

TECHNICAL NOTE

Job Name: Forbury Retail Park
Job No: 330910122
Note No: TN1
Date: 05/06/2026
Prepared By: Jamie Glossop
Subject: Clarification Response to LPA comments on BNG

1. Introduction

- 1.1 This Technical Note provides further clarification with regards to the Biodiversity Net Gain (BNG) report submitted to inform the Proposed Development of Forbury Retail Park.
- 1.2 Following submission of the BNG report to Reading Borough Council in December 2026, the Ecology Officer provided the following comments within their memo dated 19th February 2026;

Confirmation should be provided that all land and habitats within the red line boundary (RLB) have been fully assessed.

It is [...] not clear whether all trees within the application boundary have been included within the BNG baseline assessment. The BNG metric calculation itself includes a comment the line regarding 'Urban Trees' stating "34 small moderate trees at baseline/ 16 small- moderate condition trees to be removed" and these 34 trees appear to be those along the southern area of the site (although the baseline habitat map shows 35 trees, which will also need to be clarified)

2. Extent of redline boundary and assessment

- 2.1 Whilst there is a slight discrepancy in the redline boundaries shown on the submitted UK Habitat plan and the post-development plan (Figures 1 and 2 of the submitted BNG report), the submitted BNG metric does not have any area calculation errors flagged (i.e. the pre and post development areas as mapped and measured within the GIS software that underpins the metric are entirely aligned). As such, all land and habitats within the redline boundary have been fully assessed. The only exception to this is trees, which are discussed further below.

3. Tree and BNG calculation

- 3.1 The Site was subject to an updated tree survey on 12th May 2026 with the results detailed within the Tree Constraints summary (Treeworks, 2026). The updated tree survey and topographical mapping was compared to the previously prepared UK Habitat (UKHab) plan and is provided as Figure 1 to this Technical Note. This identified that the previous topographical mapping used to inform the BNG assessment did not accurately show the location of the trees on the northern boundary. Having compared the updated tree survey with the previously prepared BNG figures, a total of 18 trees along the northern boundary are located inside or on the redline boundary and should have been included as part of the BNG baseline.
- 3.2 The inclusion of these trees within the baseline results in an increase from 1.46 to 3.81 habitat units.
- 3.3 The trees along the northern boundary will be retained where possible and whilst there is a slight change to the pre-development baseline as a result of the inclusion of these northern boundary trees, the Site is likely to still achieve (subject to final landscape design) over 10% BNG for habitats.

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- 3.4 With regards to the previous trees included within the Site, the 34 trees included all trees within the redline. The 35th tree shown on the UKHab plan located to the south-east of the Site is located outside of the redline boundary and was therefore not included within the calculation.

4. Conclusion

- 4.1 The updated tree survey has identified that an additional 18 trees along the northern boundary should have been included within the BNG assessment. Clarification with regards to the number of trees previously included within BNG baseline (34 as opposed to 35) has also been provided.
- 4.2 A detailed BNG assessment will be submitted as part of the Reserved Matters Application and will further clarify the trees which have been included within the baseline and which are to be retained and planted. The principles of tree losses and tree retention are however expected to align with the current BNG report

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Figure 1 Tree location Figure



Site Boundary

Individual Tree - Urban Tree

Tree Survey

Tree Group

Tree

Tree Outline (Topo)

Tree (Topo)