

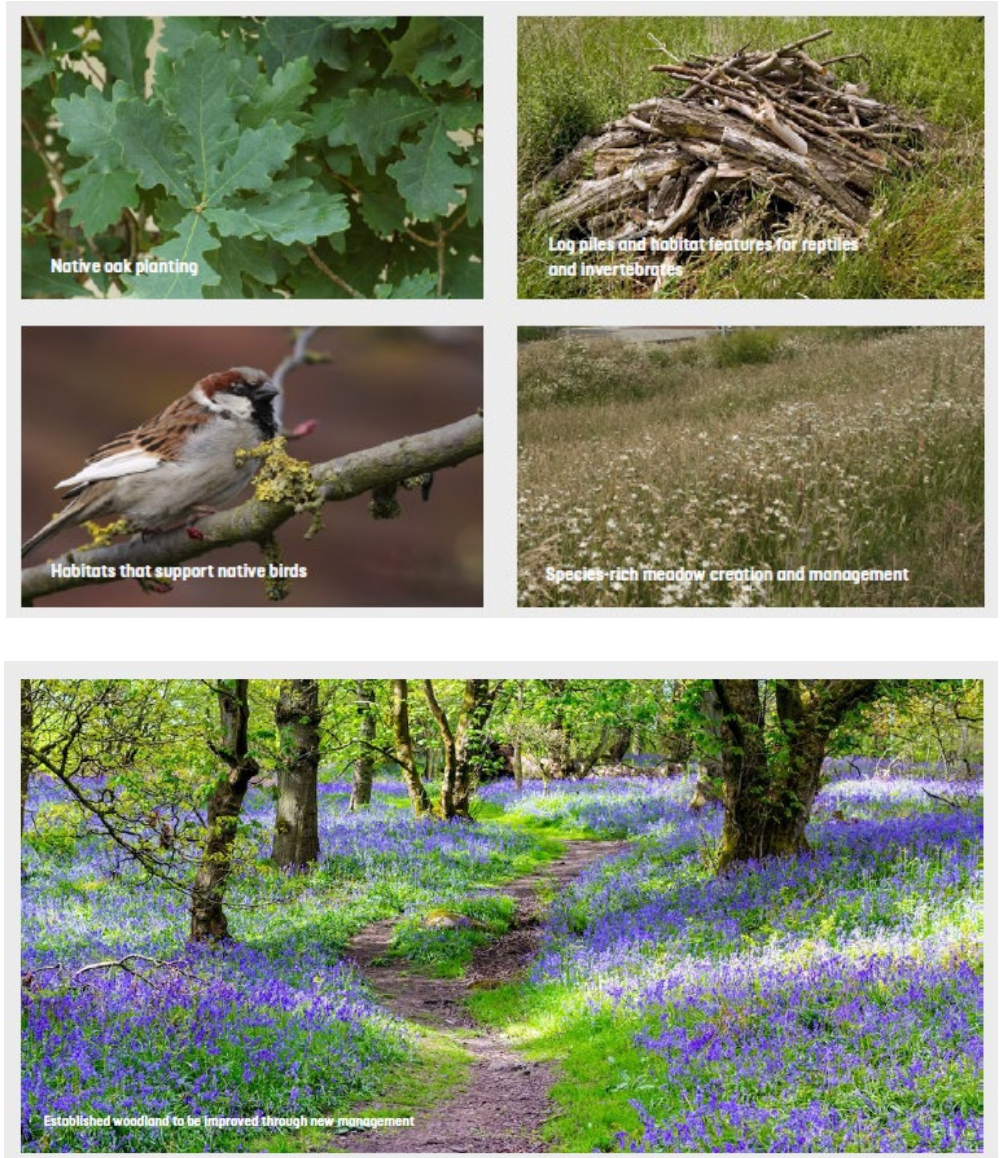


Pinewood Nature Reserve at Fulmer

February 2023

1. The proposed Pinewood Nature Reserve at Fulmer

- 1.1 This document sets out a proposal for the Pinewood Nature Reserve at Fulmer (PNR) which is part of the current Pinewood Studios Screen Hub planning application.
- 1.2 The scheme is further explained in Biodiversity and Green Infrastructure (Doc 20b) www.pinewoodcommunications.co.uk.¹
- 1.3 The proposed nature reserve of 63 acres would provide:
- a nature conservation-led scheme;
 - passive recreation in the form of permissive footpaths/ cycleways;
 - management of existing neglected woodland and grasslands;
 - restoration of the Browns Wood ancient woodland;
 - new tree and shrub planting;
 - new water bodies and a wetland;
 - wild flower meadow creation;
 - habitat enhancement;
 - interpretation and way finding;
 - contribution to biodiversity net gains of 10% (min) required of the Pinewood Studios Screen Hub development; and
 - an opportunity on completion for the site to be handed to a local community-based land trust.
- 1.4 It is important to note that the nature reserve is a Pinewood Studios project which is part of the application and offered as a benefit. It is not a mitigation. Some of the elements of the scheme could contribute to the BNG requirement.



¹ Further detail can be found in: Development Framework and DAS (Doc 08) and Landscape and Biodiversity Strategy (Doc 10b)

Illustrative Masterplan



Amenity Enhancements

- (A) Car park
- (B) Permissive paths
- (C) Signage and Interpretation panels
- (D) Benches
- (E) Links to Black Park

Biodiversity Enhancements

- (F) New woodland buffer planting for ecological connectivity
- (G) Tree clumps
- (H) Enhanced existing woodland management & ancient woodland ground flora restoration
- (I) Enhanced grassland management
- (J) Riparian corridor planting and enhancement
- (K) Creation of wetland / seasonal flooded areas
- (L) New wildlife pond
- (M) Species specific enhancements (birds/bats/ otter/vole etc.)
- (N) Proposed timber waymarkers
- (O) Proposed map/ Interpretation boards
- (P) Proposed timber bench
- (Q) Creation of log/ brush pile using on site materials from tree work
- (R) Proposed Bat Boxes woodcrete construction mounted on existing trees (min. ht. 4m) in sheltered wind-free areas, facing north and east
- (S) Proposed Bat Boxes woodcrete construction mounted on existing trees (min. ht. 4m) in sheltered wind-free areas, facing south and west
- (T) Proposed Otter Habitat artificial pre-cut/ flat-pack or created using timber and brush, built into the bank of the River
- (U) Proposed Kingfisher Bank artificial box, built into bank at side of pond
- (V) Proposed Bat Barn

Legend

- Red line boundary
- Existing trees retained
- Proposed trees
- Proposed woodland
- Proposed scrub
- Proposed species-rich grassland
- Wetland creation
- Proposed pond
- Natural regeneration area
- (W) Proposed swale/attenuation
- Existing Public Right of Way
- Indicative new permissive path
- Indicative section locations

2. Delivery

- 2.1 The PNR is part of the Pinewood Studios Screen Hub scheme and is proposed to be delivered by the Studios as an obligation of an associated S106 agreement.
- 2.2 Pinewood Studios would construct the nature reserve to a scheme detail approved by Buckinghamshire Council under a planning condition and be required to complete it within two years of the main development starting.
- 2.3 Following completion, Pinewood Studios would either retain ownership and management of the reserve or hand it over to another party with funding for a 30 year establishment period.
- 2.4 Over the course of the application the Studios has been in consultation with the local community and its representatives over what type of local body might be preferred to take on the long-term ownership and management of the nature reserve.
- 2.5 This process has identified an option of setting up a bespoke trust with funding which would be gifted the site (one off or annually) to be responsible for managing the reserve in perpetuity.



3. Pinewood Nature Reserve Fulmer Trust (the Trust)

- 3.1 A framework for a potential Trust has been prepared, a summary of which is set out below.

The trust body

- 3.2 A charitable trust is proposed to receive the ownership of the site with management responsibility for and Pinewood funding.
- 3.3 A draft deed of constitution has been prepared which provides a governance structure for the trust.
- 3.4 The two key provisions in the constitution are objects and trustees.

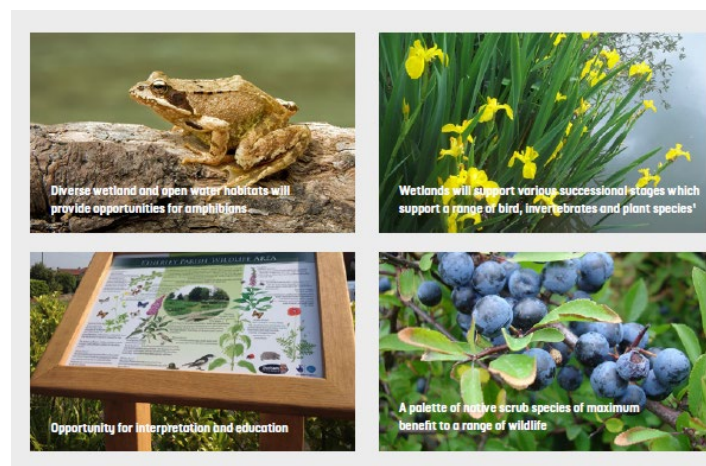
Objects

- 3.5 The objects are:

- (a) to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment;
- (b) to manage and maintain in perpetuity the Nature Reserve as a place of wildlife interest for the benefit, education, understanding, appreciation, recreation and enjoyment of the general public and not to use the Nature Reserve for any other purpose save as expressly permitted by this constitution;
- (c) to preserve and enhance (for the benefit, education, understanding, appreciation, recreation and enjoyment of the general public) the landscape, ecological, heritage and amenity value of the Nature Reserve including (without

prejudice to the generality) the creation of woodland, parkland, public recreation and leisure space and areas of wildlife interest;

- (d) to deliver on the Nature Reserve the BNG required in connection with the development of land at Pinewood South and Alderbourne Farm under planning permission reference PL/22/2657/FA (if granted);
- (e) to deliver on the Nature Reserve (entirely at the Trust's absolute discretion and on such terms as are acceptable to the Trust) any such BNG as may be required from time to time in association with the development of land elsewhere including as a requirement of any planning permission and/or any legal agreement or planning obligation entered into under section 106 of the Town and Country Planning Act 1990 (as amended) or any other enabling statutory provision; and
- (f) such other objects of the Trust that the Trustees may determine from time to time.



Trustees

3.6 The proposed trustees are:

- two representatives of Fulmer Parish Council;
- one Councillor of Buckinghamshire Council who represents Fulmer;
- one professional officer of Buckinghamshire Council;
- one independent expert;
- two residents of Fulmer parish;
- one Monitoring Trustee; and
- one individual appointed by Pinewood Studios.

Operation

3.7 The trust would operate independently as landowner within the constraints of the covenants attached to the land and the objects of their deed.

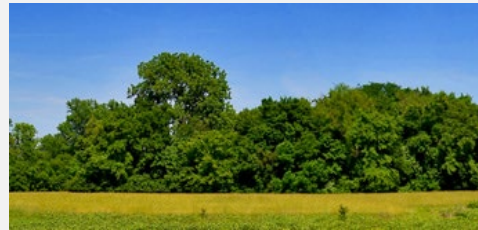
Covenants

3.8 The covenants would be to (permanently) only use the land for the purpose of a nature reserve for nature conservation and public recreation; to permit managed public access; to develop biodiversity enhancement; to not dispose of the land for any other purpose or activity (see para 3.5 above).

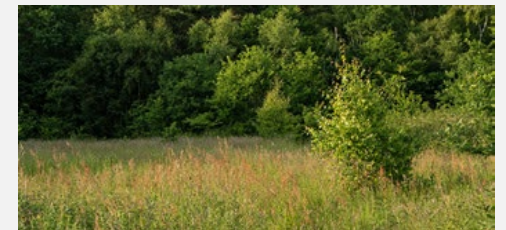


4. Next steps

- 4.1 The PNR will only be delivered as part of the current planning application for the Pinewood Studios Screen Hub. If planning permission is granted and the development proceeds the PNR as described in this paper will be brought forward. Without a grant of planning permission there is no basis for its delivery.



New native woodland belts and planting providing screening and wildlife corridors



Scattered native tree planting



Provision of bird and bat boxes



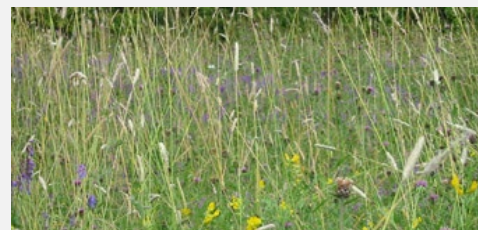
New scrubland areas



Native hedgerow planting



New native wetland/marginal planting (reed beds etc) associated with attenuation swales



Open grasslands managed as meadow



Wet grassland within attenuation swales