



Biodiversity Mitigation and Enhancement Plan

**Chalcroft Business Park
Hampshire**

The Ecology Partnership, Thorncroft Manor, Thorncroft Drive, Leatherhead, Surrey KT22 8JB

T +44 (0) 1372 364133

E info@ecologypartnership.com

W ecologypartnership.com

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date. This report provides a snap shot of the species that were present at the time of the surveys only.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

Background

- 1.1 The Ecology Partnership was commissioned by Strutt & Parker to undertake ecology surveys on land at Chalcroft Business Park, West End, Hampshire. These included a Preliminary Ecological Appraisal (PEA), building assessments for roosting bats, dusk emergence and dawn re-entry bat surveys conducted in 2018 and a tree assessment for bats in 2019.
- 1.2 The site is located within the eastern portion of Chalcroft Business Park, which comprises large areas of hardstanding, industrial buildings and small office blocks (Figure 1). The business park lies between the Round Copse SINC and Chalcroft Distribution Park SINC. The proposals for the site include the demolition of the existing industrial and office buildings and replacing these with new modern facilities (Figure 2).



Figure 1: Approximate location of the red line boundary and neighbouring SINCs

- 1.3 This report sets out the mitigation measures, enhancements and management plans for the site and the neighbouring SINC's to reduce impacts on neighbouring habitats and provide a net gain in biodiversity as requested by Eastleigh Borough Council.

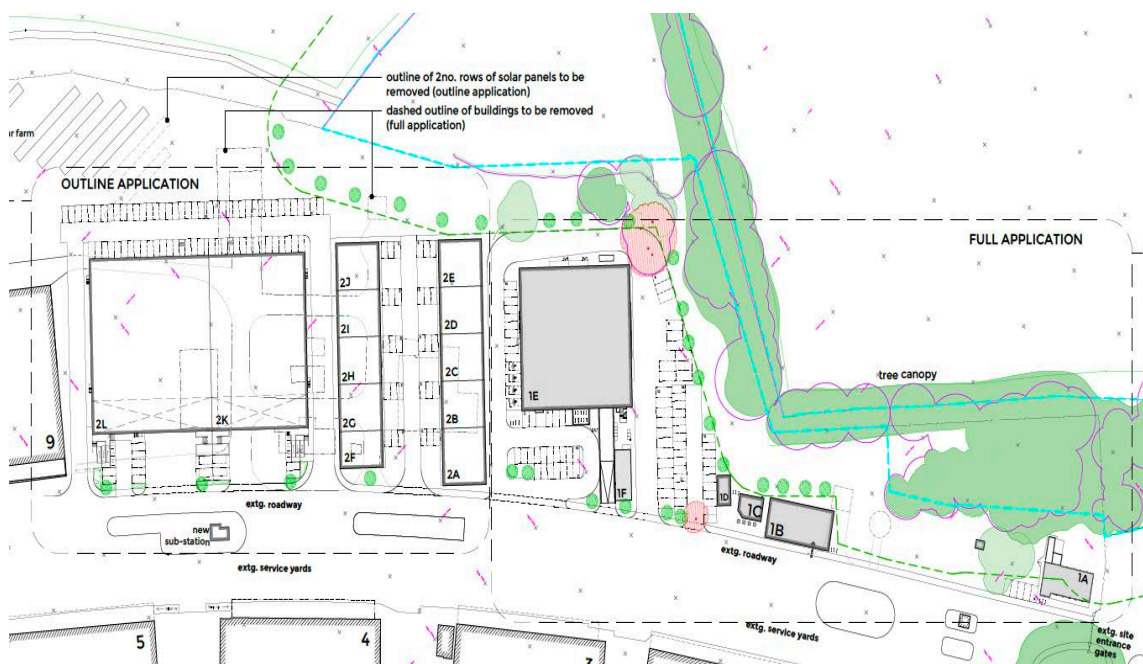


Figure 2: Proposals for new units at Chalcroft Business Park

(Source: Boyle + Summers Masterplan dated 02.10.19)

2.0 Ecological Baseline

- 2.1 An update PEA of the site was conducted in June 2018. A previous habitat survey carried out by EcoSupport Ltd in 2015 found that the site consisted of a large area of neutral semi-improved managed grassland, scattered trees and areas of hardstanding with industrial buildings. The 2018 update survey confirmed that the habitats on site had not changed although the slightly altered red line boundary included a small area of the adjacent broad-leaved woodland. This was part of the Round Copse SINC semi-natural ancient woodland which runs along the northern boundary of the site.

- 2.2 The building assessment for roosting bats highlighted two buildings with low roosting bat potential and further surveys were recommended. These buildings were found to be used by low numbers of common pipistrelles as an occasional summer day roost. These will be demolished under a Low Impact Licence, which will be applied for once planning permission has been granted.
- 2.3 Several mature trees within the red line boundary were considered to have moderate roosting bat potential due to the presence of potential roosting features (PRFs). Two of these were oaks in the northern corner of the site and were marked for removal. As such, endoscope and emergence surveys were undertaken in August 2019 and no bat activity was recorded. As such, it was recommended that these trees be removed using soft felling techniques under ecological supervision.

3.0 Roles and Responsibilities

- 3.1 The SINC management plan will be delivered by the applicant and site owner, FIP West End Ltd, which owns the freehold for the Chalcroft site and both Round Copse SINC and Chalcroft Distribution Park SINC. The applicant will contract appropriately trained specialists to undertake the work to the SINC as set out in the management plan. The applicant will also fund the surveys proposed in the management plan which will monitor work done to date and inform the next years' worth of SINC management. All improvements and maintenance at Chalcroft are funded by contributions from businesses on the rent roll. These contributions would also fund the SINC Management Plan.
- 3.2 It is for Eastleigh Borough Council to determine how the SINC Management Plan should be secured. This could be achieved via planning conditions or obligation under Section 106 of the Town and Country Planning Act.

Ecologists

- 3.3 The Ecology Partnership will be on site when appropriate to monitor work so that no wildlife comes to harm and also to provide advice to site workers about best practices. The Ecology Partnership's duties include, but are not limited to:
- Monitoring site works;
 - Providing status reports and updates as necessary;
 - Providing advice and liaising with workers on site as necessary;
 - Identifying environmental risks and developing appropriate environmental controls;
 - Delivering environmental training for site personnel and sub-contractors;
 - Liaising with client.
- 3.4 If an occasion arises which requires advice about a wildlife issue, then The Ecology Partnership's office can be contacted on **01372 364 133**.

Site Workers

- 3.5 It is expected that all site workers will act responsibly whilst on the development site and adhere to the wildlife protection and buffer zones. All site workers will be briefed on ecological issues with regards to fence lines, protection zones and timings. All site workers will receive a toolbox talk (TBT) in relation to any protected species that may be found on site.
- 3.6 All site workers are expected to:
- Dispose of litter appropriately;
 - Follow the method statements outlined during the TBT;
 - Report any protected species found within the construction work areas.
- 3.7 Under NO circumstances must site workers:
- Clear any vegetation or trees before being checked for nesting birds by a suitably qualified person;

- Dump material in uncleared areas and ‘wildlife protection zones’;
- Move or damage fences;
- Enter fenced off areas (‘wildlife protection zones’);
- Have fires or store materials in areas not previously agreed;
- Handle or catch animals (unless the animal is in immediate danger);
- Remove or disturb wildlife boxes.

3.8 If any site worker is unsure of any of the above points, then they must refer to the site manager.

4.0 Mitigation Strategy

Round Copse SINC ancient semi-natural woodland

4.1 The Round Copse SINC ancient semi-natural woodland lies along the northern boundary of the site and partially within the red line boundary. All of the woodland habitats on and adjacent to site will be retained and therefore no direct loss of habitat will result from the development. However, indirect impacts on the SINC woodland are likely if no mitigation is put in place. These include increased disturbance during construction through noise and potentially dust as well as increased light spill during the operational phase. There will be no impacts in terms of increased recreational pressure since the woodland is on private land and there is no public access.

4.2 Natural England’s standing advice (2018) recommends a 15m buffer between development and areas of ancient woodland. A 20m buffer has been incorporated into the masterplan between the development and the SINC boundary. This buffer will be maintained as a dark corridor and a sensitive lighting scheme will be implemented within the development. A 2.4m high wire mesh security fence already exists along the SINC boundary edge which will act as a permanent barrier post-development. In addition, the buffer zone will be protected during the construction phase using Heras fencing to prevent machinery and operatives entering this ‘wildlife protection zone’. The fencing will be covered with light permeable tarpaulin to minimise dust whilst still allowing light to reach the ground flora behind.

- 4.3 Drainage will be managed through the use of reed bed, shown as green square in figure 3 below, taken from the Civil Engineering Philosophy Statement (April 2020). For the details of the reed beds, see Cross Drawing 1 'General Plan and Side Views of FBA Reed Bed using Klargestor GRP Tank'. This reed bed utilised common reed (*Phragmites australis*). This implements treatment and improved water quality for run off associated with the new building works.

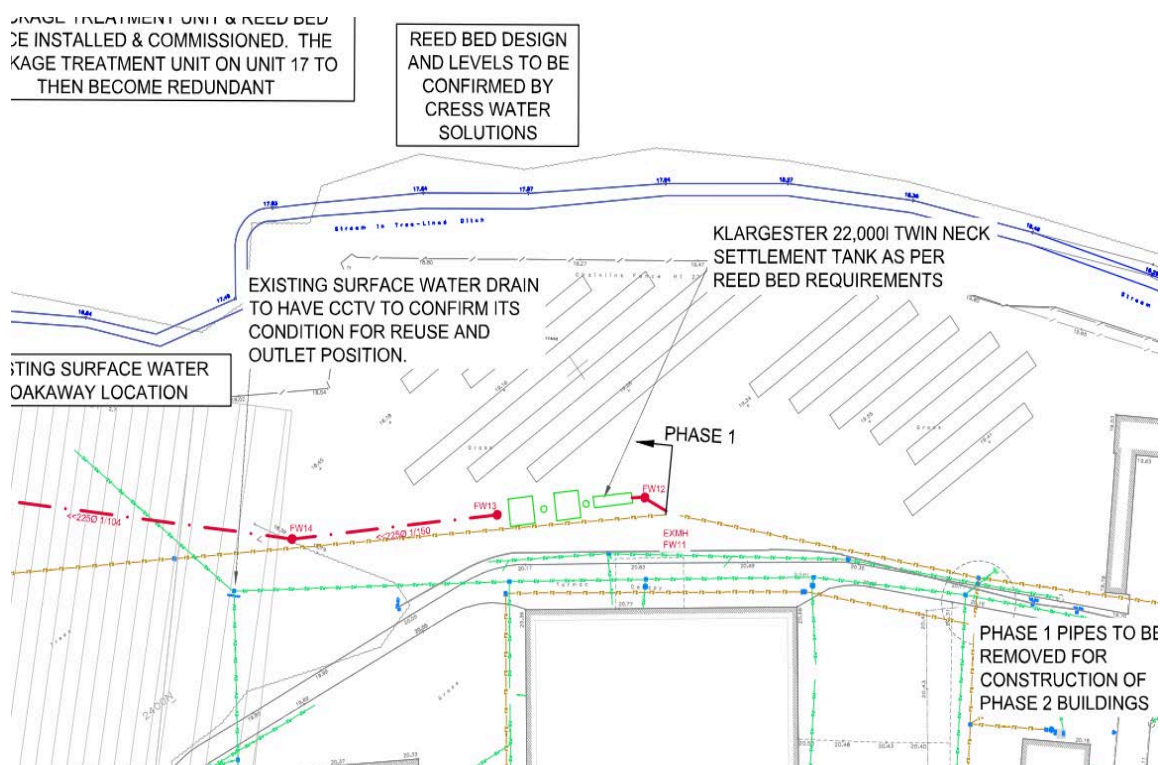


Figure 3: Location of Reed Beds – Civil Engineer Report (April 2020)

- 4.4 It is considered that with these mitigation measures in place, the potential impacts on the ancient woodland habitat will be negligible and the condition and nature conservation value of the SINC will be safeguarded. This brings the development in line with local policies 23.NC, 24.NC and 25.NC.

Bats

- 4.5 Two buildings on site supported low numbers of roosting common pipistrelles beneath external barge boards in 2018. These buildings will be demolished using a Low Impact Licence under the supervision of Registered Consultant Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS. This will include a method statement of works ensuring the barge boards are removed by hand under the supervision of the Registered Consultant.
- 4.6 Two oak trees which were considered to have medium bat potential in the northern corner of the site will be removed. Endoscope and emergence surveys in August 2019 did not find any evidence of roosting bats. As such, these trees will be removed using soft felling techniques under ecological supervision.
- 4.7 Four bat boxes will be erected prior to the demolition of the buildings and the removal of the oak trees. Any individual bats found during the demolition or tree removal will be captured and relocated into one of the boxes by the supervising ecologist. The box locations are shown in Appendix 1. Recommended boxes include two Schwegler 2F Bat Boxes and two Schwegler 2FN Bat Boxes.
- 4.8 A sensitive lighting scheme will be implemented as part of the development to consider foraging, commuting and roosting bats in the local area. A dark corridor will also be maintained within the 20m SINC buffer. The sensitive lighting scheme should consider the following (ILP 2018):
- Installing lighting only if there is a significant need;
 - Using LED luminaries due to their lower intensity, sharp cut-off and good colour rendition – any lights with UV elements or metal halide lights should not be used;
 - Lights with peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone 2012);
 - Lights with an upward light ratio of 0% and good optical control;
 - Careful consideration of column height to avoid light spill;
 - Any external security lights should use motion-sensors and short (1-minute) timers;

- Avoid putting lighting near tree lines or hedgerows and angling light away from these linear features which are used by commuting and foraging bats;
- Lighting must not be placed next to known or newly created bat roosts;
- Accessories such as baffles and hoods should be used as a last resort to reduce light spill and direct light only to where needed.

4.9 The sensitive lighting scheme and dark corridor within the 20m buffer can be secured through planning condition. A lighting specialist should be consulted on the design of the scheme in collaboration with the ecologist.

On-Site Habitats

4.10 The following habitats within the red line boundary will be lost to the development:

- Managed neutral semi-improved grassland; and
- Five semi-mature trees.

4.11 The grassland is heavily managed for its amenity value with a regular mowing scheme. It is considered to be of relatively low biodiversity value at the site level only due to its management regime. The loss of this habitat is not considered to be significant and compensation for this loss will include enhancing retained areas of grassland and neighbouring habitats.

4.12 The five semi-mature trees to be removed include three pedunculate oaks (*Quercus robur*), one ash (*Fraxinus excelsior*) and one purple leaved plum (*Prunus cerasifera* 'Atropurpurea'). None of these were considered to be of high quality according to the tree report (CBA Trees 2018). Two of the oaks were of moderate quality (category B) and the remaining three trees were of low quality (category C). The two oaks with PRFs were found not to support roosting bats and will be removed sensitively. The loss of these trees is not considered ecologically significant and their loss will be compensated with replacement native planting post-development.

5.0 Enhancement Strategy

5.1 The planting plan is shown in figure 4 below. This shows specimen trees and ground cover planting. This figure is taken from Boyle and Summers (Feb 2020).

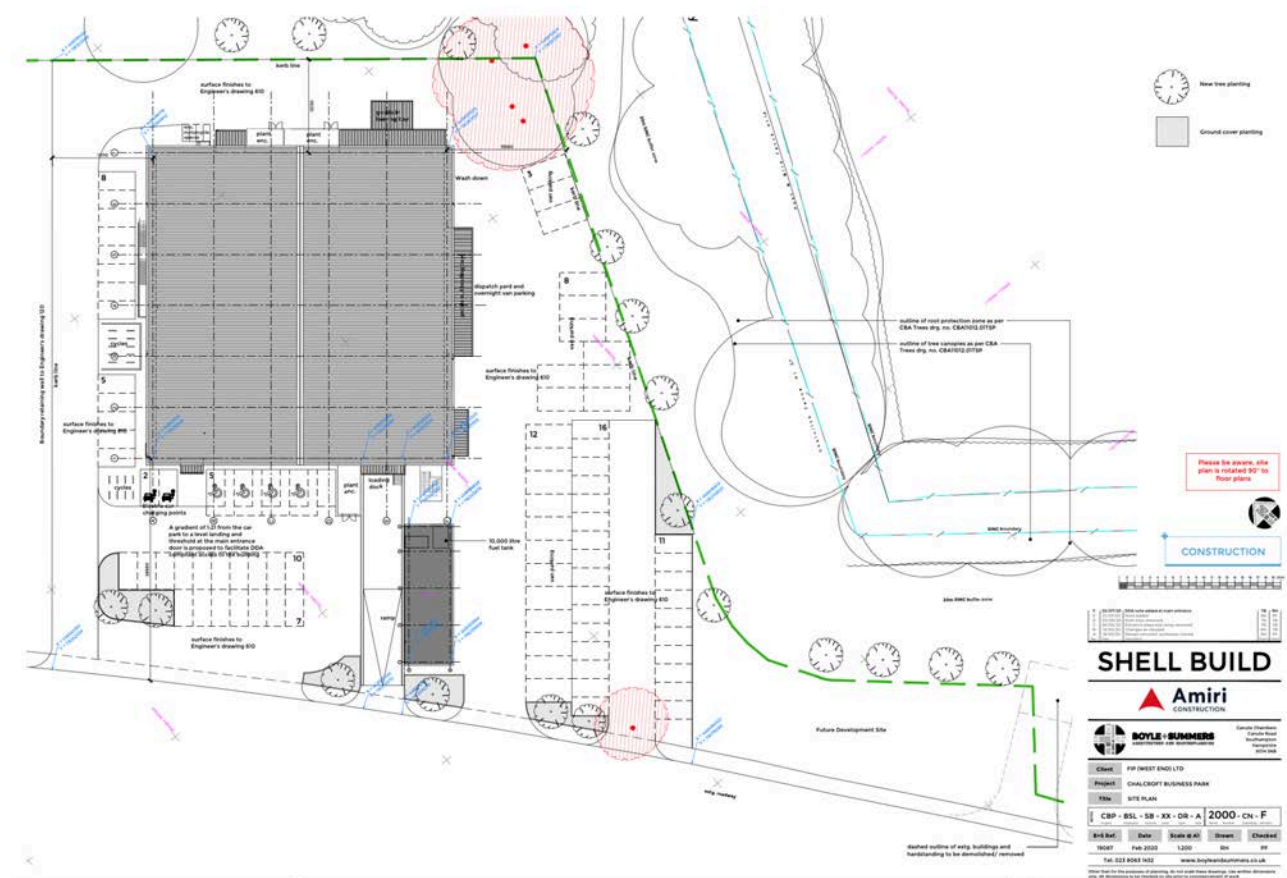


Figure 4: Planting plan

5.2 New native shrub planting will be established as ground cover in sections identified in figure 4 (shaded areas). Recommended species include:

- Common dogwood (*Cornus sanguinea*)
- Holly (*Ilex aquifolium*)
- Elder (*Sambucus nigra*)
- Privet (*Ligustrum vulgare*)
- Dog rose (*Rosa canina*)
- Honeysuckle (*Lonicera periclymenum*)

-
- 5.3 The retained grassland areas within the buffer zone and in the eastern portion of the site will be enhanced with a native seed mix: EM3 Special General Purpose Meadow Mixture from Emorsgate Seeds. This grassland will then be subject to a single cut per year in September following flowering and seeding.
- 5.4 The five felled trees will be replaced with native species of value to wildlife. Additional tree planting (a total of 13 individual trees) will take place along the edge of the buffer zone. This will include a mix of the following and the locations are shown in figure 4.
- Oak (*Quercus robur*) (4 specimens)
 - Beech (*Fagus sylvatica*) (4 specimens)
 - Cherry (*Prunus avium*) (2 specimens)
 - Rowan (*Sorbus aucuparia*) (2 specimens)
 - Wild service tree (*Sorbus torminalis*) (1 specimen)
- 5.5 A further 6 specimen trees will be planted on the southern aspect of the car parking areas, adjacent to the access road. These 6 trees will include the following;
- Hazel (*Coryllus avellana*) (2 specimens)
 - Rowan (*Sorbus aucuparia*) (2 specimens)
 - Wild service tree (*Sorbus torminalis*) (2 specimens)
- 5.6 Logs from felled trees (five trees) will be used to create at least two log piles within the SINC buffer. These will act as refugia from a range of wildlife including hedgehogs, small mammals and invertebrates.
- 5.7 Other bat boxes will be installed on site in addition to those which will compensate for the loss of the building roosts. These will provide additional roosting opportunities for bats in the local area. The following boxes are to be established (locations in Appendix 1):
- Schwegler 1WQ Bat Box – This provides opportunities for hibernating bats as well as a summer roosting space for a range of bat species.
 - Schwegler 1FF Bat Box – This provides enough internal space to be used as a maternity roost by a range of species.

- Beaumaris Woodstone Maxi Bat Box – This provides a single narrow cavity which is favoured by crevice-dwelling species such as pipistrelles, Brandt's and whiskered bats.

5.8 Bird boxes will be installed within the SINC buffer to provide new nesting opportunities on site. A combination of the following will be erected:

- Schwegler 1B Nest Box – This woodcrete box is suitable for a range of garden birds and different entrance hole sizes are available for different species.
- Schwegler 2M Nest Box – This is similar to 1B but it can be freely suspended to protect against predators such as cats.

5.9 Whilst the wire mesh security fence must be maintained post-development, it is recommended that small holes (approximately 15cm x 15cm) be made at various points at the base of the fence to allow small mammals, such as hedgehogs, to pass through the fence.

6.0 SINC Management Plan

6.1 Since both adjacent SINCs are owned by the site's landowner, a management plan has been developed to provide significant enhancements to these neighbouring habitats. The SINC has been divided into blocks as shown in Appendix 2. As part of the management plan, both SINC will be kept as private land with no public access.

Round Copse SINC

6.2 Round Copse is designated for its ancient semi-natural woodland and consists of two small blocks of lowland deciduous woodland (RC1 and RC3/4) connected by a tree line (RC2) running north to south. It covers an area of approximately 1.21ha. Management plans for the small areas of woodland focus on developing ground flora without losing a significant number of mature trees.

RC3 and RC4

- 6.3 RC3 and RC4 are the same block of woodland but have a security fence running between them. They include very dense groupings of trees in some areas and, therefore, will be thinned of their smaller category C trees. These include ash (*Fraxinus excelsior*), silver birch (*Betula pendula*) and common alder (*Alnus glutinosa*). This will give the remaining trees more space to grow and encourage crown development.
- 6.4 The ground flora is currently heavily dominated by bramble (*Rubus fruticosus*), ivy (*Hedera helix*) and bracken (*Pteridium aquilinum*). These species are shading and outcompeting other ancient woodland indicator species including wood anemone (*Anemone nemorosa*), Solomon's seal (*Polygonatum x hybridum*), black bryony (*Dioscorea communis*), wild strawberry (*Fragaria vesca*), figwort (*Scrophularia sp.*), common dog violet (*Viola riviniana*) and wood speedwell (*Veronica montana*). Up to 80% of the bramble, bracken and ivy will be removed to allow other species to colonise further and increase the biodiversity in these sections.
- 6.5 Any felled trees will be sectioned to create log and brash piles within the woodland, enhancing the dead wood habitat.

RC1

- 6.6 RC1 is the largest section of woodland in the SINC and is largely in a favourable condition. Its management requirements are similar to that of RC3 and RC4, where the denser areas of trees will be thinned of the smaller category C species, predominantly ash and alder. All felled trees will create log piles to enhance the dead wood habitat.
- 6.7 This section also supports an area of priority wet woodland habitat in a hollow along the northern edge. The natural clearings within this area will be retained and the edge habitats maintained as dense vegetation to avoid the soils drying out.

RC2

- 6.8 RC2 is essentially a tree line running north to south and connecting the two woodland blocks in the SINC. Management is not considered necessary here; rather it should be

allowed to 'scrub up' along its length to create a denser corridor of vegetation between the woodland blocks.

Chalcroft Distribution Park SINC

- 6.9 This SINC is a much larger area of lowland deciduous woodland covering approximately 4.35ha. It largely consists of a thin strip of woodland (CDP2) that runs adjacent to the railway line and connects to two wider sections of woodland (CDP1 and CDP3). CDP1 to the north also supports an area of priority wet woodland habitat. Also included in the designation is a block of ancient semi-natural woodland to the northeast (CDP4).
- 6.10 This habitat is located outside any development proposals and lies outside the redline boundary. However, this SINC has been included in the SINC management which is detailed below.
- 6.11 A section of woodland to the northwest was originally included within the SINC designation as an area of semi-improved grassland which retained a significant amount of unimproved grassland (SINC criteria 2B). However, an assessment carried out by Hampshire Biodiversity Information Centre in 2014 found that the area had become dominated by woodland and had lost the grassland habitat it was designated for. As such, it was removed from the SINC. However, it is recommended that the management proposed for the SINC include this new section of woodland. This section is referred to as CDP5 within the management plan.
- 6.12 Glades will be created within parts of CDP1, CDP3 and CDP5 by clear felling small areas of trees. This will allow light to reach the woodland floor and enhance the ground flora habitat. These areas will then be managed on a yearly basis to keep them clear of scrub and new tree growth.
- 6.13 The northern edge of CDP1 will be managed as a new ride. A ride is a linear open space within a wood which is usually made up of several zones. Most commonly, rides consist of a central grass zone with a mixed herbaceous and shrub zone on one or both sides. It is wide enough for there to be a gap in the canopy above the ride which allows sunlight to reach the ground. They provide a greater diversity of habitats within a woodland. The

very edge of the woodland (5m) will be cut on a 3-5 year cycle to create a herbaceous zone. The next 5m strip into the woodland will be coppiced on an 8-20 year rotation to create a shrub zone leading to the main woodland block. This creates a successional edge to the woodland that benefits wildlife by providing different niches.

- 6.14 CDP2 will be subject to similar management as blocks RC2/3/4. Due to its narrow structure, the woodland block will be subject to minimal thinning of smaller and lower quality trees and the removal of up to 80% of the scrub understorey to encourage a higher species diversity of the ground flora.
- 6.15 CDP4 supports ancient semi-natural woodland. Some thinning and scrub removal will take place to allow greater light penetration within the woodland. Log piles, resulting from thinning, will be created within the woodland to provide some suitable habitat for saprophytic invertebrates. An existing treatment works is included within this block and is served by an access road. This existing operational area will be retained post-development and therefore lies outside the scope of these management proposals.
- 6.16 A schedule of works for the first 8 years is summarised in Table 1. All tree felling works and scrub removal will be conducted outside bird nesting season (March to September inclusive) or following a nesting bird check by a suitably qualified ecologist. Any proposed tree felling will also be subject to a survey for roosting bat potential by a suitably qualified ecologist.
- 6.17 Enhancements including a range of bat and bird boxes. These boxes are shown in appendix 3. These will provide additional roosting opportunities for bats in the local area. The following boxes are will be established (locations in Appendix 3):
- Schwegler 1WQ Bat Box – This provides opportunities for hibernating bats as well as a summer roosting space for a range of bat species. Two of these will be established.
 - Schwegler 1FF Bat Box – This provides enough internal space to be used as a maternity roost by a range of species. Four of these will be established.

- Beaumaris Woodstone Maxi Bat Box – This provides a single narrow cavity which is favoured by crevice-dwelling species such as pipistrelles, Brandt's and whiskered bats. Four of these will be established.

6.18 Bird boxes will be installed within the SINC to provide new nesting opportunities on site.

A combination of the following will be erected:

- Schwegler 1B Nest Box – This woodcrete box is suitable for a range of garden birds and different entrance hole sizes are available for different species. Four of these will be established.
- Schwegler 2M Nest Box – This is similar to 1B but it can be freely suspended to protect against predators such as cats. Four of these will be established.

Table 1: Woodland Management Plan Schedule (up to Year 8)

Year	Year 1	Year 2	Year 3	Year 4	Year 8
Woodland Block					
RC1	- Thinning	N/A	- Update monitoring survey	- Any further works based on update survey	- Update monitoring survey
RC2	N/A	N/A	- Update monitoring survey	- Any further works based on update survey	- Update monitoring survey
RC3	- Thinning - Scrub removal - Log pile creation	- Scrub removal	- Update monitoring survey	- Any further works based on update survey	- Update monitoring survey
RC4	- Thinning - Scrub removal - Log pile creation	- Scrub removal	- Update monitoring survey	- Any further works based on update survey	- Update monitoring survey
CDP1	- Clear fell new glade - First cut on 5m herbaceous strip - First coppice on 5m shrub strip - Log pile creation	- Scrub removal from new glade	- Update monitoring survey - Scrub removal from new glade - Second cut on 5m herbaceous strip	- Any further works based on update survey	- Update monitoring survey - Third cut on herbaceous layer - Second coppice on 5m shrub layer
CDP2	- Thinning - Scrub removal - Log pile creation	- Scrub removal	- Update monitoring survey	- Any further works based on update survey	- Update monitoring survey
CDP3	- Clear fell new glade - Log pile creation	- Scrub removal from new glade	- Update monitoring survey - Scrub removal from new glade	- Any further works based on update survey	- Update monitoring survey
CDP4	- Thinning - Scrub removal - Log pile creation	- Scrub removal	- Update monitoring survey	- Any further works based on update survey	- Update monitoring survey
CDP5	- Clear fell new glade	- Scrub removal from new glade	- Update monitoring survey - Scrub removal from new glade	- Any further works based on update survey	- Update monitoring survey

7.0 Conclusions

- 7.1 It is considered that the redevelopment of the site will not alter the ecological functionality of the local landscape. The mitigation and enhancements outlined within this report will help to achieve a net gain in biodiversity post-development.
- 7.2 The proposals include the management of both SINC's with the addition of a range of bat and bird boxes situated within these habitats.
- 7.3 The only protected species identified on site were low numbers of common bat species. It is considered that the favourable conservation status of local bat species will not be impacted given the low impact licencing, mitigation and enhancements which will be undertaken on site.

8.0 References

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The Ecology Partnership (2018) Preliminary Ecological Appraisal – Land at Chalcroft Business Park, West End, Hampshire.

The Ecology Partnership (2018) Dusk Emergence and Dawn Re-entry Surveys for Bat Species Letter of Report – Chalcroft Business Park, West End, Hampshire.

The Ecology Partnership (2019) Tree Assessment for Bats – Chalcroft Business Park, Burnetts Lane, Southampton.

Appendix 1: Biodiversity Mitigation and Enhancement Plan Map

Appendix 1 - Biodiversity Mitigation and Enhancement Plan Map



20m SINC buffer - grassland enhanced with native species mix and new native tree and shrub planting

- Schwegler 2F bat box
- Schwegler 2FN bat box
- Schwegler 1FF bat box
- Schwegler 1WQ bat box
- Beaumaris woodstone box
- ◆ Schwegler 1B bird box
- ◆ Schwegler 2M bird box
- ▲ Log piles
- ✕ Recommended gaps in fence

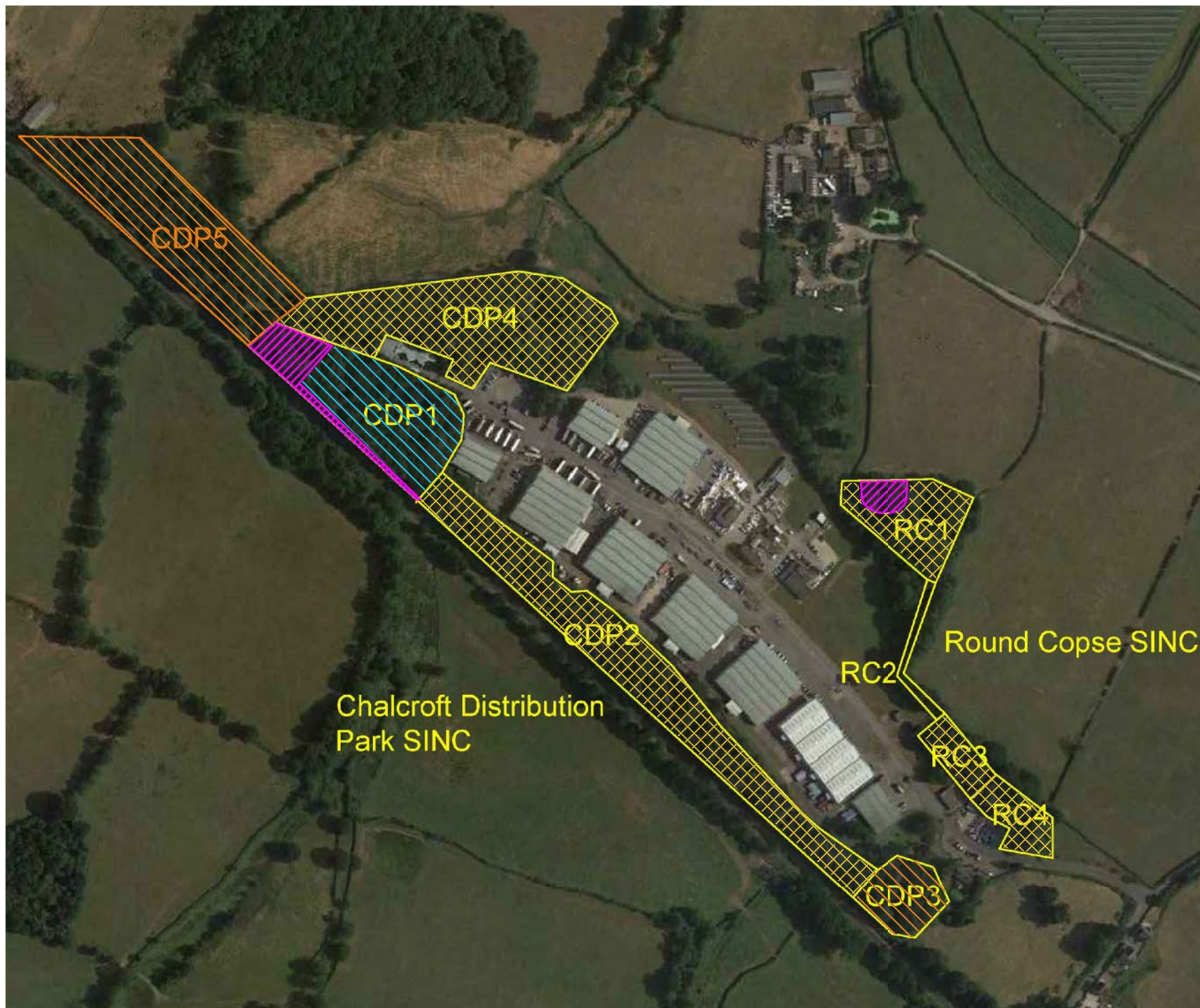
Site: Chalcroft Business Park
Client: Strutt & Parker
Image source: Boyles + Summer
Masterplan (dated 02.10.2019)

the
ecology
partnership

The Ecology Partnership Ltd
Thorncroft Manor, Thorncroft Drive, Leatherhead, KT22 8JB
t: 01372 364 133 w: ecologypartnership.com

Appendix 2: SINC Management Plan Map

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Site: Chalcroft Business Park
Client: Strutt & Parker

the
ecology
partnership

The Ecology Partnership Ltd
Thorncroft Manor, Thorncroft Drive, Leatherhead, KT22 8JB
t: 01372 364 133 w: ecologypartnership.com

Appendix 3: Chalcroft SINC Enhancement Plan Map



Appendix 3 – Biodiversity Mitigation and Enhancement Plan Map for Chalcroft Distribution Park SINC

Key

- Schwegler 1WQ Bat Box
- Schwegler 1FF Bat Box
- Beaumaris Woodstone Maxi Bat Box
- ◆ Schwegler 2M Nest Box
- ◆ Schwegler 1B Nest Box
- ▨ 20m SINC buffer zone
- Chalcroft Distribution Park SINC boundary
- Development boundary

Site: Chalcroft Business Park
Client: Strutt & Parker
Image Source: 2020 Google Earth

the
ecology
partnership

The Ecology Partnership Ltd
Thorncroft Manor, Thorncroft Drive, Leatherhead,
Surrey, KT22 8JB
t: 01372 364 133 w: www.ecologypartnership.com

The Ecology Partnership Ltd

Thorncroft Manor

Thorncroft Drive

Leatherhead

KT22 8JB

Tel: 01372 364 133

www.ecologypartnership.com

Approved: Alexia Tamblyn MA (Oxon) MSc CEnv MCIEEM FRGS

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