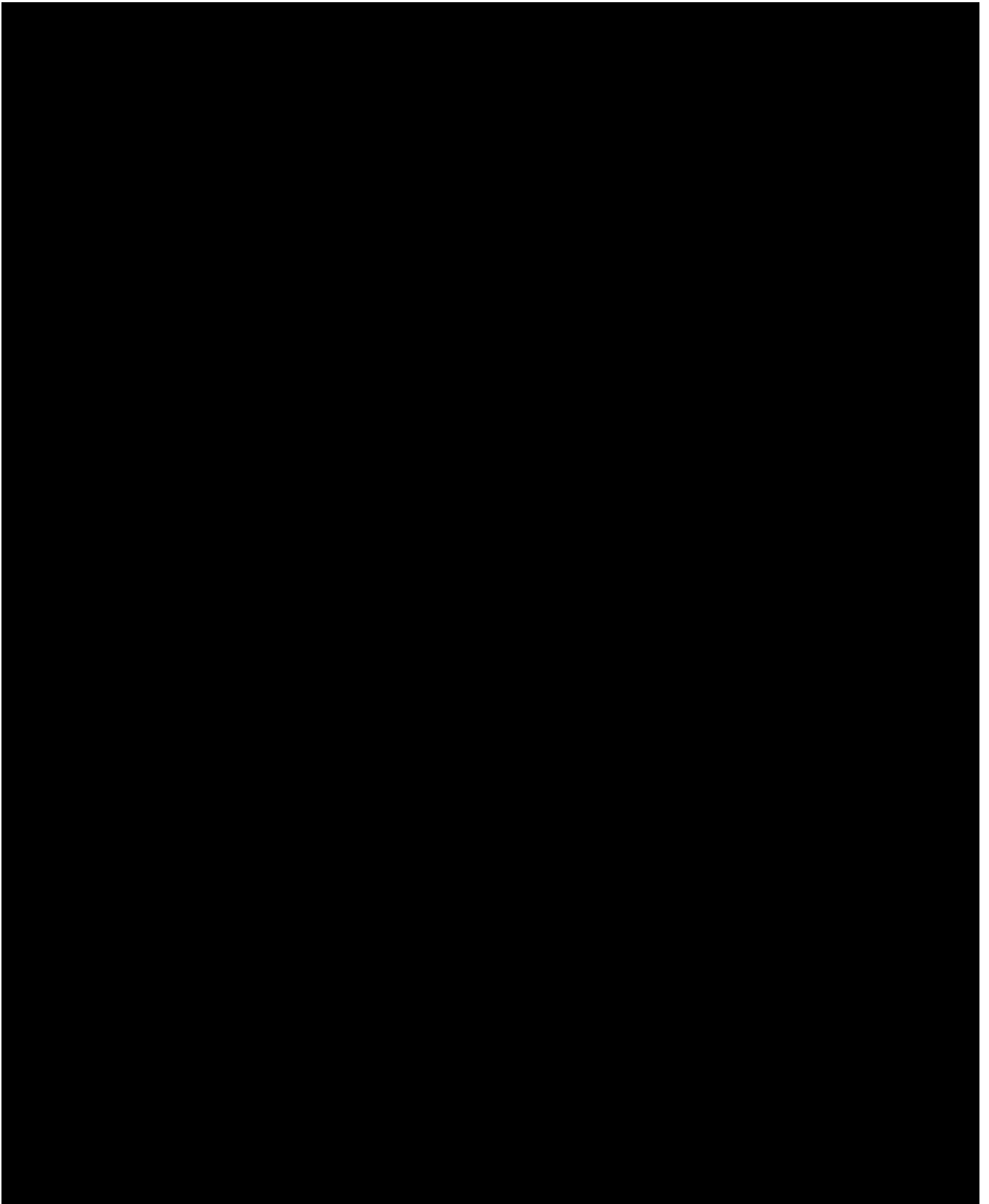
APPENDICES

Appendix 1	Site Layout Plan
Appendix 2	Summary of Relevant Nature Conservation Legislation and Policy
Appendix 3	Detailed Methodologies and Metadata

Appendix 5	Supplementary Information to Inform the Appropriate Assessment of Effects on the Thames Basin Heaths SPA
-------------------	--







2. ASSESSMENT METHODOLOGY

Introduction

- 2.1 The approach to Ecological Impact Assessment (EcIA) taken in this report accords with guidance presented in the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3 (CIEEM, 2018, updated September 2024).
- 2.2 In summary, EPR takes the following step-wise approach to EcIA:
- Prediction of the activities associated with a proposed scheme that are likely to generate biophysical changes which may lead to significant effects (either positive or negative) upon Important Ecological Features (IEFs);
 - Identification of the likely Zone of Influence (Zoi) of those activities;
 - Scoping to select the ecological features (habitats, species, ecosystems and their functions/processes) that are likely to fall within the predicted Zois and be affected by the activities;
 - Evaluation of IEFs likely to be affected – both negatively and positively;
 - Identification of likely impacts (positive and negative) on IEFs, together with an assessment of the geographic level at which effects are likely to be significant;
 - Application of the mitigation hierarchy - refinement of the proposed scheme to incorporate impact avoidance and/or mitigation measures for negative effects on IEFs, and enhancements in order to deliver net gains;
 - Assessment of the significance of residual effects and identification of any policy drivers for additional mitigation or compensation in the event of residual significant negative effects; and
 - Advice on conformance with policy and legislation.
- 2.3 Further information regarding the methods for ecological evaluation and impact assessment are provided in **Appendix 3**.

Likely Biophysical Changes and Zone of Influence

- 2.4 The activities associated with the Proposed Development which are likely to lead to biophysical changes, and could accordingly give rise to ecological impacts, are set out in **Table 2.1** below, which is drawn from Box 9 of the EcIA Guidelines (CIEEM, 2018).
- 2.5 The Zone of Influence (Zoi) of a proposed development is defined by the EcIA Guidelines as *“... the area(s) over which ecological features may be affected by the biophysical changes caused by the proposed project and associated activities”*.
- 2.6 In this case, the Zoi of the Proposed Development will encompass different areas, and thus potentially impact upon different ecological receptors, depending upon the spatial extent of the

relevant biophysical change (e.g. light, noise, habitat loss, recreational disturbance). The Zol(s) relevant to this assessment are summarised in **Table 2.1** below.

Table 2.1: Activities and Biophysical Changes associated with the Proposed Development which may give rise to ecological impacts, and associated Zone(s) of Influence.

Activity	Potential Impact	Zone of Influence
<i>Site Clearance and Construction Phase</i>		
Access and travel on / off site	Noise / visual / lighting disturbance of vulnerable species	Site and immediate surrounds, but up to 4km to 6km in relation to bats
Assembly and storage areas for machines and materials; construction compounds	Loss and fragmentation of habitats Noise / visual / lighting disturbance to vulnerable species Uncontrolled release of pollutants	Site and immediate surrounds, but up to 4km to 6km in relation to bats
Vegetation clearance, ground, excavation and structural works, demolition and alteration operations	Loss and fragmentation of habitats Damage to vulnerable habitats Direct harm to vulnerable species Noise / visual / vibration/ lighting disturbance to vulnerable species Change to surface and ground water flows Dust generation	Site and immediate surrounds, but up to 4km to 6km in relation to bats
Lighting of work area	Disturbance to vulnerable species	Site and immediate surrounds, but up to 4km to 6km in relation to bats
Drainage	Change of surface and groundwater flows Change of water quality in surface and groundwater Change in habitats fed by surface and groundwater flows	Site and immediate surrounds and downstream water course and waterbodies within the fluvial catchment
<i>Operational Phase</i>		
Access and travel on / off site	Noise / visual / lighting disturbance to vulnerable species	Site and immediate surrounds
Occupation of new houses: urban effects	Noise / visual / lighting disturbance to vulnerable species Loss and fragmentation of habitats by trampling Degradation and pollution of vulnerable habitats through urban effects (such as fly	Site and immediate surrounds, but up to 4km to 6km in relation to bats

	tipping, introduction of non-native species, arson)	
Increased recreation pressure	Fragmentation of habitats by trampling Noise / visual disturbance to vulnerable species by members of the public and/or dogs	Site and up to around a 5km radius
Discharge of foul water / sewage via wastewater treatment works	Eutrophication of habitats and affects on constituent species	Downstream watercourses / waterbodies within the fluvial catchment

2.7 Most of the activities and resultant biophysical changes listed in **Table 2.1** are unlikely to have an effect beyond the Site boundary and the immediate surrounding area, with the exception of recreational pressure related impacts that may affect sensitive publicly accessible designated sites up to around 5km for a development of this size. Additionally, biophysical changes that pertain to changes to surface or groundwater quantity or quality will extend downstream within the fluvial catchment encompassing any waterbodies or watercourses with sensitivities to these effects.

2.8 Additionally, due to their mobile nature, the Zol for bats is likely to be greater than other faunal groups. For the most common and larger bat species that are most likely to occur in the landscape surrounding the Site, this could potentially be up to 4km and potentially up to 6km for *Barbastelle barbastellus*. The distances are based on Bat Conservation Trust Core Sustenance Zones (CSZs) (BCT, 2023).

Precautionary Approach to EcIA Assessment

2.9 The majority of ecology survey work has been completed, but some surveys are still on-going and will be completed in the appropriate survey window in 2026. This includes:

- Acid grassland surveys, vascular and lower plants, in spring 2026
- Woodland surveys, particularly of ground flora in spring 2026
- Bat nighttime walkover (transect) and automated static detector surveys continuing in spring 2026
- Hazel Dormouse survey, continuing spring 2026
- Close inspection of specific trees (identified as having potential roost features) that are likely to be impacted by the proposals, continuing between May and September 2026

2.10 Sufficient data has been collected to provide a good understanding of the IEFs/potential IEF's within the Zol. However, due to some surveys not being completed until later this year, a precautionary approach to assessment has been adopted in this EcIA report, based on a reasonable worst-case scenario where data gaps may indicate uncertainty. Adopting a reasonable worst-case scenario will allow WBC to have confidence that the proposals can adequately mitigate any likely impacts.

Precautionary Approach to BNG Assessment

- 2.11 A similar precautionary approach as that for the EclA assessment, has been followed with respect to the Biodiversity Net Gain (BNG) calculations. In summary, where there is insufficient field data to be confident of the habitat type or condition of any baseline habitat area, the higher distinctiveness or condition categories have been used to inform the baseline. Therefore, the BNG calculation is designed to be based on a reasonable worst-case scenario, following the BNG mitigation hierarchy.

Desktop Study

- 2.12 A desktop study has been included as part of this EclA. This allows existing information about features of nature conservation priority (within the predicted Zol) to be considered. The desk study included an interrogation of online resources such as soils and geology maps, aerial images and current and historical maps, as well as the Government's Multi Agency Geographic Information for the Countryside (MAGIC) maps.
- 2.13 A biological records data search was commissioned from Thames Valley Environmental Record Centre (TVERC) as part of the appraisal. These records are discussed in **Section 3**.

Field Survey Methodology

- 2.14 The initial Ecological Appraisal field survey was conducted on 30 July 2025 by Laura Gravestock, Principal Ecological Consultant. Habitats were initially mapped to UK Habitat Classification Level 3 and features of potential ecological importance noted. A summary of the methodology is described in **Appendix 3**.
- 2.15 The requirement for additional ecological surveys was identified following the completion of the Ecological Appraisal and/or once more details were known about the emerging proposals. Detailed methodologies (including survey dates, times and weather conditions) associated with the further survey work are included in **Appendix 3. Table 3.1** summarises survey dates and type of survey.

Survey Constraints and Limitations

- 2.16 The Ecological Appraisal was conducted at an optimal time of year, but during a period of prolonged drought; similarly for the BNG condition assessment. For grasslands in particular, this meant that some species may not have been visible and some plants were dead and not possible to be identified. It was also not possible to fully assess some UK Hab criteria, for example the number of species per m² and the percentage of forbs. However, as mentioned above, a precautionary approach to assessment has been adopted (with further targeted surveys proposed in the optimum survey window in 2026, e.g. for acid grasslands and woodland ground flora). This will ensure the Proposals can adequately mitigate any likely impacts on a reasonable worst-case scenario and the scheme can demonstrate it can deliver 10% BNG on this basis.
- 2.17 For the baseline habitat entry to the Defra statutory biodiversity metric spreadsheet, some areas of habitat were below the minimum mappable unit for UKHab, and where this was the case the habitat was mapped as the adjacent habitat type in accordance with UK Hab guidance.

- 2.18 There was no access to the far northern boundary of the Site and views were limited from behind a fence and dense vegetation.
- 2.19 Access could not be arranged to two ponds located off-site to the west but within 250 of the site boundary, which were within residential properties. These could not therefore be subject to eDNA testing for Great Crested Newts (GCN). However, on site waterbodies and the nearby Dickies pond and an associated area of standing water in a stream bed were tested and did not contain GCN eDNA. It is likely that if GCN were present in the area immediately around the site, this would not have been the case.
- 2.20 When analysing bat calls, it is not possible to confidently identify all bats to species level from calls alone, e.g. for the *Myotis* group. Identification has been presented to species level where possible, or otherwise to genus or species group.
- 2.21 Some species may be under-recorded, for example Long-eared bats *Plecotus* species, which have quieter calls and may therefore not be recorded on bat detectors unless in relatively close proximity.
- 2.22 Where long-eared bat species is mentioned in the desk study or elsewhere in this report it is assumed to be Brown Long-eared *Plecotus auritus*. This is because the Site falls outside the typical southerly restricted range for the rarer Grey Long-eared bat *P. austriacus* and the Site does not support the preferential foraging habitats for the species (Razgour *et al.* 2013).
- 2.23 When referring to bat passes or numbers of social calls, this relates to the number of files where a bat species/species group, or where one or more individual social calls have been recorded, it does not relate to numbers of bats.

3. ECOLOGICAL BASELINE

Overview

- 3.1 The ecological baseline has been compiled following the programme of surveys set out in **Table 3.1** below. Further information regarding the survey work carried out, including methodologies, metadata and results is provided in **Appendix 3**.

Table 3.1: Overview of ecological survey programme.

Survey Type	Month	Year
Surveys of ponds within 250m of the site boundary (where accessible) for Great Crested Newt (GCN) eDNA	June	2025
Site visit to verify recommendations in previous EcIA report (Ecology Partnership, Nov 2024)	July	2025
Preliminary Ecological Appraisal – habitats mapped to UK Habitat Classification Level 3	July	2025
Bat habitat assessment and ground level tree assessment for bats	July	2025
Bat emergence surveys of specific buildings	July and August	2025
Bat nighttime walkover survey & automated static bat detectors	August and September	2025
Habitat Condition Assessment survey	August	2025
Close inspection/elevated bat tree inspection survey	September	2025
Reptile survey	September - October	2025
Hazel Dormouse survey	September - November	2025

- 3.2 Surveys for bats, Hazel Dormouse and specific habitats (acid grassland and woodland) will continue in 2026 (as detailed in **Section 2**).

Ecological Appraisal

- 3.3 The Ecological Appraisal was the starting point for determining the ecological features potentially needing to be considered within this EcIA.
- 3.4 The initial Ecological Appraisal found the Site mainly comprised: acid, neutral and modified grassland, mostly in small, fragmented lawns through the main campus with scattered trees; a man-made lined pond; and broadleaved and mixed woodland.
- 3.5 Ecological features with the potential to be present and of most relevance and potential importance included (provisional) lowland dry acid grassland, (provisional) other lowland acid grassland, neutral grassland, (provisional) lowland mixed deciduous woodland, other woodland: broadleaved, other woodland: mixed, bats and potentially reptiles and Hazel Dormouse.
- 3.6 A detailed desktop study was carried out as part of the Ecological Appraisal to gather contextual ecological and geographical information.

- 3.7 Following on from the Ecological Appraisal, several species/species groups were scoped out.
- 3.8 Common bird species typical of woodland and urban habitats were recorded during the initial Ecological Appraisal, including Blue Tit *Cyanistes caeruleus*, Great Tit *Parus major*, Robin *Erithacus rubecula*, Buzzard *Buteo buteo*, Common Magpie *Pica pica*, and Blackbird *Turdus merula*. The Site does not have suitable habitat to support ground nesting birds. As the majority of woodland on Site is being retained and the rest of the Site provides only limited nesting opportunities (buildings and urban trees within the main campus), the bird assemblage is not considered further within this EcIA report. Nesting birds do benefit from legal protections, which are considered below in **Section 7** and enhancements are proposed (**Section 5**), suitable for woodland and urban birds in the local area.
- 3.9 The ditch in the north of Site was found to be mainly dry, although does carry water from the Site after periods of heavy rain (outfall pipes), but water levels were still very low and only present in part of the ditch. There is dense leaf litter and limited vegetation in the ditch and its banks. It is not suitable to support Water Vole or Otter. Consequently, these species are not taken forward in this EcIA report.
- 3.10 An eDNA survey was undertaken for all accessible ponds within 250m of the Site, including the on Site pond, nearby Dickie's Pond at the adjacent Pinewood Centre and a section of standing water within a stream bed near Dickie's pond. Water samples were collected and sent to a laboratory for testing. Negative results were returned for the presence of Great Crested Newt *Triturus cristatus* and consequently this species is not taken forward in this EcIA report.
- 3.11 There is some dead wood in the woodlands on Site, such as where trees have been cut down and left piled in-situ. However, the majority of woodlands on Site are being retained. The man-made, plastic lined pond does offer some opportunities for aquatic invertebrates and Odonata were observed during the initial Ecological Appraisal Site visit. However, this pond is relatively small, dominated by non-native invasive species, and has a significant amount of algae, limiting the opportunities for aquatic invertebrates. Consequently, this taxon group is not taken forward in this EcIA report. Mitigation for other woodland species and enhancements the Proposals will deliver, will also benefit invertebrates, including aquatic invertebrates.

Designated Sites

- 3.12 The desktop study identified several designated sites within a 5km radius of the Site, the locations of which are shown on **Figure 1**.

Internationally Designated Sites

Thames Basin Heaths SPA

- 3.13 Part of the Thames Basin Heaths Special Protection Area (TBH SPA) lies within a 5km radius, to the southeast of the Site. The site is designated because it supports populations of Dartford Warbler *Curruca undata*, Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*. All these species are listed under Annex I of The Birds Directive (79/409/EEC).
- 3.14 The Site is designated under International legislation and is of **International Importance** for nature conservation.

- 3.15 In the absence of mitigation, recreational impacts, such as dog walking, generated from the Proposed Development is likely to have a significant negative effect on the TBH SPA in combination with other plans and projects.

Nationally Designated Sites

- 3.16 Several Sites of Special Scientific Interest (SSSI) fall within 5km of the Site. A brief description of these can be found in **Table 3.1** below.

Table 3.1 SSSI's located within 5km of the Site.

Site Name	Reason for Designation	Condition	Approx. Distance from Site
Heathlake	Open water habitat supporting populations of uncommon and rare aquatic plant species. Woodland, dry heath and acid grassland.	Unfavourable no change	650m
Broadmoor to Bagshot Woods and Heaths	Mosaic of habitats including valley bog and mire, and dry and wet heathland. Supports internationally important populations of Woodlark, Nightjar and Dartford Warbler; has a nationally important dragonfly and damselfly population, and supports a scarce breeding invertebrate assemblage	Favourable / unfavourable recovering and no change	1.3km
Sandhurst to Owlsmoor Bogs and Heaths	Wet and dry heathland, broadleaved and coniferous woodland and spring-fed valley mire that together supports a rich and varied fauna and flora.	Unfavourable recovering	2.4km
Wellington College Bog	Mix of habitats, valley bog and mire, wet heath, marsh, damp acid grassland, dry heath, and for the bryophyte, flowering plant and invertebrate assemblages.	Favourable	2.7km
Wykery Copse	Ancient broadleaved woodland and its diversity of woodland stand types and herbaceous flora	Favourable	2.8km

- 3.17 These sites are afforded protection under national legislation, and they are of **National Importance** for nature conservation.
- 3.18 Of these SSSI's, the residential area of the proposed development only falls within the SSSI Impact Risk Zone of Heath Lake SSSI and Broadmoor to Bagshot Woods and Heaths SSSI. Any development which results in a total net gain of 50 or more residential units is considered to increase the risk of a negative effect on these SSSIs. Therefore, unmitigated, the Proposed Development could affect Heath Lake SSSI and Bagshot Woods and Heaths SSSI.
- 3.19 It is not likely to affect any of the other SSSIs listed above because the development does not fall within the associated SSSI Impact Risk Zones.

Local Nature Reserves & Local Wildlife Sites

- 3.20 The location of Local Nature Reserves (LNRs) and Local Wildlife Sites (LWS) within a 2km radius of the Site are shown on **Figure 1**.
- 3.21 There is one LNR, Heathlake, which lies c. 45m south-west of the Site and designated for the same reasons as the SSSI (Heathlake SSSI, this SSSI comprising a smaller area of the wider LNR).
- 3.22 A total of four LWS and one provisional LWS lie within the search radius of the Site. The closest of these is Adjacent Wokingham Road/Peacock Lane LWS, c. 800m north-east of the Site, followed by Gorrick Plantation LWS, c. 900m to the west of the Site, Bucklers Forest LWS c. 1000m south-east, Beaufort Park pLWS, c. 1000m east and Peacock Meadows LWS, c. 1.5m north-west.
- 3.23 These sites are considered to be of **County Importance** for nature conservation.
- 3.24 All have public access. Unmitigated, they could be negatively affected by an increase in recreational pressure as a result of the Proposed Development.

Flora, Vegetation and Habitats

- 3.25 Baseline habitats are shown on **Figure 2**. This includes provisional information, i.e. for acid grasslands and woodland, and is based on a precautionary approach until vegetation and flora surveys can be completed in the appropriate survey season, spring, 2026. Following completion of these targeted surveys, details in this EcIA report will be reviewed and amended accordingly.

Flora

- 3.26 A total of 134 taxa were recorded from the Site, see **Table A3.1, Appendix 3**.

Species of Conservation Interest

- 3.27 **Table 3.2** lists the species recorded on Site, subject to further surveys in Spring 2026, with their national and county conservation status, including those listed on the Vascular Red Plant List for England (Stroh, et al 2025) and the Berkshire Rare Plant Register (Crawley 2005). It also includes species legally protected under the Wildlife & Countryside Act 1981 (WCA)(as amended) Schedule 8 and those listed as non-native invasive species either under Schedule 9 of the WCA or under Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order (IASO) 2019 (as amended). Bluebell *Hyacinthoides non-scripta* is listed under Sch 8 of

the WCA which affords protection to this species from being intentionally picked, uprooted or destroyed. Schedule 9 of the WCA and Schedule 2 of IASO prohibits landowners from allowing non-native invasive species to spread in the wild.

Table 3.2: Species of Conservation Interest (including invasive species) Recorded

VPRL = Vascular Plant Red List

VU = Vulnerable, considered to be facing a high risk of extinction in the wild; NT = Near Threatened, close to qualifying for a threatened category in the near future

Species		W&CA		IASO	VPRL Threat	Berkshire Rare Plant Register	Field Notes
		Sch 8	Sch 9	Sch 2	England		
<i>Hyacinthoides non-scripta</i>	Bluebell	Y					One dead flowering spike on east boundary
<i>Rhododendron cf. 'ponticum'</i>	Rhododendron		Y				Widespread, planted in lawns and in woodland
<i>Crocsmia sp</i>	Montbretia		Y				Scattered around pond
<i>Myriophyllum aquaticum</i>	Parrot's Feather			Y			Dominant in pond
<i>Lamiastrum galebodolon ssp argentatum</i>	Variegated Yellow Archangel		Y				Scattered in areas around pond
<i>Aira praecox</i>	Early Hair-grass				VU		Scattered in some of the acid grassland lawns
<i>Betonica officinalis</i>	Betony				VU		Possible origin from wildflower seed mix
<i>Calluna vulgaris</i>	Heather				NT		Rare in acid grassland lawn
<i>Danthonia decumbens</i>	Heath-grass				NT		Rare in acid grassland lawns
<i>Erica cinerea</i>	Bell Heather				NT		Rare in acid grassland lawn
<i>Rumex acetosella</i>	Sheep's Sorrel				NT		Scattered in some acid grassland lawns
<i>Carex echinata</i>	Star Sedge					Y	Rare, several plants on vegetated spoil mound
<i>Epipactis helleborine</i>	Broad-leaved Helleborine					Y	One plant on east boundary and four plants in an acid grassland lawn
Total	13	1	4		6	2	

3.28 There are populations of non-native invasive species present on the Site.

3.29 There are no nationally significant populations of species of conservation interest on Site.

- 3.30 There are no significant populations of species listed on the Berkshire Rare Plant Register on Site. Several plants of Star Sedge and five plants of Broad-leaved Helleborine were recorded on Site. These two species are widespread in the area and the on-Site populations are not significant populations in Berkshire.

Non-native Invasive Species

- 3.31 Rhododendron, Yellow Archangel and Crocosmia are present on Site within the woodland and the former also planted in lawns and shrubberies. Both Rhododendron and Crocosmia species are assumed to be those listed on Schedule 9 of the Wildlife and Countryside Act, making it an offence to allow these species to spread in the wild. Rhododendron is widespread in immediately adjacent land. Additionally, Parrot's Feather listed on Schedule 2 of the Invasive Alien Species Order is present in the on Site pond.
- 3.32 Other non-native invasive species have been recorded on Site including Bamboo, appears to be invading from off Site at the Pinewood Centre, and Cherry Laurel within woodland and also prevalent immediately adjacent. There are no legal obligations to prevent these two species from spreading, but they are invasive and their control is recommended.

Acid Grassland Flora & Vegetation

- 3.33 A number of lawns on Site (see **Figure 2**) were mapped as acid grassland, some as Lowland Dry Acid Grassland (subject to further surveys in Spring 2026), which is a Priority habitat type for nature conservation listed under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006 (as amended). These grassland types are referable to the National Vegetation Community (NVC) U1 *Festuca ovina-Agrostis capillaris-Rumex acetosella* grasslands.
- 3.34 Four acid grassland habitat quality indicator species were recorded from the lawns in total, based on the Sanderson list (Sanderson *et al.* 1998); 19 habitat indicator species as listed in Table 7 of the Berkshire, Buckinghamshire and Oxfordshire (BBO) LWS Selection Criteria, Version 7; and 12 habitat indicator species as listed in the UK Habitat Classification Version 2.0 (subject to further surveys in Spring 2026), see **Table 3.3**.
- 3.35 The BBO LWS and UK Habitat Classification list confirms this is an acid grassland habitat.
- 3.36 The acid grassland on Site is restricted to small, fragmented lawns in a Site that has been through several rounds of development.
- 3.37 The combination of vegetation type and the number of habitat quality indicator species mean these grasslands are not of national importance.
- 3.38 The Sanderson Habitat Quality Indicator List suggests the grasslands are of **local importance**, i.e. number of habitat quality indicator species is less than 10.

Table 3.3: List of Acid Grassland Habitat Quality & Habitat Indicator Species Recorded Within the Lawns at Pinewood

Species		Acid Grassland National Habitat Quality Indicator Species ¹	Acid Grassland Indicator Species (LWS Selection Criteria)	Acid Grassland Indicator Species - UK Habitat Classification ²	Field Notes
Tall Shrubs					
<i>Cytisus scoparius</i>	Broom		Y		Scattered on vegetated spoil mound and along north boundary
Under Shrubs					
<i>Calluna vulgaris</i>	Heather		Y	Y	Rare in acid grassland lawn
<i>Erica cinerea</i>	Bell Heather		Y	Y	Rare in acid grassland lawn
<i>Ulex europaeus</i>	Gorse		Y		Scattered on vegetated spoil mound and along north boundary
Grasses					
<i>Aira praecox</i>	Early Hairgrass	Y	Y		Scattered in acid grassland lawns
<i>Danthonia decumbens</i>	Heath Grass		Y		Scattered in acid grassland lawns
Other Vascular Plants					
<i>Betonica officinalis</i>	Betony		Y	Y	Possible origin from wildflower seed mix
<i>Centaureum erythraea</i>	Centaury		Y	Y	Scattered in acid grassland lawns
<i>Digitalis purpurea</i>	Foxglove		Y		Scattered in woodland clearing
<i>Erodium cicutarium</i>	Common Stork's-bill	Y	Y	Y	Widespread in acid grassland lawns
<i>Galium verum</i>	Lady's Bedstraw			Y	Possible origin from wildflower seed mix
<i>Leontodon saxatilis</i>	Lesser Hawkbit		Y	Y	Widespread in acid grassland lawns
<i>Lotus corniculatus</i>	Bird's-foot Trefoil			Y	Possible origin from wildflower seed mix

¹ Sanderson, N.A./Ecological Planning & Research (1998). A review of the extent, conservation interest and management of lowland acid grassland in England. English Nature Research Report No. 259. Peterborough: English Nature.

² UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

Species		Acid Grassland National Habitat Quality Indicator Species ¹	Acid Grassland Indicator Species (LWS Selection Criteria)	Acid Grassland Indicator Species - UK Habitat Classification ²	Field Notes
<i>Ornithopus perpusillus</i>	Bird's-foot	Y	Y		Scattered in acid grassland lawns
<i>Pilosella officinarum</i>	Mouse-eared Hawkweed		Y	Y	Widespread in acid grassland lawns
<i>Plantago coronopus</i>	Buckshorn Plantain	Y	Y	Y	Widespread in acid grassland lawns
<i>Rumex acetosella</i>	Sheep's Sorrel		Y	Y	Scattered in acid grassland lawns
<i>Teucrium scorodonia</i>	Wood Sage		Y		Scattered in some woodlands
<i>Veronica officinalis</i>	Heath Speedwell		Y	Y	Widespread in acid grassland lawns
Mosses					
<i>Polytrichum sp.</i>	Polytrichum species		Y		Scattered in acid grassland lawns
Lichens					
<i>Cladonia sp</i>	Cladonia species		Y		Scattered in acid grassland lawns
TOTALS	21	4	19	12	

Woodland Vegetation

- 3.39 A total of seven ancient woodland vascular plant (AWVP) indicator species were recorded across the Site (subject to further surveys in Spring 2026), see **Table 3.4**. An additional two, Betony and Primrose *Primula vulgaris*, were recorded but these were in grasslands and possibly of planted/wildflower seed mix origin.
- 3.40 The AWVP indicator species recorded on Site are widespread in Berkshire.
- 3.41 The woodlands on Site are not ancient, having established on former heathland originally c. 200 years ago and subsequently gone through periods of clearance and re-planting, although probably not recently.
- 3.42 Some of the woodlands on Site may be most referable to NVC W10 *Quercus robur-Pteridium aquilinum-Rubus fruticosus* woodlands. Other woodlands will not have a referable NVC type as they are of recent origin on disturbed soils. This will be determined following further woodland surveys in Spring 2026.
- 3.43 The combination of potential vegetation type and the number of habitat quality indicator species mean the woodlands are not of national importance.
- 3.44 The woodland vegetation is considered to be important at the **Zone of Influence** level.

Table 3.4 List of AWVP Indicator Species Recorded Within the Woodlands on Site

Species		Field Notes
<i>Ilex aquifolium</i>	Holly	Widespread and abundant in woodland
<i>Melica uniflora</i>	Wood Melic	One plant along east boundary
<i>Carex pendula</i>	Pendulous Sedge	Few plants in woodland
<i>Carex sylvatica</i>	Wood Sedge	Few plants in woodland
<i>Epipactis helleborine</i>	Broad-leaved helleborine	One plant along east boundary
<i>Hyacinthoides non-scripta</i>	Bluebell	One plant along east boundary
<i>Euphorbia amygdaloides</i>	Wood spurge	Occasional in woodland
TOTALS		7

Habitats

Woodland & Tree Line

Lowland Mixed Deciduous Woodland

- 3.45 Desktop study shows lowland mixed deciduous woodland (LMDW), from different sources, has been mapped to different extents, e.g. information provided by TVERC compared to that in Natural England's Priority Habitat Inventory. Both of these sources are likely to be mapped at a low resolution at the landscape scale.
- 3.46 In this EcIA report, LMDW has been provisionally mapped for the Site based on information collected during the Preliminary Ecological Appraisal (and subject to results of further surveys in Spring 2026).
- 3.47 Canopy trees comprised mainly of Sweet Chestnut *Castanea sativa* and Scots Pine *Pinus sylvestris* with locally frequent Silver Birch *Betula pendula* and Pedunculate Oak *Quercus robur*. In the understorey, Holly, Rhododendron and Cherry Laurel *Prunus laurocerasus* were all locally abundant. The ground flora was relatively sparse with locally frequent patches of Bracken *Pteridium aquilinum* and occasional ferns *Dryopteris* species, Bramble *Rubus fruticosus* agg. and Common Nettle *Urtica dioica*. A dense leaf litter was noted throughout. Evidence of natural regeneration was limited to Holly seedlings and very locally occasionally Birch saplings.
- 3.48 Part of a woodland walk, for use by Johnson & Johnson staff, runs through the woodland.
- 3.49 LMDW is a Section 41 Priority Habitat under the NERC Act. It can support important assemblages of flora and fauna and is considered to be of **Local Importance**.
- Other woodland: broadleaved*
- 3.50 Other broadleaved woodland has developed on Site in a couple of areas that have been subject to relatively recent disturbance.

- 3.51 This includes an area in the north-west of the Site, where woodland has established on disturbed, mounded ground, possibly on the site where a former building has been demolished. Here the woodland is locally dominated by Silver Birch with rarely Pedunculate Oak and Alder *Alnus* species. A row of Beech *Fagus sylvatica* trees was also recorded, possibly originating as part of a former boundary feature, e.g. planted hedge. Cherry Laurel and Rhododendron are locally abundant in the understorey. In the ground flora is locally frequent Bracken and species indicative of disturbed and/or nutrient enriched conditions, such as locally abundant Common Nettle, Creeping Thistle *Cirsium arvense* and Green Alkanet *Pentaglottis sempervirens*.
- 3.52 The other area is a small stand of Birch *Betula* species that has developed in the west of the Site, near to the man-made pond.
- 3.53 These two areas are both relatively young secondary woodlands on disturbed soils with limited opportunities to support assemblages of faunal species. Although they do form part of a woodland matrix on Site. It is therefore considered to be important at the **Zone of Influence** level.
- Other woodland: mixed*
- 3.54 In the south of the Site is mixed broadleaved and coniferous woodland. The canopy comprises predominantly Sweet Chestnut and Scots Pine. In the understorey, Holly, Cherry Laurel and Rhododendron are abundant in places with frequent Silver Birch. The ground flora is relatively sparse and species-poor with locally frequent Bracken and occasional ferns, Bramble and Wood Sage. There is a dense leaf litter throughout.
- 3.55 The woodland walk also runs through this woodland.
- 3.56 In this woodland there is evidence of historic local quarrying, of various size pits and remnants of enclosure banks. Some of these pits may seasonally hold water, although all were dry throughout the surveys.
- 3.57 A clearing has been created in the woodland that contains interpretation boards with a brief history of the Site from the presence of the Sanatorium and details of some woodland flora and fauna. There is also a large bug hotel partly covered by a large Wood Ant *Formica rufa* nest. Wood Ant nests also occur in other locations in this wood.
- 3.58 Other woodland: mixed can support important assemblages of flora and fauna and forms a woodland matrix with other woodland habitat types on Site. It is a widespread habitat in Berkshire and considered to be important at the **Zone of Influence** level.
- Tree Line*
- 3.59 Along the northern boundary is a tree line on a shallow bank and ditch, that formed an old enclosure boundary.
- 3.60 The tree line is comprised of Oak and Scots Pine with Holly in the understorey. Ground flora comprises occasional Bracken, Gorse and grasses. The ditch is predominantly dry with a thick leaf litter. Following periods of heavy rain, water from the Site drains into the ditch.
- 3.61 The tree line is considered to be important at the **Zone of Influence** level.

Grasslands

Lowland Dry Acid Grassland

- 3.62 The flora and vegetation of lowland dry acid grassland, if confirmed present on Site following further survey work in Spring 2026, has been discussed above.
- 3.63 These areas are managed by regular mowing with arisings left in-situ.
- 3.64 This habitat type is a Section 41 Priority Habitat under the NERC Act. It is considered rare in Berkshire (BBO, LWS Selection Criteria), although is more widespread where the geology has suitable free draining soils of sands and gravel, such as the Bagshot Formation where the Site lies.
- 3.65 Lowland dry acid grassland can support important assemblages of flora and fauna. On Site it occurs in small, fragmented lawns, and is considered of **Local** importance.

Other Lowland Acid Grassland

- 3.66 Other lowland acid grassland (a non-priority habitat) occurs on Site, subject to further targeted surveys in Spring 2026. These areas have been provisionally mapped for grasslands where acid grassland indicator species have been recorded but otherwise appear to lack the diversity in lower plant assemblages, e.g. of mosses and lichens.
- 3.67 These lawns are managed by regular mowing.
- 3.68 A wildflower seed mix has been sown in a couple of areas on sand and gravel soils in the south of the campus area. These areas are left mostly unmown over the summer months. The seed mix is likely to have introduced species such as Bird's-foot Trefoil *Lotus corniculatus*, Black Knapweed *Centaurea nigra*, Field Scabious *Knautia arvensis*, Ox-eye Daisy *Leucanthemum vulgare*, Meadowsweet *Filipendula ulmaria*, Salad Burnet *Poterium sanguisorba*, Wild Marjoram *Origanum vulgare*, Bugle *Ajuga reptans*, Meadow Vetchling *Lathyrus pratensis*, Wild Carrot *Daucus carota*, and Greater Bird's-foot Trefoil *Lotus pedunculatus*.
- 3.69 Areas of other lowland acid grassland are restricted to small, fragmented lawns on Site, not subject to appropriate management, and it is therefore considered to be at most **Local** importance.

Other Neutral grassland

- 3.70 Other neutral grassland has been recorded on Site. It occurs in small, fragmented patches of lawns (regularly mown) and patches of rough grassland, and on a vegetated spoil mound to the north of the main building.
- 3.71 Species recorded, include locally occasional to locally frequent Crested Dog's Tail *Cynosurus cristatus*, Yorkshire Fog *Holcus lanatus*, Common Bent *Agrostis capillaris*, Rough-stalked Meadow Grass *Poa trivialis*, with occasional Perennial Rye-grass *Lolium perenne*, Yarrow *Achillea millefolium*, and varying amounts of Creeping Cinquefoil *Potentilla reptans*, Selfheal *Prunella vulgaris*, and Field Woodrush *Luzula campestre*.
- 3.72 On the vegetated spoil mound, additional species recorded included Broom *Cytisus scoparius* and Gorse *Ulex europeaus*, with rarely rushes *Juncus* species and sedges *Carex* species in slightly damper places.

- 3.73 Other neutral grassland is a common and widespread habitat. The flowering plants will provide some foraging resource for pollinators, particularly in unmown areas. It is considered to be of importance at the **Zone of Influence** level.

Modified Grassland

- 3.74 A few small, fragmented areas of modified grassland occur on Site in lawns in the vicinity of the main building. These lawns are regularly mown.
- 3.75 The lawns are grass dominated, in particular by Perennial Rye Grass *Lolium perenne*, with limited forbs, such as locally frequent Daisy *Bellis perennis*, White Clover *Trifolium repens*, and Creeping Buttercup *Ranunculus reens*, and occasional Creeping cinquefoil, Selfheal, and Greater Plantain *Plantago major*.
- 3.76 Modified grassland is a ubiquitous habitat and considered to be of importance at the **Zone of Influence** level.

Scrub

- 3.77 A small patch of mixed scrub with emergent trees occurs adjacent to the main road, near the Site entrance, behind a chain link fence.
- 3.78 It has developed over the last 15-20 years on an area that was formerly a house and garden (since demolished and abandoned).
- 3.79 Species recorded in the scrub comprise a mixture of former garden plants and planted trees, such as Cherry Laurel, Garden Privet, Bamboo and Yew *Taxus baccata* as well as species that are likely to have colonised from adjacent areas, such as Gorse, Bramble, Bracken, Holly, Silver Birch, Sweet Chestnut and Oak.
- 3.80 This habitat can support important assemblages of fauna species. It is a common habitat and considered to be of importance at the **Zone of Influence** level.

Pond

- 3.81 A man-made, lined pond occurs in the woodland near the main building.
- 3.82 It is dominated by an IASO Sch2 non-native invasive species Parrots Feather. Other aquatic, marginal and emergent plant species recorded include, White Water Lily *Nymphaea alba*, Water Mint *Mentha aquatica*, Brooklime *Veronica beccabunga*, Yellow Flag *Iris pseudoacorus*, and Common Duckweed *Lemna minor*.
- 3.83 There is also an abundance of green algae.
- 3.84 Around the pond, grasses, Pendulous Sedge, Soft Rush *Juncus effusus* and Variegated Yellow Archangel were recorded. The latter a non-native invasive species listed on Sch9 of the WCA.
- 3.85 There is anecdotal evidence goldfish were released into the pond, but none have been observed.

- 3.86 The pond supports Section 41 priority species, Common Toad, recorded nearby during other species surveys (see below under Amphibian section). The pond itself is therefore a priority habitat and is considered to be of importance at the **Zone of Influence** level.

Urban

Introduced Shrub

- 3.87 Small ornamental flower beds occur in the main campus area with plants such as *Choisya* species, Roses *Rosa* species, Lavendar *Lavendula* species, and Begonias *Begonia* species.
- 3.88 Ornamental plants can provide a foraging resource for pollinators and other invertebrates.
- 3.89 It is considered to be of importance at the **Zone of Influence** level.

Ground Level planter

- 3.90 A small plot has been cultivated near the pond and main building with herbs grown, although it appears to have fallen out of management.
- 3.91 The category 'ground level planter' was considered the closest match of the options available in the UKHab classification categories.
- 3.92 It is considered to be of importance at the **Zone of Influence** level.

Urban Trees

- 3.93 Individual and groups of trees occur along part of the access road and within the main campus area. They include native and non-native species, of varying ages, but none are veteran. Some have been planted relatively recently, and others are mature.
- 3.94 Species include Monkey Puzzle *Araucaria Araucana*, Cherry *Prunus* species, Scot's Pine, Sweet Chestnut, Oak and Birch species.
- 3.95 One large Sweet Chestnut tree (T1) occurs near the main building, and is considered a tree of ecological importance due to its girth, age and that it has features potentially suitable to support fauna.
- 3.96 These are considered to be of importance at the **Zone of Influence** level.

Ornamental Hedgerows

- 3.97 Beech hedges have been planted around some of the parking bays. These are around 1-1.5m high and c. 0.5m wide.
- 3.98 They are considered to be of importance at the **Zone of Influence** level.

Bare ground

- 3.99 Bare ground occurs beneath individual/groups of trees on either side of the access road. No ground flora was observed and there is a deep leaf litter.
- 3.100 It is considered to be of importance at the **Zone of Influence** level.

Evaluation

- 3.101 Several habitats are considered to be Important Ecological Features of local importance (or potentially so, subject to further surveys in Spring 2026), i.e. Lowland Mixed Deciduous Woodland and the acid grasslands (lowland dry and other). These will therefore be taken forward as distinct Important Ecological Features (IEFs) within this EclA. The remaining habitats will not be addressed independently through the EclA, but any loss will be compensated for through the BNG process.

Fauna

- 3.102 Detailed methods, metadata and results are provided in **Appendix 3**.

Bats

Desktop Study

- 3.103 Records for bats were returned from TVERC and also Berkshire and South Buckinghamshire Bat Group (BSBBG) within the search radius of the Site.
- 3.104 An historic record of a small Soprano Pipistrelle bat roost (peak count 2 bats) from 2015 was returned for one of the buildings on Site (building ref. B6, location shown in **Figure 3**).
- 3.105 Records of maternity roosts for the following species were provided (approximate distance of nearest record from Site):
- Common Pipistrelle *Pipistrellus pipistrellus*, c. 1km
 - Soprano Pipistrelle *P. pygmaeus* c. 1.25km
 - Pipistrelle species, c. 1km
 - Brown Long-eared *Plecotus auritus*, c.300m
 - Natterer's *Myotis nattereri*, c. 4km
 - Noctule *Nyctalus noctule*, c.2km
- 3.106 A record of a hibernation roost for Common Pipistrelle was returned c. 2km from the Site.
- 3.107 Additionally, records of other types of bat roosts (i.e. non-maternity and non-hibernation) have been returned for the above species, the closest of which is for Brown Long-eared from a property opposite the Site in the south, and Common Pipistrelle and Natterer's both c. 300m distance.
- 3.108 Roost records (non-maternity and non-hibernation) for other species include:
- Nathusius' Pipistrelle *P. nathusii*, c. 5km
 - Eurasian Serotine *Cnephaeus serotinus* c. 3km; and
 - Whiskered/Brandt's *Myotis mystacinus*/*M. brandtii*, c. 300m
- 3.109 Non-roost records for species not already mentioned above include:

- Daubenton's *M. daubentonii*, c 300m
- Leisler's *Nyctalus leisleri*, c. 600m;
- Bechstein's *M. bechsteinii*, c. 3km north; and
- Barbastelle, c. 500m south

- 3.110 A total of only one record for Bechstein's was returned and 15 records for Barbastelle.
- 3.111 Soprano Pipistrelle, Brown Long-eared, Noctule, Barbastelle and Bechstein's bats are all priority species. The latter two species are also listed under Annex II of the Habitats Directive.
- 3.112 Habitats on Site are unlikely to support Bechstein's (apart from potentially on a transient basis flying through), this species typically preferring to forage in mature dense ancient woodland within a kilometre or two of their roosts.

Field Survey

Daytime Bat Walkover Survey

- 3.113 Results from the daytime bat walkover (DBW) survey found buildings and trees with the potential to support bat roosts. A number of tree bat boxes were also noted. Overall habitats on Site, including woodland, groups of trees and grassland, were assessed to be of moderate suitability to potentially support bat commuting routes and foraging, with good habitat connectivity to further suitable habitat off Site.
- 3.114 Results from the DBW informed further targeted bat survey work, see below.

Bat Building Inspection

- 3.115 Building locations are shown on **Figure 3**. Methods and detailed results together with building photos are provided in **Appendix 3**.
- 3.116 A summary of results is presented in **Table 3.5**. Photos of buildings are provided in **Table A3.2**.
- 3.117 There are 10 buildings/structures on site, labelled as B1-B10. No evidence of bats was found at any.
- 3.118 All buildings and structures (except B10, which is located in woodland), are situated within the main campus area where there is bollard and column lighting. The buildings have security lighting and the main building (B1) has internal lights on at night. The main campus where the buildings are situated is therefore subject to relatively high levels of artificial lighting at night.
- 3.119 Buildings B6, B7 and B8 have woodland immediately adjacent.
- 3.120 One building (B6) and two structures (B2 and B3) were assessed as moderate suitability to support bats; and two buildings (B5 and B7) as low suitability. These structures are potentially suitable to support low numbers of non-breeding bats of relatively common and widespread species, such as Common/Soprano Pipistrelles. Additionally, B6 has low potential to support very low numbers of hibernating bats.

Table 3.5 Summary of Bat Building Inspection Survey Results

Building Ref	Bat Roost Suitability	Field Notes
1	Negligible	Main Johnson & Johnson Building. Large building, 2 floors, expansive areas of glazing, flat roof with plant machinery. Clad with metal panels in places. Some gaps at edge of panels but surface smooth and unlikely to provide a surface suitable for bats to land on and grip.
2 & 3	Moderate	Low covered seated structures within the quadrangle of the main building. Roof cover comprises shingles on plyboard. Small void between plyboard roof sheets of both.
4	Negligible	Small metal composite shed with pitched metal roof, used to store sports equipment. Single skin walls and roof.
5	Negligible	Large round metal storage facility.
6	Moderate	Building within grounds maintenance yard. Single-storey brick building with pitched corrugated asbestos roof sheets. Internally open to pitched roof, but small roof void likely between internal plasterboard and roofing sheets and possibly a cavity wall. Gaps also between overlapping asbestos roof sheets, at gable ends and along ridge.
7	Low	Building also within grounds maintenance yard and used frequently by staff. Single storey, single skin, timber shed with corrugated asbestos roofing sheets on pitched roof and with metal ridge. Timber bargeboards tight. Internally open to underside of roof, no internal lining. Features potentially suitable to support bats limited to gaps between overlapping roofing sheets.
8	Low	Same construction as 7 and same limited potential bat roost features.
9	Negligible	Small portacabin used as a security hut.
10	Negligible	Small, single-skin timber structure in woodland housing gas meter for neighbouring property.

Bat Emergence Surveys

- 3.121 Building B6 was subject to two emergence surveys and B7 and B8 one emergence survey each, following good practice survey guidelines (Collins 2023).
- 3.122 No bat emergence, or evidence of a roost, was recorded for any surveyed building.
- 3.123 General bat activity for Common and Soprano Pipistrelle was recorded across all surveys; and one pass of a Noctule on one occasion.
- 3.124 Passes for the two Pipistrelle species were recorded relatively close to sunset on each survey (between c.6mins-18mins after sunset) suggesting a roost is likely to be nearby; similarly for Noctule (recorded c. 20mins after sunset) during one of the surveys. See **Appendix 3** and **Table A3.3** for methods and detailed results.

Ground Level Tree Assessment

- 3.125 A ground level tree assessment (GLTA) was undertaken by an appropriately experienced ecologist on 29 July 2025.
- 3.126 The survey focussed on those trees within the main campus area and adjacent woodland edge, i.e. areas where trees were most likely to be impacted by the proposals.

- 3.127 During the GLTA 42 trees were identified as having features potentially suitable to support bats, e.g. cracks, splits, rot holes, woodpecker holes, flaking bark and ivy plating, or trees that may have features further in the canopy out of view.
- 3.128 Where a provisional roost feature (PRF) could be observed from the ground, it was given a PRF provisional category of either PRF-I, where the feature was considered suitable to potentially support individual or low numbers of bats, or PRF-M where a feature was potentially suitable to support larger numbers of bats, e.g. a maternity roost.
- 3.129 Each tree was then assigned an overall provisional category based on the highest PRF assessment, e.g. where a tree had both PRF-I and PRF-M features overall the tree would be assigned PRF-M.
- 3.130 These trees were then subject to closer/elevated inspections to provide a more definitive PRF assessment for each, see Close Inspection Survey Section below.

Close Inspections (Trees, Structures & Tree Bat Boxes)

- 3.131 Close inspection surveys of trees were undertaken by appropriately licensed bat surveyors, using torches and endoscope, between 16 and 24 September 2025, either from a ladder or via rope access.
- 3.132 Each tree identified from the GLTA survey as either a PRF-I, PRF-M or otherwise a tree identified as requiring further inspection i.e. there was the potential for PRFs to be present higher up in the tree out of view, were subject to close inspection.
- 3.133 Results of the close inspection survey are provided in **Table A3.4, in Appendix 3** and in **Figure 4**.
- 3.134 One tree (EPR tree ref. T7) was confirmed to support a day/transitional roost for an individual Natterer's and also an individual Common or Soprano Pipistrelle bat. The Natterer's roost was found in a split on a horizontal branch, where potentially c.200 bat droppings were observed although very decayed (species identification confirmed from DNA analysis of droppings). The Common/Soprano Pipistrelle roost was in a wound closure cavity around a pruning cut on the main trunk. No droppings could be seen but a single bat, identified as either Common or Soprano Pipistrelle from limited views.
- 3.135 Following the close inspection survey, 10 PRF-M and 14 PRF-I trees were recorded. The remainder being downgraded to negligible following a thorough inspection of features.
- 3.136 Two close inspection surveys of buildings B2 and B3 (covered seated areas in the quadrangle of the main building) were undertaken by an appropriately bat licensed ecologist on 29 July and 16 September 2025. Potential bat roosting features (gaps around the edge of the roof cover) could be fully inspected by torch and endoscope. No evidence of bats was found.
- 3.137 Tree bat boxes located on trees within the main campus area and woodland edge were checked for bats, or evidence thereof, by an appropriately licensed bat ecologist. No bats were found. One bat box (along the north boundary, north-west end) contained bat droppings, c. 200 mix of age. The species identification was subsequently confirmed to be Soprano Pipistrelle from DNA analysis (see **Figure 4**). No other evidence of bats was found at any of the other tree bat boxes.

Nighttime Bat Walkover Survey

- 3.138 Surveys were undertaken seasonally, once in summer (August 2025) and the other in autumn (September 2025). The location of surveyors at the start of each survey, transect route and results are shown on **Figure 5a** and **5b**. Methods and metadata are provided in **Appendix 3** and **Table A3.5**.
- 3.139 Four species of bat were recorded during these surveys: Common Pipistrelle, Soprano Pipistrelle; Eurasian Serotine and Noctule. Bats were only recorded in habitat around the outside of the main campus area. No bat activity was recorded internal to the main campus area, presumably due to high artificial light levels within the campus area itself.
- 3.140 Low numbers of Common and Soprano Pipistrelle bats were recorded in the south and/or north of the Site, relatively close to sunset, suggesting roosts are nearby.
- 3.141 Frequent foraging and bat flight paths for Common and Soprano Pipistrelle bats was recorded in September towards the northern boundary of the Site. This area is likely to be an important area for these species in terms of foraging and moving across the Site to the wider landscape. It is thought that the bats are able to keep within relatively dark areas (although these species are not as light adverse as others), whilst also being able to forage on insects attracted to the artificial lighting in this area. The Rhododendron and Cherry Laurel that forms a significant understorey component along the north boundary, whilst non-native species, are likely to provide structural diversity and screening from lighting to some degree throughout the year for bats.

Automated Static Bat Detector Surveys

- 3.142 Four automated static bat detectors were deployed around the Site to gather information on relative bat activity. These detectors were left to record for five consecutive nights in August and September 2025. The location of the static detectors are shown in **Figure 6**, metadata, methods and raw data is provided in **Appendix 3** and **Table A3.6** and **A3.7**.
- 3.143 In addition to the bat species recorded during the nighttime bat walkover survey, the following were recorded: Nathusius' Pipistrelle, Brown Long-eared, Myotis species, Barbastelle and potentially Leisler's.
- 3.144 In general, relatively low levels of bat activity were recorded for the Site. A total of 6,371 bat passes were recorded across the entire survey period (5,158 in August and 1,213 in September). This equates to 1,274.2 mean bat passes when averaged across each five-night sampling period for August and September combined. In this report a bat pass = when echolocation calls of a species (or species group) has been recorded on an output file, the output file may last up to 30 seconds.
- 3.145 The vast majority of relative bat activity recorded for the Site was for Common Pipistrelle (70.84%), followed by Soprano Pipistrelle (17.22%). The remaining species/species groups were recorded at relatively very low levels (3.5% or less). See **Table 3.6**.
- 3.146 Only a total of three (0.05%) Nathusius' Pipistrelle passes were recorded across the entire survey period, once along the northern boundary and two passes in the woodland in the west of the Site.

- 3.147 Only a total of two passes (0.03%) for Barbastelle was recorded, both in September and from the western woodland.

Table 3.6 Bat Passes for each Surveyed Season, expressed as the Average across each Five Night Sampling Period in August 2025 (summer) and September 2025 (autumn) and the Total across the Entire Survey Period

Figures rounded to 2 decimal places

Species/ Species Group	August (summer)		Sept (autumn)		Total	
	Mean Bat Pass	%	Mean Bat Pass	%	Mean Bat Pass	%
Common Pipistrelle	777.20	75.34	125.40	51.69	902.60	70.84
Soprano Pipistrelle	135.40	13.13	84.00	34.62	219.40	17.22
Common /Soprano Pipistrelle	2.80	0.27	0.00	0.00	2.80	0.22
Nathusius' Pipistrelle	0.40	0.04	0.20	0.08	0.60	0.05
Brown Long-eared	22.60	2.19	2.80	1.15	25.40	1.99
Myotis species	11.00	1.07	4.00	1.65	15.00	1.18
Myotis/Brown Long-eared	6.60	0.64	0.00	0.00	6.60	0.52
Serotine	5.00	0.48	0.00	0.00	5.00	0.39
Noctule	33.20	3.22	11.80	4.86	45.00	3.53
Leisler's	2.00	0.19	0.40	0.16	2.40	0.19
Noctule/ Leisler's	19.00	1.84	8.20	3.38	27.20	2.13
Noctule/Leisler's/Serotine (Big bat)	16.40	1.59	5.40	2.23	21.80	1.71
Barbastelle	0.00	0.00	0.40	0.16	0.40	0.03
Total	1031.60	100.00	242.60	100.00	1274.20	100.00

- 3.148 Of the relatively low levels of bat activity recorded for the Site, the greatest amount of activity was found in the north of the Site, near the northern boundary (static detector location A), followed by that in the south of the woodland (location D), and then along the main access road in the south (Location B). Comparatively very low levels of bat activity were recorded at the other locations. See **Table 3.7**.
- 3.149 At all locations, the greatest levels of relative bat activity were recorded for Common Pipistrelle. Comparatively greater levels of Noctule activity was recorded at Location A, than other locations, presumably as there are pasture fields immediately north of the Site that provide suitable foraging habitat for the species. The detector at Location A is therefore also likely to have recorded bat activity data adjacent off-Site, particularly for the larger bat species that have louder echolocation calls, that travel further. The possibility of recording off-site bat activity was minimised as far as possible, by directing the bat detector microphone inwards to the Site and away from a northerly orientation.
- 3.150 Brown Long-eared bats were recorded infrequently in the western woodland and immediately adjacent woodland edge (Location C, D and E).

- 3.151 Comparatively greater levels of bat activity from the *Myotis* group were recorded at Location C, possibly as this is near the known Natterer's tree roost and infrequently at other locations on Site.

Table 3.7 Mean Bat Passes At Each Location Across the Survey Period

Location A = northern Site boundary; Location B = main access road in south; Location C = area of vegetated spoil mound/woodland edge; D = west woodland in south; E = west woodland, central. Figures rounded to 2 decimal places.

Species/ Species Group	A		B		C		D		E	
	Bat Pass	%	Bat Pass	%	Bat Pass	%	Bat Pass	%	Bat Pass	%
Common Pipistrelle	346.80	63.73	220.60	83.88	21.20	19.96	302.20	90.16	11.80	46.09
Soprano Pipistrelle	157.20	28.89	5.60	2.13	37.60	35.40	12.00	3.58	7.00	27.34
Common /Soprano Pipistrelle	0.20	0.04	0.00	0.00	2.60	2.45	0.00	0.00	0.00	0.00
Nathusius' Pipistrelle	0.20	0.04	0.00	0.00	0.00	0.00	0.20	0.06	0.20	0.78
Brown Long-eared	0.00	0.00	0.00	0.00	18.40	17.33	4.40	1.31	2.60	10.16
<i>Myotis</i> species	2.60	0.48	1.00	0.38	8.40	7.91	1.80	0.54	1.20	4.69
<i>Myotis</i> /Brown Long-eared	0.00	0.00	0.00	0.00	6.60	6.21	0.00	0.00	0.00	0.00
Eurasian Serotine	0.00	0.00	1.60	0.61	0.40	0.38	3.00	0.89	0.00	0.00
Noctule	24.20	4.45	9.20	3.50	9.20	8.66	1.80	0.54	0.60	2.34
Leisler's	0.60	0.11	1.20	0.46	0.20	0.19	0.40	0.12	0.00	0.00
Noctule/ Leisler's	8.00	1.47	17.80	6.77	0.60	0.56	0.40	0.12	0.40	1.56
Noctule/Leisler's/ Eurasian Serotine	4.40	0.81	6.00	2.28	1.00	0.94	9.00	2.68	1.40	5.47
Barbastelle	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40	1.56
Total / Location	544.20	100	263.00	100	106.20	100	335.20	100	25.60	100

Social Calls

- 3.152 Bat social calls were recorded on the majority of nights at each static detector location across the sampling period, but not every night, see **Table A3.8**, in **Appendix 3**.
- 3.153 All social calls were from either Common or Soprano Pipistrelle bats, apart from two, which were both from a Brown Long-eared bat in August, one at Location C and one at Location D.
- 3.154 Only relatively low levels of Soprano Pipistrelle and Common/Soprano Pipistrelle social calling was detected across the entire sampling period with no evidence to suggest a mating roost.
- 3.155 Therefore, the following focuses on summary results for Common Pipistrelle only, see **Table 3.8**.

- 3.156 Across the five-night sampling period at each static location in August and September 2025, i.e. 40 samples, Common Pipistrelle social calls were recorded on 18 nights/locations (45%).

Table 3.8 Common Pipistrelle Social Call Summary Results 2025

Survey Period		Location					Total
Month	Date	A	B	C	D	E	
August	19	198	42	0	111	n/a	351
	20	0	9	0	224	n/a	233
	21	0	3	0	54	n/a	57
	22	5	27	0	300	n/a	332
	23	1	41	0	157	n/a	199
Season Total		204	122	0	846	n/a	1172
Sept	23	0	18	0	n/a	1	19
	24	0	1	0	n/a	0	1
	25	0	0	0	n/a	0	0
	26	0	1	0	n/a	0	1
	27	1	0	0	n/a	0	1
Season Total		1	20	0	n/a	1	22
Grand Total		205	142	0	846	1	1194

August:

- 3.157 At Location C no Common Pipistrelle social calls were recorded. For the majority of Location A (apart from one night, 19/08) and at Location B, only relatively very low levels of Common Pipistrelle social calls were detected, for the majority, nine or less per night, with no evidence of a potential mating roost.
- 3.158 Relatively higher levels of Common Pipistrelle social calls were recorded at Location A on 19/08. These calls were recorded infrequently throughout the evening with no evidence of a potential mating roost.
- 3.159 At Location D there were consistently relatively higher levels of Common Pipistrelle social calls recorded. On 19/08, the vast majority from between approximately 2.5hrs-4.5hrs after sunset. On 20/08 the vast majority were recorded between approximately 2.5hrs-3.5hrs after sunset. On 21/08, the number of social calls detected dropped, but of these the vast majority were recorded between approximately 1hr-2hrs after sunset. On 22/08 approximately one third of social calls were recorded between c.1.25hrs-2.75hrs after sunset and another third between c. 3hrs-4.5hrs after sunset with the remainder infrequently throughout the rest of the night. On 23/08 approximately two third of social calls were recorded c. 3hr-4.5hrs after sunset with the remainder infrequently throughout the night.
- 3.160 Some social calls were recorded around the same time as feeding buzzes and so certainly a proportion of social calls are likely to relate to the defence of a foraging resource or territory. However, August is also a time when Pipistrelle species are known to mate. Without visual observations in addition to the static detector information, it is difficult to know whether the social calling detected at Location D related solely to resource defence or whether a proportion also related to mating. Location D, is in the southern extent of woodland that is to be retained.

September:

- 3.161 In September very low levels of Common Pipistrelle social calls were recorded, with no evidence to suggest a mating roost.

Bat Assemblage

- 3.162 At least nine bat species have been recorded using the Site during the field work, the vast majority of bat activity from Common Pipistrelle. One tree has been confirmed to support a day/transitional roost for individual bats for two species (Natterer's and either a Common or Soprano Pipistrelle bat); and one tree bat box supports a Soprano Pipistrelle roost, likely used infrequently by individual bats.
- 3.163 The Site potentially meets one of the eligibility criteria for selection as a local wildlife site as it supports roosts for two or more species (Berks, Bucks, Oxon Local Wildlife Site Selection Criteria, v.7), although this is a low bar, and a great many locations would meet this particular criterion. In this instance the confirmed roosts are of low conservation status, being day and transitional roosts used by individual or low numbers of bats, by species that are considered common and widespread both nationally and locally. Further, the Site is unlikely to support large and significant population of bats, given its size and habitats present.
- 3.164 There are several evaluation method frameworks to help evaluate a local bat assemblage using habitats within the Zone of Influence of the proposals. Using that set out in the Bat Mitigation Guidelines (Reason and Wray, 2025) without appropriate adjustment for context would lead to a bat assemblage evaluated as being of National importance. This methodology is considered to have over-inflated the importance of the bat assemblage, which is considered to be of **County** importance. A County value importance assessment is supported by the evaluation methodology in Wray *et al.* (2010).

Hazel Dormouse

Desktop Study

- 3.165 No records for Hazel Dormouse *Muscardinus avellanarius* were returned from TVERC.
- 3.166 However, WBC mentioned in their pre-app letter dated 21 March 2025 (in relation to a previous planning application for the Site) that they would expect results of Hazel Dormice surveys to be provided with any future planning application, as they are aware of records for this species from Big Wood. Big Wood is c.2.2km north of the Site as a straight line and nearer to double this distance when following routes of potential habitat connectivity, although this includes having to cross roads.

Field Survey

- 3.167 Checks of deployed Hazel Dormice footprint tunnels and nest boxes around the Site has found no evidence of this species to date. Methods and metadata is provided in **Appendix 3** and **Table A3.9**.
- 3.168 Surveys will resume in April 2026. If no evidence of Hazel Dormouse has been recorded by end of May, surveys will cease, in line with survey guidelines (i.e. there is a 97% confidence in detecting the species where 50 footprint tunnels are used for 3 months during the period May to October, inclusive).



Reptiles

Desktop Study

- 3.172 TVERC returned records for relatively common and widespread reptile species, Adder *Vipera berus*, Grass Snake *Natrix helvetica*, Slow Worm *Anguis fragilis* and Common Lizard *Zootoca vivipara*, within 2km of the Site.
- 3.173 The nearest record, c.750m distance from the Site.
- 3.174 The Site does not support suitable habitat for Adder.

Field Survey

- 3.175 Reptile surveys were undertaken within the optimal season, in areas with potentially suitable habitat to support them, e.g. around the man-made pond and rough grassland.
- 3.176 No reptiles have been recorded. Methods are provided in **Appendix 3** and metadata is presented in **Table A3.10**

Amphibians

Desktop Study

- 3.177 Records from TVERC show Palmate *Lissotriton helveticus* and Smooth Newt *L. vulgaris* have been recorded from the man-made pond on Site, as well as recorded within 2km.
- 3.178 There are also records for Common Toad *Bufo bufo* and Frog *Rana temporaria* within 2km, the nearest of which are from nearby Dickie's Pond at the adjacent Pinewood Centre.
- 3.179 Records for Great Crested Newt were returned c. 1.8km distance, but as mentioned in Section 2 Great Crested Newt has been scoped out of this EclA report, following a negative result from eDNA testing of water samples from on Site and nearby ponds.

Field Survey

- 3.180 During other surveys on Site, a Common Toad and a toadlet were recorded under artificial refugia in the vegetated spoil mound area. This is in relatively close proximity to the on-Site pond and it is likely Toads use this pond for breeding.
- 3.181 These species of amphibians are relatively common and widespread in Berkshire and are therefore considered of importance at the **Zone of Influence** level.

Evaluation

- 3.182 Several faunal species of conservation interest are supported on the Site, although not all meet the value threshold for consideration within this EcIA as Important Ecological Features. Consequently, [REDACTED] and Amphibians are not considered further within this EcIA, although their legal protection is considered in **Section 7**. Whilst no reptiles have been found on Site, their potential presence within woodland (as raised by WBC in the Pre-App meetings) will be considered in **Section 7**.
- 3.183 The bat assemblage utilising the Site is considered to be an IEF and has been taken forward within this EcIA. Hazel Dormice has also been included in this EcIA as a potential IEF on a precautionary basis – no evidence of this species has been found so far, but surveys will not conclude until later in 2026.

Summary of Important Ecological Features

- 3.184 With reference to the assessment criteria set out in **Appendix 3**, IEFs that are considered to be of Local importance or greater to be taken forward for impact assessment in **Section 4** are summarised in **Table 3.8** below.

Table 3.8: Important Ecological Features to be considered further in this EcIA

Feature	Importance
Thames Basin Heaths SPA	International
Heathlake SSSI	National
Broadmoor to Bagshot Woods and Heaths SSSI	National
Sandhurst to Owsalmoor Bogs and Heaths SSSI	National
Wellington College Bog SSSI	National
Wykery Copse SSSI	National
Heathlake SSSI and LNR	County
Adjacent Wokingham Road/Peacock Lane LWS	County
Gorrick Plantation LWS	County
Bucklers Forest LWS	County
Peacock Meadows LWS	County
Beaufort Park pLWS	County
Acid grassland flora and vegetation	Local
Lowland Mixed Deciduous Woodland (provisional)	Local
Lowland Dry Acid Grassland (provisional)	Local
Other Lowland Acid Grassland (provisional)	Local at most
Bats	County
Hazel Dormouse (if found to be present following completion of surveys in 2026)	Local

4. IMPACT ASSESSMENT

Introduction

- 4.1 This section examines the potential for significant ecological impacts and effects on IEFs as a result of the biophysical changes arising from the Proposals, both during the site clearance, construction and operational phase. Where impacts are identified, opportunities for impact avoidance and mitigation are explored. If the potential for significant residual effects remains after mitigation, then opportunities for compensation are also set out.

Impact Avoidance by Design

- 4.2 In accordance with the principle of the mitigation hierarchy, the scheme has been designed to avoid ecological impacts as far as possible in the first instance, thus reducing the need for extensive mitigation measures.
- 4.3 Impact avoidance measures incorporated into the Proposed Development include:
- Creation of bespoke SANG to avoid impacts associated with recreation that may otherwise arise from the Proposals onto internationally protected sites. This will also avoid recreational impacts to nationally designated sites and LWS;
 - Retention of the majority of woodland, which will also maintain habitat connectivity; and
 - Embedded drainage design (see separate Flood Risk Assessment & Development Drainage Strategy, MJA, 2026) where discharge will be at greenfield rates and a SUDS scheme that has been designed to mitigate contamination from surface water run-off, e.g. hydrocarbons, suspended solids, of the receiving groundwater and watercourse. During construction any potential accidental contamination can be addressed through adopting industry standard impact avoidance (and mitigation) measures that will be included in the Construction Environment Management Plan.

Mechanisms for Implementing and Securing Mitigation

- 4.4 Throughout this section reference is made to a suite of plans and strategies which will include and expand upon the key principles of the impact avoidance and mitigation measures described below, and which can be secured through planning conditions or obligations, including:
- Demolition & Construction Environmental Management Plan;
 - Sensitive Lighting Strategy;
 - Outline SANG Habitat Creation and Management Plan / Woodland Management Plan; and
 - Landscape and Ecology Management Plan. Including a precautionary working method statement (PWMS) for woodland management to avoid impacts to protected and priority species, such as bats and Hazel Dormice (if present); as well as benefitting other woodland species generally, e.g. invertebrates, amphibians, and reptiles (if present).

Impact Assessment

Internationally Designated Sites

Assessment of Impacts and Mitigation - Operational Phase

Recreational Impacts

- 4.5 The Proposed Development will result in an additional 136 dwellings within 5km of the Thames Basin Heaths SPA.
- 4.6 With the increase in residents in the area as a result of the additional residential dwellings, it can be expected that in the absence of mitigation there may be an increase in the recreational demands of this internationally designated site. An increase in the number of visitors can have a detrimental impact on a site. For example, high foot traffic can result in trampling and ultimately habitat degradation. In addition, ground nesting birds are sensitive to disturbance. An increase in recreation activities, in particular off-lead dog walking, has been shown to result in negative impacts on populations as a result of reduced fitness and breeding success (Underhill-Day, 2005).
- 4.7 In light of this research, the Joint Strategic Partnership Board of affected local authorities in and around the Thames Basin Heaths SPA produced the 'Thames Basin Heaths Delivery Framework' (July, 2009), which outlines means by which residential development can avoid a significant negative effect on these birds. For development between 400m and 5km of the Thames Basin heaths SPA, where effects associated with dog-walking are likely, the Delivery Framework sets out avoidance measures that can be applied, including the provision of suitable alternative natural greenspace (SANG) and financial contributions to the Strategic Management and Maintenance (SAMB) Strategy.
- 4.8 Additional detail on the above context and a summary of the evidence base underpinning the efficacy of both SANG and SAMB is provided as **Appendix 5**.

SANG Provision

- 4.9 Natural England's latest guidelines on SANG (2021) includes criteria by which smaller areas of land could be brought forward to deliver 'small SANG'. This includes SANG which by itself delivers circular walks less than 2.3km but is adjacent to, linked, or close to a SANG or a network that combined will deliver the required length of circular walk.
- 4.10 As part of this application, Natural England were consulted on the proposed on-Site 'small SANG' strategy in principle as well as SANG design and emphasised the desirability of any on-Site SANG contributing toward the wider network of linked, publicly accessible green spaces and SANG areas.
- 4.11 It is considered that there are two options through which the proposed development can prevent and mitigate recreational impacts and attract residents of the new proposed development away from sensitive sites.
- 4.12 These options are as follows:
- 4.13 **SANG Option 1**. Creation of a bespoke Suitable Alternative Natural Greenspace (SANG) within the on-Site woodland which, insofar as is possible, complements other areas of publicly accessible green space and SANG. This SANG would need to be secured '*in perpetuity*' through

a Section 106 Agreement. The SANG has been designed to comply (as much as possible) with Natural England's 'Guidelines for the Creation of SANG' (Natural England, 2021), including Appendix 2 that relates to 'small SANG', and the Joint Strategic Partnership Board's 'Thames Basin Heaths Delivery Framework' (Thames Basin Heaths Joint Strategic Partnership Board, 2009).

- 4.14 For small SANGs, NEs 2021 SANG guidelines, Appendix 2 states:

"Small SANG – This will be no smaller than 2 hectares in size. Where possible all other Appendix 1 criteria should be met, and the site will be adjacent to, linked in an accessible manner to, or close to a SANG or network which can deliver the required circular walk. Small SANG should be available to residents on their doorsteps."

- 4.15 The proposed area for on Site SANG is c. 6.22ha with a main circular walk of around 1.37km which can be shortened or lengthened with additional connecting footpaths totalling an additional 0.65km. In addition, there is a further path of 0.32km which loops around the development and can be utilised by walkers wishing to take a longer walk outside of the SANG. The SANG provision is in close proximity to other existing and proposed SANGs in the area and to public open space, including that associated with the adjacent Pinewood Centre. **Figure 7** that shows the Site and how the proposed on-Site SANG relates to existing and proposed areas of SANG and publicly accessible recreational green spaces, linked together through the public rights of way network.
- 4.16 The on Site SANG will be immediately proximate and available to residents of the proposed development, but also the local population within a 400-metre walking catchment around the Site. Royal Mail Postcode Address File (PAF) data shows that there are 366 existing dwellings within the 400m walking catchment of the proposed SANG. This means that more than 2.5 times the number of existing homes are located within the proposed on-Site SANG walking catchment (and which therefore may choose to use the new SANG for at least some of their recreational needs) that form part of the Proposed Development.
- 4.17 The proposed on-Site SANG therefore meets all 'must have' quality criteria in Appendix 1 of the SANG Guidelines that it can, except where this relates to circular walk of 2.3-2.5km and where they relate to car parking. With respect to the length of a circular walk SANG Guidelines acknowledge a 2.3-2.5km circular walk is less likely to be achieved in a small SANG although it is desirable to provide it across a local SANG network.
- 4.18 Further details of the proposed creation and management of the on-Site SANG can be found within the 'Outline Suitable Alternative Natural Greenspace – Habitat Creation and Management Plan' (EPR, 2026). This incorporates NEs comments, for example expanding the existing path network to encompass a larger area of the woodland, removal of non-native invasive species, screen planting, and provision of a dog dip pond.
- 4.19 **SANG Option 2:** An alternative to Option 1 would be for the Proposed Development to purchase strategic SANG capacity at Wokingham Borough Council's Rooks Nest Wood Strategic SANG, once the extension for this SANG area has been consented. This similarly would result in the provision of effective and functional SANG capacity to accommodate the needs of the Proposed Development.

Strategic Access Management and Monitoring Strategy

- 4.20 In addition to the provision of SANG through one of the two options outlined above, in accordance with the JSPB TBH SPA Delivery Framework (2009), a contribution will be made to the Thames Basin Heaths SPA Strategic Access Management and Monitoring Strategy (SAMMS), which aims to monitor and address the impacts of those who do visit the Thames Basin Heaths SPA.

Conclusions in Relation to the Habitats Regulations Assessment (HRA) Process

- 4.21 It should be noted that, whilst SANGs are designed to effectively avoid/prevent a negative impact occurring on the TBH SPA as a result of increases in recreational pressure, in accordance with the 'People over Wind' case in the Court of Justice of the European Union (CJEU) (Case C-323/17), as SANGs are introduced into the project specifically for the purposes of addressing potentially negative impacts on the SPA, their efficacy should be tested through an 'Appropriate Assessment' – part of the Habitats Regulations Assessment (HRA) process - under Regulations 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).
- 4.22 For the purposes of the 'Screening' Stage of the HRA process therefore, impact avoidance and mitigation measures should not be taken into account, and it should therefore be considered that the Proposed Development has the potential to contribute toward a likely significant effect on the Thames Basin Heaths SPA in combination with other plans and projects, as a result of increases in recreational pressure. Wokingham Borough Council as competent authority under the Conservation of Habitats and Species Regulations 2017 (as amended) should therefore undertake an 'Appropriate Assessment'.
- 4.23 For the purposes of undertaking the Appropriate Assessment however, Wokingham Borough Council can rely upon the robust and burgeoning evidence base showing that a combination of SANG and SAMM will prevent any net increase in recreational pressure on the Thames Basin Heaths SPA as a result of the proposals, and by extension it can be concluded that, subject to the provision of SANG and SAMM, the Proposed Development will not lead to an adverse effect on the integrity of the Thames Basin Heaths SPA, either alone or through contributions toward an effect in combination with other plans and projects.
- 4.24 Further detailed information to inform the Habitats Regulations Assessment process is provided in **Appendix 5**.

Sites of Special Scientific Interest and Local Wildlife Sites

Assessment of Impacts and Mitigation – Operational Phase

Recreational Impacts

- 4.25 Any residential development which results in a net gain of dwellings is likely to, unmitigated, have a significant effect on Heathlake SSSI, Broadmoor to Badgshot woods and Heaths SSSI, Sandhurst to Owlsmoor Bogs and Heaths SSSI, Wellington College Bog SSSI and Wykery Copse SSSI. Particularly the former two due to their proximity to the Site and because these have public car parks. Similarly for the Local Wildlife Sites and potential LWS within the Zol.
- 4.26 In the absence of mitigation, an increase in visitors may, in combination with recreational pressure from residents of existing dwellings and other residential schemes, result in habitat degradation, negatively impacting sensitive features for which the sites are designated.

- 4.27 However, the SANG being delivered in relation to the SPA will provide an attractive and more convenient destination for recreation than the SSSI's or LWS's. As a result, significant impacts on these sites are not envisaged.

Lowland Mixed Deciduous Woodland

Assessment of Impacts and Mitigation – Site Clearance and Construction Phase

Habitat Loss

- 4.28 The vast majority of lowland mixed deciduous woodland will be retained. However, the internal margins of this woodland will need to be removed to facilitate the Proposals.
- 4.29 This will result in a **significant permanent negative impact** at the **local level**.

Damage & Degradation

- 4.30 In the absence of mitigation, areas of retained woodland, i.e. trees and their root systems, may be damaged or degraded during Site set-up and construction, e.g. through vehicles or storage of materials encroaching too close to trees.
- 4.31 This will result in a **significant permanent negative impact** significant at the **zone of influence level**.

Mitigation

- 4.32 A Construction Environmental Management Plan (CEMP) and Arboriculture Method Statement will be implemented to ensure impacts are avoided by protecting sensitive areas - canopy and root protection areas (RPAs), during set-up and construction. This will include provision of protective fencing, such as propped Heras fencing, or similar, allowing for a safe working area during tree removal.
- 4.33 If other work needs to be carried out within the protective buffer advice from a suitably qualified and experienced arboricultural consultant will be followed. This is particularly important for below ground works, e.g. cabling, within the root protection area of retained trees.
- 4.34 The CEMP will also include details of standard pollution prevention measures, in the unlikely event of fuel / chemical spillage.

Compensation

- 4.35 The loss of woodland is unavoidable and cannot be mitigated, but compensation will be provided through enhancing retained woodland, through implementing the SANG or Woodland Habitat Management Plan and payments off-site to create new woodland.

Assessment of Impacts and Mitigation - Operational Phase

Habitat degradation

- 4.36 Residents will access the woodland for recreation, e.g. dog walking, which, in the absence of mitigation, may result in habitat degradation such as through trampling of ground flora, and localised soil enrichment (e.g. from dog faeces).
- 4.37 This will result in a **significant permanent negative impact** at the local level.

Mitigation

- 4.38 Implementation of SANG / Woodland Habitat Management Plan, which includes the removal of non-native invasive species and prescriptions to improve the structure and diversity of the woodland habitats. Paths through the woodland will be clearly demarcated and interpretation boards and combined rubbish/dog bins provided. This will help walkers keep to designated routes and encourage responsible disposal of dog faeces.
- 4.39 With the implementation of this mitigation it will lead to an overall **positive effect of local significance** during the operational phase.

Lowland Dry Acid Grassland (provisional), Other Acid Grassland & Acid Grassland Vegetation

Assessment of Impacts and Mitigation – Site Set-up and Construction Phase

- 4.40 The following is based on the assumptions set out earlier in this report, with respect to the presence of lowland dry acid grassland and extent of acid grassland. The strategy will be refined as necessary following completion of grassland surveys in spring 2026. However, the following is based on a reasonable worst-case scenario, which should provide confidence to WBC that impacts can be appropriately mitigated or compensated.

Habitat Loss & Loss of Acid Grassland Vegetation

- 4.41 The majority of acid grassland habitat, including vegetation will be lost to facilitate construction. This is unavoidable as the majority of these grassland areas occur as small patches that are intimately associated with the existing built development such that it would be unfeasible to protect and retain them in situ.
- 4.42 This will result in a significant **permanent negative impact** significant at the **local level**.

Damage & Degradation

- 4.43 Areas of retained acid grassland habitat and acid grassland vegetation may be damaged or degraded during Site set-up and construction, e.g. through vehicles tracking over or storage of materials on the lawns.
- 4.44 This will result in a **permanent negative impact** significant at the **local level**.

Assessment of Impacts and Mitigation - Operational Phase

Habitat Degradation

- 4.45 In the absence of mitigation, retained areas of acid grassland and vegetation and flora within the public open space central areas, may become degraded, e.g. through excessive levels of disturbance (acid grassland requires some level of disturbance to keep the sward open and allow seeds to set).
- 4.46 This will result in a **permanent negative impact** significant at the **Local level**.

Mitigation

- 4.47 A Construction Environmental Management Plan (CEMP) will be implemented to ensure impacts are avoided to retained areas of acid grassland and acid grassland vegetation and flora. This will include provision of protective fencing, such as propped Heras fencing, or similar around these grasslands.

- 4.48 The areas of retained grassland will be within the central public open space (POS) area and subject to management under an Ecology Management Plan. The principles to be followed in the management plan will be informed by results of the further grassland surveys to be completed in spring 2026. Pathways will carefully weave through this area, reducing the potential for desire lines. Some level of disturbance is expected across the acid grasslands in the POS area, but acid grassland needs a level of disturbance to help keep the sward open and provide space for plants to set seed.
- 4.49 It is not possible to mitigate the loss of acid grassland (subject to confirmation of extent following completion of surveys later in 2026). Based on the assumptions set out in this report, it is assumed this will result in a **residual impact** significant at the **Local** level, requiring compensation (see below).

Compensation

- 4.50 An Ecology Management Plan (EMP) will be implemented to salvage (translocate) areas of acid grassland identified as having conservation interest. These will be moved to pre-prepared receptor locations - clearings within areas of retained woodland within the Site, and around the raised margins along the swales in the public open space. The following translocation principles will be followed with further detail provided within the EMP:
- 4.51 The areas identified for translocation at both the donor (lawns) and receptor (woodland and swale margins) sites will be marked-out.
- The receptor sites at the swales and within the woodland will be allowed to be prepared first. Clearings will be made within the woodland. These will be roughly rectangular in shape and orientated north to south to maximise the sunlight reaching each clearing. Preparation of the receptor sites can be undertaken at any time of year subject to other ecology considerations, e.g. nesting birds during vegetation clearance.
 - If free draining, low nutrient, sand and gravel soils are needed at any of the receptor locations, these will be obtained from excavated material elsewhere on Site, e.g. through the creation of the swales. Based on the site investigation soakaway test results report (Ibex Consulting Engineers, 19/08/2025), fine, medium-fine and medium-coarse gravelly sand has been recorded.
 - Appropriately fine sandy material will be sculpted around the edge of swales forming mounds and banks. In the woodland, existing soils (where appropriately free draining and sandy) or else soils from elsewhere on Site, will be mounded to create low banks. This will allow some structural variation and increase the surface area for the formation of acid grassland.
 - At the donor sites, the turf and topsoil will be removed to a depth of c. 150mm, using an excavator. The material salvaged from the donor sites will be taken immediately by either tractor and trailer, or dumper truck, to the pre-prepared receptor sites. This should only be timed between the months of July and September.
 - Following translocation, the receptor areas will be supplemented with a suitable seed mix (containing forbs only – not grasses). An appropriate mix will be identified following completion of grassland surveys in spring 2026, but potentially Emorsgate EM7F mix or tailored to species found on Site. The surface of the receptor site should be raked to a fine tilth before the seed is broadcast directly onto the surface by hand. This will be

timed to take place either in September or October immediately following translocation or spring the following year.

Bats

Assessment of Impacts and Mitigation – Site Clearance & Construction Phase

Destruction of Roosts and Removal of Suitable Roosting Features

- 4.52 Close inspection tree surveys are to be completed between May and August 2026. Therefore details in this section are based on assumptions set out earlier in this report and should provide WBC the confidence that likely impacts can be adequately mitigated.
- 4.53 Proposals will result in the loss of a tree that supports a Natterer's and either Common or Pipistrelle day/transitional roost. Additionally, the removal of several buildings that whilst no bat roost was recorded, do have features considered suitable to potentially support roosting bats. The tree bat box that is a confirmed Soprano Pipistrelle (likely) day/transitional roost is to be retained. Other tree bat boxes that have no evidence of use by bats will be removed and unmitigated will result in the loss of potential roost features.
- 4.54 Of the trees which are to be felled to facilitate the Proposals, 12 have been identified as having potential roost features: 6 trees categorised as PRF-I and 6 trees PRF-M. A further 5 PRF-M and 8 PRF-I trees are to be retained. PRF-M trees identified as likely to be impacted by the Proposals are to be subject to further close inspection surveys between May and August 2026.
- 4.55 In the absence of mitigation, the loss of the known Natterer's and Common/Soprano Pipistrelle day/transitional roost, and the loss of buildings/trees with potential roost features would result in a **permanent negative impact** significant at the **Local level**.
- 4.56 In order to allow the confirmed tree roost to be felled lawfully, a European Protected Species Licence (EPSL) will be required (see **Section 7 legal Considerations**). The licence application will include a detailed mitigation strategy in accordance with best practice guidelines.
- 4.57 To compensate for the loss of these confirmed roosts, the section of tree supporting the roost feature will be cut and secured to a nearby tree, mimicking conditions as close as possible, e.g. in terms of orientation, height, etc. Where this is not feasible, bat boxes will be secured to suitable retained nearby trees.
- 4.58 To mitigate the loss of trees and buildings with potential roost features, a range of different models of bat boxes, suitable for a variety of bat species, including Brown Long-eared, Pipistrelle and Myotis species, will be installed on appropriate retained trees within the woodland.
- 4.59 Existing bat boxes removed from trees prior to construction (where results show no evidence of previous use by bats) will be relocated to suitable mature trees to be retained within the woodland.
- 4.60 Providing mitigation as outlined above is implemented, no significant residual impacts are anticipated.

Injury, Death, Disturbance and Loss of Confirmed and Potential Bat Roosts

- 4.61 Should bats be present within roosts at the time of the tree felling there would be a high risk of injury or death to bats. Although injury or death of individual bats is unlikely to represent a significant impact on the conservation status of the bat assemblage above Zone of Influence level, this would result in an offence under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Legal considerations are discussed in **Section 7**.

Loss of Foraging and Commuting Habitat

- 4.62 The majority of foraging and commuting by bats was recorded on Site in habitats around the periphery of the main campus, i.e. woodland and woodland edge.
- 4.63 The vast majority of this habitat is to be retained, but some vegetation removal around the periphery of the main campus area is required to facilitate Proposals. Along the northern boundary, removal of vegetation in the absence of mitigation has the potential to reduce the permeability of the movement of bats in this location.
- 4.64 In the absence of mitigation this loss of foraging/commuting areas will result in a **permanent negative impact** significant at the **Local level**.

Mitigation

- 4.65 To mitigate this loss, native species will be included within the landscape plans which are of benefit to invertebrates, which will in turn provide an additional foraging resource for the local bat assemblage.
- 4.66 To maintain connectivity of vegetation along the northern boundary and provide structural diversity, native planting of local provenance is also proposed in this area.
- 4.67 Mitigation/compensation for other IEFs will also benefit bats. For example, creation of lowland dry acid grassland glades within the retained woodland will benefit invertebrates (prey of bats) and increase the foraging resource that was previously not available to bats due to high light levels across the main campus.
- 4.68 Providing mitigation as outlined above is implemented, **no significant residual impacts** are anticipated.

Disturbance

- 4.69 Bats are highly sensitive to light, therefore inappropriate lighting/siting of lighting during Site set-up and construction may discourage bats from using their usual commuting routes and foraging areas, as well as negatively impacting known and potential roosts.
- 4.70 In the absence of mitigation, the lighting of these sensitive areas would result in a **temporary negative impact** significant at the **Local level**.

Mitigation

- 4.71 In order to mitigate against these potential disturbances a CEMP and sensitive lighting strategy will be implemented to avoid artificial lighting shining directly onto boundary features, woodland edge habitat or directly onto access points of confirmed roosts or potential roost features. The sensitive lighting strategy will follow guidance in the Bats and Artificial Lighting at Night

Guidance Note 08/23 (produced jointly by the ILP and BCT, 2023), and will avoid lux levels increasing above the baseline and will avoid the use of unnecessary lighting.

- 4.72 Providing mitigation as outlined above is implemented, **no significant residual impacts** are anticipated.

Assessment of Impacts and Mitigation - Operational Phase

Disturbance from Artificial Lighting

- 4.73 Once complete, the Proposed Development has the potential to result in an increase in artificial light levels at the Site and immediate vicinity. Due to the light sensitive nature of bats, if important foraging areas and commuting routes, such as woodland edge and retained woodland were to be significantly illuminated this could deter bats from using parts of the Site and reduce the permeability of the Site to bats.
- 4.74 Unmitigated, this will have a **permanent negative impact** on the bat assemblage significant at the **County level**.
- 4.75 To prevent long-term disturbance to the local bat assemblage a lighting strategy will be implemented which will detail specification for lighting to minimise impacts and provide detailed plans to ensure sensitive areas are not significantly and unnecessarily illuminated.
- 4.76 The lighting strategy will take into account the guidance provided in the Bats and Lighting at Night Guidance Note.
- 4.77 The lighting strategy will ensure that:
- Artificial light levels will not increase above baseline levels along the northern boundary and woodland edge.
 - Elsewhere within the development, lighting levels will be kept as low as safety levels permit.
 - Lighting will be directional and directed away from sensitive features (woodland, woodland edge and boundary habitats).
 - LED luminaires will be used where possible due to their sharp cut-off and lower intensity (a warm white spectrum should be adopted, 2700 kelvin or lower, to reduce the blue-light component).
 - Light sources to feature peak wavelengths greater than 550nm to avoid the component most disturbing to bats.
 - Luminaires to be mounted horizontally to avoid upward light output.
 - External security lighting to be set to motion sensor/PIR and set to as short a timer as possible.
 - No illumination within the woodland.
- 4.78 In addition to this, sensitive lighting is to be installed within residential gardens prior to occupation in an attempt to minimise the risk of homeowners installing potentially disturbing lighting.

- 4.79 Providing mitigation as outlined above is implemented, **no significant residual impacts** are anticipated.

Hazel Dormice (subject to confirmation of presence)

- 4.80 Surveys for Hazel Dormouse are on-going in 2026. As yet no evidence of presence of this species has been recorded. This section is therefore based on a precautionary approach, i.e. if Hazel Dormouse are found to be present within the Site it should provide WBC the confidence that the Proposals can deliver appropriate mitigation.

Assessment of Impacts and Mitigation - Construction Phase

Loss of Resting and Nest Sites

- 4.81 Unmitigated removal of trees, shrubs and scrub may result in the destruction of habitat used by Hazel Dormouse for resting or nest sites, which would result in a **permanent negative impact** significant at the **Local level**.
- 4.82 Subject to confirmation of the presence of this species, a European Protected Species Licence (EPSL) will be required prior to removal of vegetation. The licence application will include a detailed mitigation strategy in accordance with best practice guidelines.
- 4.83 To mitigate the loss of rest/nest sites Hazel Dormouse nest boxes will be installed within retained woodland.
- 4.84 To mitigate the long-term loss of this habitat, planting will be undertaken in the woodland to increase plant species and structural diversity.

Injury and death

- 4.85 Unmitigated habitat removal to facilitate Proposals could injure or kill Hazel Dormouse if present at the time.
- 4.86 Although injury or death of individual Dormice is unlikely to represent a significant impact on the conservation status of the Hazel Dormouse assemblage above Zone of Influence level, this would result in an offence under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of habitats and Species Regulations 2017 (as amended).

Mitigation

- 4.87 Prescriptions for the appropriate timings, supervisions and control of works affecting vegetation removal will be agreed with Natural England and will become conditions of any issued EPSL, subject to confirmation of the species presence.
- 4.88 Any vegetation to be removed, such as trees, shrubs and scrub, identified to be potentially suitable to support Hazel Dormouse will be subject to a precautionary working method statement (PWMS). The PWMS will set out safe working methods to avoid potential harm to dormice, for example a pre-works check of vegetation to search for nests by an appropriately licensed ecologist, supervision during removal of particularly sensitive features or time of year. The PWMS will be included within the CEMP.

Loss of Foraging Habitat

- 4.89 In the absence of mitigation, the loss of woodland edge habitat, may reduce the availability of foraging resource available to Hazel Dormouse (if present on Site).

- 4.90 Given the vast majority of woodland will be retained, the loss of limited habitat is unlikely to have a significant impact on the conservation status of the Hazel Dormouse assemblage above the Zone of Influence level.

Mitigation

- 4.91 Implementation of the CEMP will protect retained habitat as described above for other IEFs.
- 4.92 To mitigate the long-term loss of this habitat, planting will be undertaken in the woodland to include plant species that will provide a greater foraging resource for the species.

Disturbance

- 4.93 Hazel Dormouse are nocturnal and light averse. Therefore inappropriate lighting/siting of lighting during Site set-up and construction may discourage this species from using parts of the Site, dispersing, or inadvertently shine on nests (if present).
- 4.94 In the absence of mitigation, the lighting of sensitive areas would result in a **temporary negative impact** significant at the **Local level**.

Mitigation

- 4.95 In order to mitigate against these potential disturbances a CEMP and lighting strategy will be implemented to avoid artificial lighting shining directly on to ecologically sensitive areas.
- 4.96 The lighting strategy designed for bats would also mitigate lighting impacts for Hazel Dormouse.
- 4.97 Providing mitigation as outlined above is implemented, **no significant residual impacts** are anticipated.

Assessment of Impacts and Mitigation - Operational Phase

Disturbance from Artificial Lighting

- 4.98 Once complete, the Proposed Development has the potential to result in an increase in artificial light levels at the Site and immediate vicinity. Due to the light sensitive nature of Hazel Dormice, illumination of habitat that supports this species, such as retained woodland and woodland edge, could deter dormice from using parts of the site for foraging, dispersal, nesting, etc.
- 4.99 Unmitigated, this will have a **permanent negative impact** on the Hazel Dormouse assemblage significant at the **zone of influence level**.
- 4.100 To prevent long-term disturbance to the local Hazel Dormouse assemblage a lighting strategy will be implemented which will detail specification for lighting to minimise impacts and provide detailed plans to ensure sensitive areas are not significantly and unnecessarily illuminated.
- 4.101 The lighting strategy developed for bats will also mitigate impacts to Hazel Dormouse.
- 4.102 Providing mitigation as outlined above is implemented, **no significant residual impacts** are anticipated.

Summary of Impact Assessment

- 4.103 **Table 4.1** below provides a summary of the potential impacts of the Proposed Development on IEFs, opportunities for impact avoidance and mitigation, or compensation where significant residual effects have the potential to remain.

Table 4.1: Summary of Impact Assessment.

Feature	Importance	Unmitigated Impacts	Mitigation	Significance of Residual Effects	Compensation
<i>Site Clearance and Construction Phase</i>					
Lowland mixed deciduous woodland	Local	Habitat loss	Implementation of CEMP to include appropriate buffer zones.	Local	Implementation of SANG Creation and Management Plan / Woodland Management Plan, and payments off-site to create new woodland
Lowland mixed deciduous woodland	Zone of Influence	Habitat damage and degradation	Implementation of CEMP	None	N/A
Lowland dry acid grassland / other acid grassland / acid grassland vegetation (subject to confirmation once grassland surveys completed in spring 2026)	Local	Habitat loss Habitat damage and degradation	Implementation of CEMP to include protecting retained areas of acid grassland	Local	Implementation of Ecology Management Plan to include an Acid Grassland Translocation Strategy within the Site
Bats	County	Injury, death Disturbance Roost destruction Habitat loss Habitat damage and degradation	Implementation of CEMP Supervision of tree work/building demolition Provision of bat boxes Planting of native species and diversification of woodland	None	N/A

Hazel Dormouse (if found to be present following on-going surveys in 2026)	Local	Injury, death Disturbance Destruction of resting/nesting sites Habitat Loss Habitat damage and degradation	Implementation of CEMP Supervision of vegetation removal Provision of nest boxes Planting of native species and diversification of woodland	None	N/A
<i>Operational Phase</i>					
Thames Basin Heaths SPA	International	Disturbance of Annex 1 ground nesting birds that form the qualifying features of the SPA	Recreational Impact Avoidance Strategy including provision of SANG and SAMM	None	N/A
Heathlake SSSI, Broadmoor to Badgshot woods and Heaths SSSI, Sandhurst to Owlsmoor Bogs and Heaths SSSI, Wellington College Bog SSSI and Wykery Copse SSSI.	National	Habitat degradation	Recreational Impact Avoidance Strategy	None	N/A
Heath Lake LNR, Wokingham Road/Peacock Lane LWS, Gorrick Plantation LWS, Bucklers Forest LWS, Peacock Meadows LWS, Beaufort Park pLWS	County	Habitat degradation	Recreational Impact Avoidance Strategy	None	N/A
Lowland mixed deciduous woodland	Local	Habitat degradation	Implementation of SANG Creation and Management Plan /	Local positive	N/A

			Woodland Management Plan		
Lowland dry acid grassland / other acid grassland / acid grassland vegetation (subject to confirmation from surveys once completed)	Local	Habitat degradation	Implementation of Ecology Management Plan	None	N/A
Bats	County	Disturbance	Implementation of sensitive lighting strategy	None	N/A
Hazel Dormouse	Zone of Influence	Disturbance	Implementation of sensitive lighting strategy Implementation of Woodland Management Plan / SANG Creation and Management Plan	None	N/A

5. BIODIVERSITY NET GAIN

Introduction

- 5.1 As botanical and habitat surveys are ongoing, at this stage no predictive Biodiversity Net Gain calculation has been carried out to forecast the likely change in biodiversity units that would result from the Proposed Development. This will be provided once survey work is complete and the calculation can be fully informed.
- 5.2 This section does however provide the minimum information that must accompany a planning application where the Proposals would be subject to a biodiversity gain condition under the Biodiversity Net Gain Regulations (2024). This information consists of the following:
- The Applicant confirms that they believe that planning permission, if granted, the development would be subject to the biodiversity gain condition.
 - The pre-development biodiversity value is 70.74 area units and 172.42 hedgerow units, on the date of application. As explained earlier in this EclA report, the baseline biodiversity value is based on a precautionary approach to assessing baseline habitats and may be subject to future revision as additional survey data is made available.
 - A copy of the completed statutory Defra biodiversity metric calculation tool has been provided separately. This shows the calculations of the pre-development biodiversity value of the onsite habitats on the date of application. Within the metric for the baseline habitats the 'strategic significance' selected is 'Area/compensation not in local strategy/ no local strategy'. This in accordance with the BNG User Guidance, as the Site falls within the Berkshire Local Nature Recovery Strategy area. A post-development habitat strategic significance multiplier for post-development habitats will be applied where appropriate to the future predictive Biodiversity Net Gain calculation (when the latter is inputted in the future).
 - Activities have not been carried out prior to the date of application that result in loss of onsite biodiversity value, based on a review of historic aerial imagery (Google Earth with timeline function).
 - There is no irreplaceable habitat on land which the application relates that exists on the date of application;
 - Plans, drawn to scale showing onsite baseline habitats, existing on the date of application. This includes **Figure 8** Baseline Habitats Area; **Figure 9** Baseline Habitats Linear and **Figure 10** Baseline Habitats Individual/Groups of Trees; and
 - A copy of the baseline habitat Condition Assessment Excel spreadsheet forms have also been provided separately.
- 5.3 A table of key baseline BNG results are presented in **Table 5.1** below.

Table 5.1: Baseline Habitats BNG Summary Results

On-site baseline habitat area (ha)	On-site baseline linear habitat (km)	On-site baseline area habitat units	On-site baseline hedgerow units
--	--	--	--

11.4	0.17	70.74	0.17
------	------	-------	------

- 5.4 Following completion of the botanical surveys in spring 2026 (grassland and woodland ground flora) a full BNG metric calculation will be undertaken, including post-development habitats to calculate the overall biodiversity units the proposals will deliver above the 10% minimum legal requirement.
- 5.5 The Proposals have followed the BNG mitigation hierarchy. This has been by first seeking to avoid impacts through the retention and enhancement where possible of higher distinctiveness habitats; where impacts could not be avoided they have been minimised, and as a last resort compensation has been provided. The proposals include provisions to deliver compensation for higher distinctiveness habitats that have been unavoidably lost (for example acid grassland and woodland) on site as a first preference. Where BNG cannot be delivered on Site to attain the required minimum 10% threshold, on Site gains will be combined with purchase of off Site biodiversity units on the market from a biodiversity gain site that is as local as possible and also registered on Natural England's biodiversity gain site register.

Fauna

Wildlife Boxes

- 5.6 To provide additional nesting and roosting opportunities, bird and bat boxes will be incorporated into the Proposed Development. These will include boxes integrated into new dwellings which face onto woodland.
- 5.7 A range of different models of bat boxes will be included, aimed at species known to be present both on Site and within the wider area including Pipistrelle and Myotis species. The types of boxes and their locations will also provide a range of different environmental conditions throughout the year.
- 5.8 Integrated bird nest boxes will be aimed at birds of conservation concern within the area, including House Sparrow *Passer domesticus* and Swift *Apus apus*.
- 5.9 Additional, bird and bat boxes will be installed on appropriate retained trees within the woodland. Tree bat boxes will include a variety of models suitable for a range of species recorded locally. Bird boxes will include models with different size entrance holes as well as open fronted. A Kestrel box will also be installed in the woodland, as this species has been recorded locally.
- 5.10 Invertebrate boxes are to be included within the Proposed Development to provide additional shelter opportunities for the invertebrate assemblage. These will include a variety of boxes to cater for a range of species and further diversify the local assemblage.

Hedgehogs

- 5.11 Hedgehogs *Erinaceus europaeus* are a Species of Principle Importance under Section 41 of the NERC Act 2006. Where Hedgehogs are likely to be present enhancements should be provided. Whilst no Hedgehogs have been observed on Site, the data returns have identified this species within the local area and habitats are suitable for them on Site.

- 5.12 Hedgehog boxes will be situated on Site, within a linear feature in a secluded area where they are unlikely to be disturbed. Alongside this, to maintain habitat connectivity between gardens, gaps will be included in garden fences, which can be incorporated into the gravel boards (purpose-made gravel boards are available with holes already incorporated, holes should be 13cm x 13cm). The landscape proposals also provide connectivity around the boundaries of the residential scheme, e.g. retained woodland.

Landscaping

- 5.13 The incorporation of open green spaces within the Proposed Development, including residential gardens, will provide additional foraging opportunities for a range of species, including bats and garden birds.
- 5.14 Native species will be included within the landscaping designs, particularly fruit and seed-bearing species where possible, to provide foraging opportunities for birds, [REDACTED] and invertebrates, the latter of which will benefit the local bat assemblage.
- 5.15 Formal landscaping around the residential development will also include plants that will be beneficial to invertebrate pollinators.

6. CONSEQUENCES FOR DECISION MAKING

Summary of Mechanisms to Secure Impact Avoidance, Mitigation and Compensation Measures

6.1 The following strategies, which will be secured by planning conditions and/or obligations, will be required to ensure the successful implementation of the impact avoidance, mitigation and compensation measures set out in **Section 4**:

- Demolition & Construction Environmental Management Plan (CEMP)
- Sensitive Lighting Strategy
- Outline SANG Habitat Creation and Management Plan
- Landscape and Ecology Management Plan.
- Woodland Management Plan

6.2 In addition a European Protected Species Licence (EPSL) will be required for the confirmed tree roost (and any other bat roosts if confirmed following completion of close inspection tree surveys, and/or for Hazel Dormouse, subject to confirmation of their presence following conclusion of these surveys in 2026).

Biodiversity Net Gain

6.3 In accordance with national and local policy, the Proposed Development will deliver biodiversity enhancements which go above and beyond the measures required to avoid, mitigate and/or compensate for the potential impacts described in **Section 4**, as described in **Section 5**, thereby delivering biodiversity net gain. The enhancement measures are intended to benefit known features of ecological importance present within the ZOI, as well as biodiversity in general, and to contribute towards targets set out within the NPPF, Wokingham Borough Local Development Framework Core Strategy, Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan, February 2014, and the Berkshire Local Nature Recovery Strategy. Key deliverables include:

- The creation of Lowland Dry Acid Grassland.
- Enhancement of Lowland Mixed Deciduous Woodland & other broadleaved and mixed woodland.
- Provision of bat and bird boxes (to be incorporated into new buildings and installed on retained mature trees).
- Installation of invertebrate boxes.
- Hedgehog boxes to be placed in suitable retained vegetation and Hedgehog 'highways' between residential gardens to maintain connectivity.
- Provision of soft landscaping to include native species, including nut and berry bearing species of benefit to birds and nectar rich species of benefit to invertebrates.

Conclusion

- 6.4 This EclA has predicted that, subject to the implementation of the impact avoidance, mitigation and compensation measures set out in **Section 4**, the Proposed Development will not have any significant negative residual effects on IEFs, and will conform to all applicable nature conservation related legislation and policy, as set out at **Appendix 2**, including:
- Section 15 of the NPPF
 - Policy CP7 (Biodiversity) of the Wokingham Borough Local Development Framework Core Strategy; and
 - Policy TB23 (Biodiversity and Development) of the Wokingham Borough Managing Delivery of Development DPD
- 6.5 Subject to the provision of SANG and SAMM and detailed above, the proposals will accord with Saved Policy NRM 6 (Thames Basin Heaths Special Protection Area) of the South East Plan Regional Spatial Strategy (RSS) and Policy CP8 (Thames Basin Heaths) of the Wokingham Borough Local Development Framework Core Strategy.
- 6.6 As the proposals would lead to an increase in recreational pressure on the Thames Basin Heaths SPA in the absence of SANG and SAMM, Wokingham Borough Council must undertake an 'Appropriate Assessment' of the Proposals in accordance with Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended). In view of the proposed SANG and SAMM and in light of the evidence base for these summarised in **Appendix 5**, Wokingham Borough Council can conclude that the Proposed Development will not lead to an adverse effect on the integrity of the Thames Basin Heaths SPA either alone or in combination with other plans and projects. Consequently, an Appropriate Assessment can be passed. This is subject to the required SANG provision being secured *in perpetuity* through an appropriate legal agreement such as a Section 106 Agreement.
- 6.7 The proposals to provide SANG for the benefit of both existing and new residents of the area will facilitate improved connections with the natural environment, which is known to bring wellbeing and health benefits. This provision strongly supports the aspirations of Policy CC02 (Green Infrastructure) of the Wokingham Borough Managing Delivery of Development DPD.
- 6.8 As a result of the biodiversity enhancement measures proposed, combined with the purchase of any off-site biodiversity credits that may be necessary following completion of a predictive Biodiversity Net Gain calculation, Biodiversity Net Gain will also be secured, in accordance with relevant planning and biodiversity policy. This, along with the other ecological enhancements detailed above, supports Policy TB23 of the Wokingham Borough Managing Delivery of Development DPD.

7. LEGAL CONSIDERATIONS

- 7.1 This section considers legal consequences for those features that were scoped out of the impact assessment.
- 7.2 Should planning permission be granted for the Proposed Development, the following legal considerations will apply, in accordance with the following items of legislation:
- The Conservation of Habitats and Species Regulations 2017 (as amended);
 - The Wildlife and Countryside Act 1981 (as amended);
 - The Protection of Badgers Act 1992 (as amended); and
 - The Wild Mammals (Protection) Act 1996 (as amended).

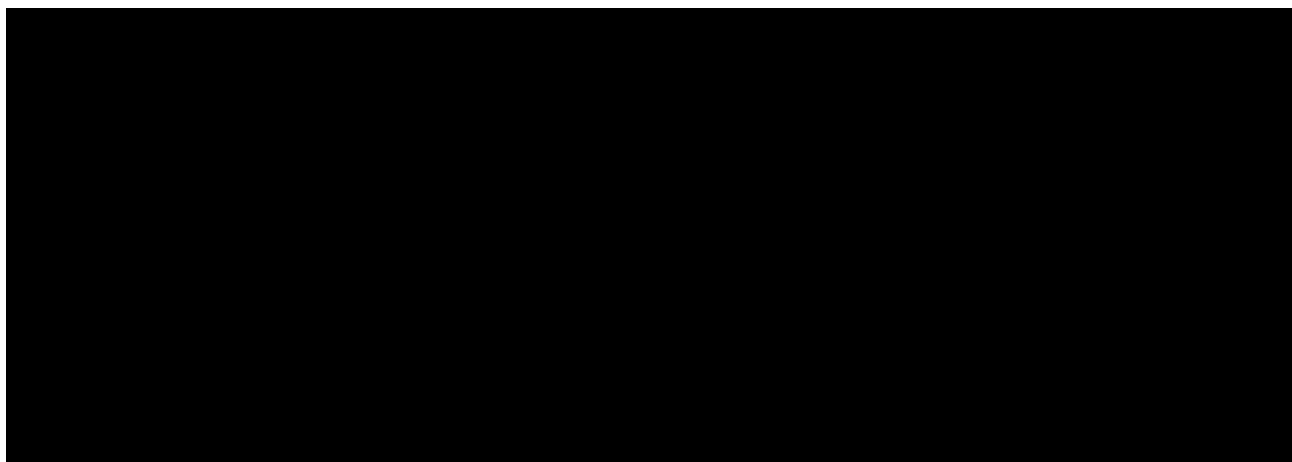
Bats

- 7.3 All species of UK bats are legally protected by The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).
- 7.4 A European protected species licence (EPSL) is required prior to any works commencing that may impact bats or their roosts.
- 7.5 Prescriptions for the appropriate timings, supervisions and control of works affecting the felling of the confirmed bat roost tree will be agreed with Natural England and will become conditions of any issued EPSL.
- 7.6 Any trees to be felled or buildings to be demolished identified to have features potentially suitable to support bat roosts, will be subject to a precautionary working method statement (PWMS). The PWMS will set out safe working methods to avoid potential harm to bats, for example a pre-works check by a bat licensed ecologist, supervision during removal of particularly sensitive features, e.g. roof tiles, ridge tiles. The PWMS will be included within the CEMP.
- 7.7 In a pre-app meeting, WBC also requested that the demolition of the main office building is subject to a PWMS. An approach will be discussed with the demolition contractors in advance of demolition works commencing on this building to agree a safe approach; but for example may include use of a mobile elevated working platform to allow features higher up on the building to be checked by a bat licensed ecologist prior to demolition work commencing; and an ecological watching brief at the start of mechanical demolition.

Breeding Birds

- 7.8 All nesting birds and their nests are afforded legal protection by the Wildlife and Countryside Act 1981 (as amended), and therefore actions will need to be taken to avoid damage and/or disturbance (Schedule 1 listed birds only) to active nests during vegetation clearance and/or tree felling. Therefore, should planning permission be granted, any vegetation that has the potential to support nesting birds should ideally be removed outside of the nesting bird season (March – mid-September inclusive). Where this is not possible, a nesting bird check must be carried out within 24hrs before vegetation removal. This nest check should be conducted by a

suitably experienced ecologist. Should nesting birds be found, works in the immediate vicinity should not commence/be stopped, and should only recommence when an ecologist has deemed the nest is no longer active.



Hazel Dormouse

- 7.11 Hazel Dormouse are legally protected by The Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended). If Hazel Dormouse is found on Site during works, works should cease immediately because of the nature of the legal protection afforded to these species and a suitably qualified ecologist should be contacted for advice. A mitigation licence may be required before works can lawfully resume in that area.
- 7.12 If following the on-going survey work in 2026, the presence of Hazel Dormouse is confirmed, works that is likely to affect their habitat, e.g. removal of woodland and scrub, can only lawfully be removed once a mitigation licence has been obtained from Natural England.
- 7.13 If following the on-going survey work in 2026, the presence of Hazel Dormouse is not confirmed, works within suitable Hazel Dormouse habitat will follow a precautionary working method statement. The PWMS will include a hand-check of vegetation by an appropriately experienced ecologist immediately prior to vegetation clearance commencing.

Reptiles

- 7.14 Grass Snake, Slow Worm and Common Lizard (and other common UK reptile species) are afforded legal protection by the Wildlife and Countryside Act 1981 (as amended). Of relevance is that these species are afforded protection from intentional and reckless killing and injury.
- 7.15 Reptiles have not been recorded on Site following completion of surveys. However, WBC are aware of another nearby site where reptiles were found within dense woodland. Therefore, a PWMS will be followed for the grass mound and work within woodland.
- 7.16 For the mound the PWMS will include vegetation manipulation to encourage reptiles away from the mound and into adjacent woodland habitat. The woodland would have already had clearings made to allow light to reach the ground, acid grassland translocated with logpiles on margins to provide suitable basking and foraging areas for reptiles.

- 7.17 When working in woodland the PWMS will include supervision by an ecologist to check the work area ahead of work starting.

Other Common Mammals (Fox and Rabbit)

- 7.18 All Wild Mammals receive some protection under the Wild Mammals (Protection) Act 1996 (as amended). This Act includes offences of crushing and asphyxiation of any wild mammal with intent to inflict unnecessary suffering.

Amphibians

- 7.20 Where gully pots are needed, in order to avoid amphibians from potentially becoming trapped in them, the Proposals will incorporate designs to allow amphibians to bypass a gully, such as installing a 'wildlife kerb' – designed to incorporate a 'bypass pocket' that guides amphibians around the gully, rather than being directed to it.

Non-native Invasive Species

- 7.21 Rhododendron has been recorded on Site, within woodland and planted in lawns/flowerbeds; Parrots Feather has been recorded in the on Site pond; and Variegated Archangel from near the pond. There is a legal obligation to prevent these species from spreading in the wild. Proposals will remove these species, as well as others which are invasive but not legally controlled, including Bamboo and Cherry Laurel, from Site.
- 7.22 To reduce the risk of spread a CEMP, or similar (e.g. non-native invasive species eradication plan) will be implemented. The CEMP, or similar, will include appropriate methods for removal and biosecurity measures to be followed to prevent spread during construction.
- 7.23 Details to control these species during operation will be included in the Landscape and Ecology Management Plan.

8. REFERENCES

Anon. *Local Wildlife Site Selection Criteria Berkshire, Buckinghamshire & Oxfordshire*. Version 7. TVERC & BMERC

Bullion, S., Wolton, R. & White, I. (2025) *Hazel Dormouse Conservation Handbook – Third edition*. The Mammal Society

Chartered Institute of Ecology and Environmental Management (CIEEM) (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine version 1.3 updated September 2024*. CIEEM, Ampfield.

Collins, J. (ed) (2023) *Bat Survey for Professional Ecologists: Good Practice Survey Guidelines*. The Bat Conservation Trust, London

Crawley, M. J. (2005). *BSBI Rare Plant Register Berkshire & South Oxfordshire*.

Ecology Partnership, Ecological Impact Assessment, Land at Pinewood, Wokingham

Ministry of Housing, Communities and Local Government (2024). *National Planning Policy Framework*.

MJA Consulting Civil & Structural Engineers (2026). *Flood Risk Assessment & Development Drainage Strategy*, Rev A.

Berkshire Biodiversity Strategy (accessed October 2025): <https://berkshirelnp.org/what-we-do/strategy/biodiversity-action-plan>

DCLG (accessed October 2025). *Planning Practice Guidance*. Available from: <https://www.gov.uk/government/collections/planning-practice-guidance>

Harris, S., Cresswell, P., and Jeffries, D. J. 1989. *Surveying Badgers*. Mammal Society

Macdonald, D. W., Mace, G., & Rushton, S. 1998. *Proposals for future monitoring of British mammals*. Department of the Environment, transport and the Regions, and the Joint Nature Conservation Committee, London.

Natural England (accessed October 2025). National Character Area Profile: 129 Thames Basine Heaths. Available from: <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles>

Natural England, 2021. *Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) – August 2021*.

Reason, P. F. and Wray, S. 2025. *Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for development affecting bats*. Version 1.2, CIEEM.

Razgour, O., Whitby, D., Dahlberg, E., Barlow, K., Hanmer, J., Haysom, K., McFarlane, H., Wicks, L., Williams, C., Jones, C. (2013). *Conserving Grey Long-eared Bats (Plecotus austriacus) in our Landscape: a Management Plan*. Available to download from the Bat Conservation Trust <http://www.bats.org.uk/>

Sanderson, N.A./Ecological Planning & Research (1998). A review of the extent, conservation interest and management of lowland acid grassland in England. English Nature Research Report No. 259. Peterborough: English Nature.

Stroh, P. A., Pescott, O. L., Bateman, R. M., Cooke, E. L., Cousins, M., Fay, M. F., Finger, A., Harrower, C. A., Jones, A., Landown R. V., Leach, S. J., Macdonald, I., Mills, A., Pearman, D. A., Prendergast, A., Rich, T. C. G., Rumsey, F. J., Woodman, J., & Walker, K. J. (2025). Vascular Plant Red List for Great Britain. *British and Irish Botany* **7** (3), 148-216

UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>)

Wells, D., Chanin, P., & Gubert, L. (2025) *Hazel Dormouse Mitigation Handbook*. The Mammal Society.

Wray, S., Wells, D., Long, E., Mitchell-Jones, T. (2010). *Valuing Bats in Ecological Impact Assessment*. In InPractice, **70**, Dec 2010 Chartered Institute for Ecology and Environmental Management

Figures

Figure 1	Site Location & Nature Conservation Designations
Figure 2	Baseline Habitats
Figure 3	Bat Building Inspection Results
Figure 4	Tree Close Inspections Survey Results
Figure 5a	Nighttime Bat Walkover Survey Results (August)
Figure 5b	Nighttime Bat Walkover Survey Results (September)
Figure 6	Indicative Locations of Automated Static Bat Detectors
Figure 7	Links to Other Publicly Accessible Recreational Green Spaces
Figure 8	Baseline Habitats (Area Based) for Biodiversity Net Gain
Figure 9	Baseline Habitats (Linear) for Biodiversity Net Gain
Figure 10	Baseline Habitats (Trees) for Biodiversity Net Gain



Secondary Codes:

10	Scattered scrub
12	Scattered Bracken
14	Scattered rushes
16	Tall forbs
31	Secondary woodland
32	Scattered Trees
124	Anthills
128	Tall or tussocky sward
202	Young trees self-set
510	Bare ground
524	Invasive non-native species
801	Road verge or island
821	Artificial sports pitch
846	Flower bed

Figure 2 Baseline Habitats

KEY

	Site boundary
	h2 - Hedgerows
	h2b - Non-native and ornamental hedgerow
	w - Woodland and forest
	w1g - Other broadleaved woodland
	g1a - Lowland dry acid grassland
	g1d - Other lowland acid grassland
	g3c - Other neutral grassland
	g4 - Modified grassland
	h3h - Mixed scrub
	r1g - Other standing water
	u1 - Built-up areas and gardens
	u1b - Developed land, sealed surface
	u1b5 - Buildings
	u1b6 - Other developed land
	u1c - Artificial unvegetated, unsealed surface
	w1f - Lowland mixed deciduous woodland
	w1g - Other broadleaved woodland
	w1h - Other woodland, mixed

N.B. Only mandatory secondary codes are shown

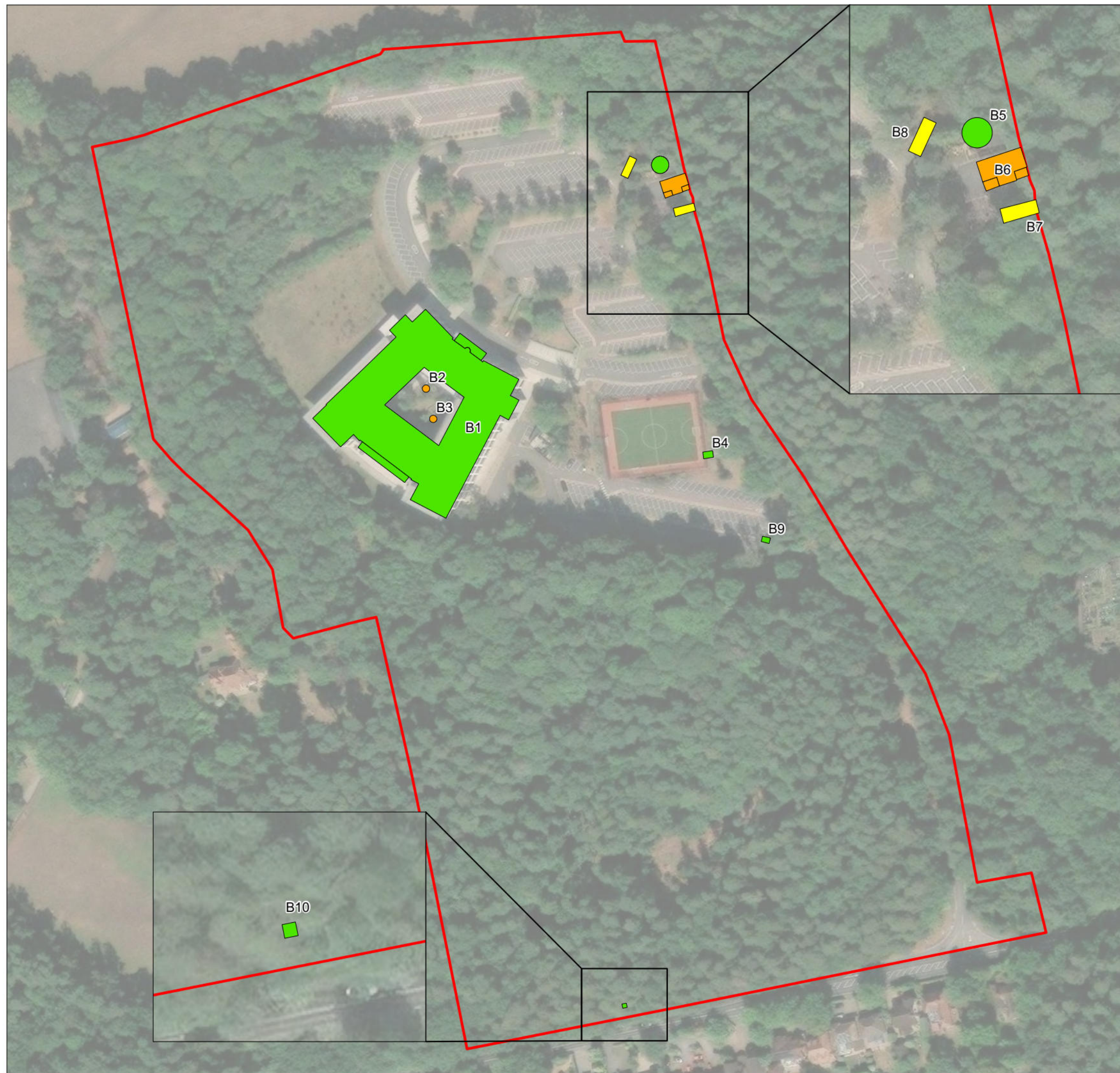


CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 16 March 2026

Figure 3 Bat Building Inspection Results



KEY

- Site boundary
- Bat Roost Suitability
- Moderate suitability
 - Low suitability
 - Negligible suitability

Main Map Frame:
SCALE: 1:1,750 at A3

0 25 50 75 100 Metres



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 16 March 2026

Y:\Pinewood 3361\GIS\BIM\BIM_Results\BIM_Results_P3361_4514_160326.aprx

P33/61

Aerial Image: Microsoft, Vantor



Figure 4 Tree Close Inspection Survey Results

- KEY
- Site boundary
 - PRF-M
 - PRF-I
 - Confirmed bat roost - day/transitional roost for individual Natterer's and either Common or Soprano Pipistrelle bats
 - Confirmed bat roost - Soprano Pipistrelle (likely day/transitional for individual bats)

N.B. Tree reference numbers missing in sequence are because these either remained Negligible or were downgraded to Negligible following the close inspection survey

SCALE: 1:1,750 at A3

0 25 50 75 100 Metres



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 16 March 2026



Figure 5a Night-time Bat Walkover Survey Results - August 2025

KEY

- Site boundary
- Surveyor location at start of survey
- Transect route (walked twice)
- Common Pipistrelle (heard not seen)
- Soprano Pipistrelle (heard not seen)
- Noctule (heard not seen)
- Serotine (heard not seen)
- (f) Foraging
- (p) Pass

SCALE: 1:1,750 at A3

0 20 40 60 80 100 Metres

N



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 16 March 2026



Figure 5b Night-time Bat Walkover Survey Results - September 2025

KEY

- Site boundary
- X Surveyor location at start of survey
- Transect route (walked twice)
- Common Pipistrelle (heard not seen)
- Soprano Pipistrelle (heard not seen)
- Pipistrelle species (heard not seen)
- ➔ Common Pipistrelle observed flight
- ➔ Soprano Pipistrelle observed flight
- (c) Commuting
- (f) Foraging
- (p) Pass
- (s) Social calling
- x3 Number of bats seen at any one time

SCALE: 1:1,750 at A3

0 20 40 60 80 100 Metres



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 16 March 2026

Y:\Pinewood 3361\GIS\ENR\pinewood_nighttimebatwalkoversurveyresultsSeptember2025_P3361_4511_160326.aprx

P33/61

Aerial Image: Microsoft, Vantor



Figure 6 Automated Static Detector Locations

KEY

-  Site boundary
-  August & September 2025
-  September 2025
-  August 2025

SCALE: 1:1,750 at A3

0 20 40 60 80 100 Metres



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 16 March 2026

Y:\Pinewood 3361\GIS\GDA\Figures\AutomatedStaticDetectorLocations_P3361_4514_160326.aprx

P33/61

Aerial Image: Microsoft, Vantor

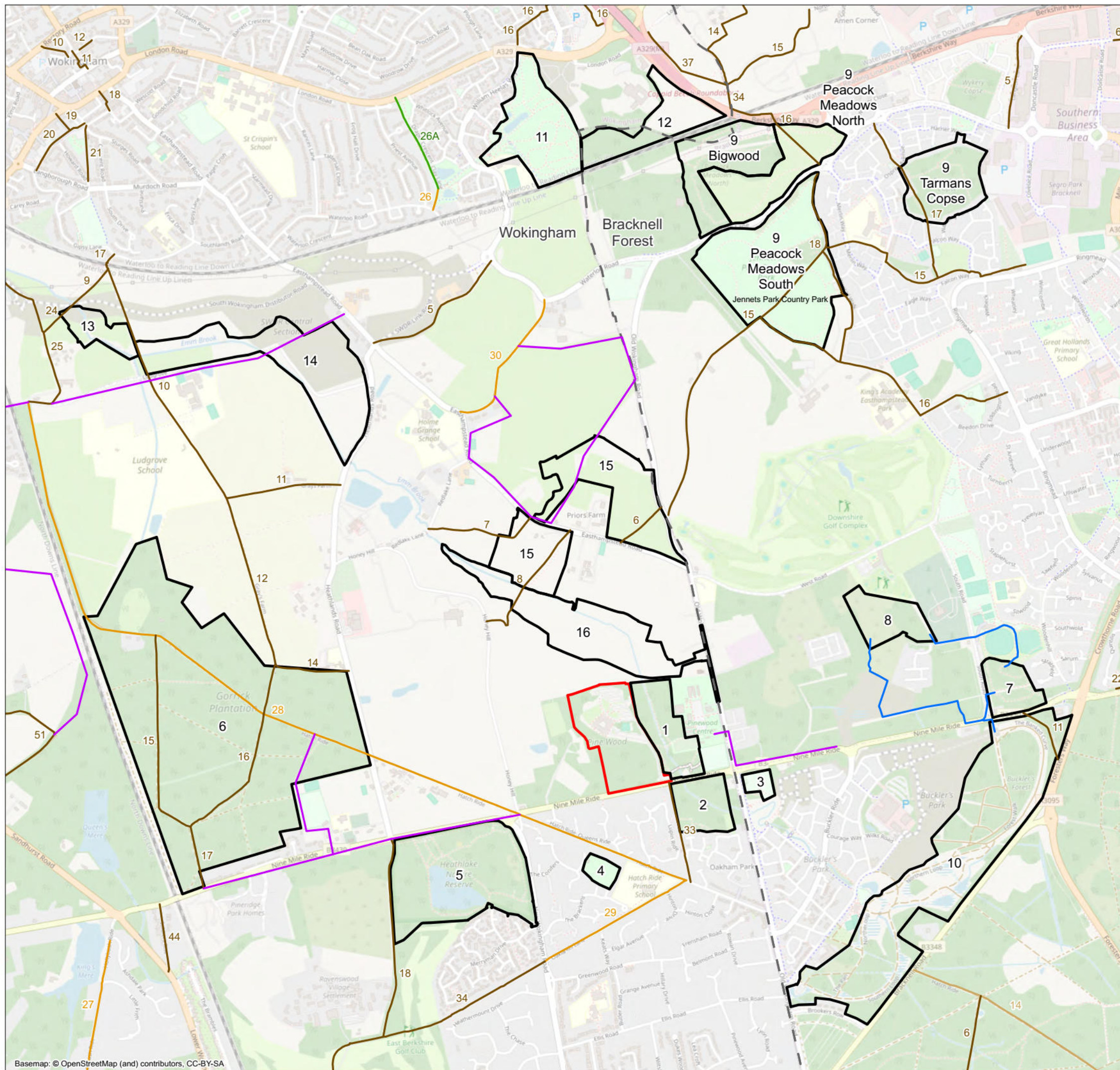


Figure 7 Links to Other Publicly Accessible Recreational Green Spaces

KEY

- Site boundary
- Publicly accessible recreational green spaces - indicative boundaries
- District boundaries
- SANG Links
- Public Rights of Way (PRoW)**
 - Byway open to all traffic
 - Footpath
 - Restricted Byway
 - Proposed potential PRoWs

- 1 Pinewood Centre
- 2 Oakham Wood SANG
- 3 Play Glade
- 4 Bigshotte Park SANG
- 5 Heathlake Nature Reserve
- 6 Gorrick Plantation & Bramshill Forest
- 7 Great Hollands SANG (Great Hollands Wood)
- 8 Beaufort Park SANG (Bracknell Forest Council Planning permission 23/00767/FUL granted 12/2024)
- 9 West Bracknell SANG Network
- 10 Buckler's Park SANG (Buckler's Forest)
- 11 Buckhurst Meadows
- 12 St Anne's SANG
- 13 South of Railway SANG 1
- 14 South of Railway SANG 2
- 15 South Wokingham Extension SANG
- 16 Newlands SANG

SCALE: 1:16,000 at A3

0 200 400 600 800 1,000 Metres



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 16 March 2026

Y:\Pinewood 3361\GIS\GDAF\pin7_recreationalgreenspaces_P2361_0514_160326.aprx

P33/61

PROW: Contains public sector information licensed under the Open Government Licence v3.0: Wokingham Council & Bracknell Forest

Figure 8 Baseline Habitats (Areas)



KEY

- Site boundary
- Lowland dry acid grassland (provisional)
- Modified grassland
- Other lowland acid grassland (provisional)
- Other neutral grassland
- Mixed scrub
- Ponds (priority habitat)
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Ground level planters
- Introduced shrub
- Bare ground
- Lowland mixed deciduous woodland (provisional)
- Other woodland; broadleaved
- Other woodland; mixed

SCALE: 1:1,750 at A3
0 25 50 75 100 Metres



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited
PROJECT: Pinewood Campus, Wokingham
DATE: 17 March 2026



Figure 9 Baseline Habitats (Linear)

KEY

-  Site boundary
-  Non-native and ornamental hedgerow

SCALE: 1:1,750 at A3

0 25 50 75 100 Metres



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 17 March 2026

Y:\Pinewood 3361\GIS\Baseline\Baseline\Baseline_P3361_4571_170326.aprx

P33/61

Aerial Image: Microsoft, Vantor



Figure 10 Baseline Habitats
(Individual/Groups of Trees)

KEY

-  Site boundary
 Individual trees (T)
 Tree groups (TG)

SCALE: 1:1,750 at A3



CLIENT: Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited

PROJECT: Pinewood Campus, Wokingham

DATE: 17 March 2026

Appendix 1

Site Layout
