

Landscape and Ecological Management Plan

Chalcroft Business Park,
Southampton – Phase 2

November 2026

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November 2026

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Document Control:

Project no.	Project
14773	Chalcroft Business Park, Southampton – Phase 2

Version:	Written by:	Checked by:	Authorised by:	Date:
V1	Sofia Giaconi	Paul Carter	Richard Schofield	21 September 2026
V2	Sofia Giaconi	Paul Carter	Paul Carter	07 October 2026
V3	Sofia Giaconi	Paul Carter	Richard Schofield	05 November 2026

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1. Introduction

Background

1.1 Phlorum Limited was commissioned by Total Integration Project to compile a Landscape and Ecological Management Plan (LEMP) in relation to the discharging of condition 9 attached to planning permission X/22/94322 granted by Eastleigh Borough Council for development at Chalcroft Business Park, Burnetts Lane, Southampton SO30 2PA here on referred to as 'The Site'.

1.2 This version (V3) has been produced to update the requirements of the bat maternity roosts on site.

1.3 The National Grid Reference for the centre of the site is SU 48521 16324. The survey area extended over approximately 1.26 hectares (ha).

1.4 Previous ecological reports which have been carried out and submitted as part of this application and will be referred to include:

- Update Preliminary Ecological Appraisal (The Ecology Partnership, 2023);
- Proposed Site Plan 2749-MAL-XX-XX-DR-A- 0001 (Made Architects, 2026);
- Landscape Management Plan (Deacon Design, 2023); and
- Soft Landscape Specification (Deacon Design, 2023).

Approved Proposed Development

1.5 It is understood that the approved development involves the demolition of existing onsite buildings and the construction of two new warehouse units.

Planning

1.6 Planning permission has been granted subject to the following ecological conditions:

- **Condition 9**: *"A Landscape and Ecology Management Plan (LEMP) with final proposals for new site landscaping for each unit shall be submitted to and approved by the Local Planning Authority within 3 months of the commencement of the development of each unit hereby approved and the approved schemes shall be carried out in the first planting and seeding seasons following first occupation of each building. Any trees or plants which, within a period of 10 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.*

Reason: in the interests of visual amenity and biodiversity and to conform with Policy DM1 and DM11 of the Eastleigh Borough Local Plan 2016-2036, and the Trees and Development SPD".

- Condition 28: *"Prior to the demolition of Buildings 3 and 7 within the Outline element of this permission, as referenced in the 'Update Preliminary Ecological Appraisal, February 2023', a single emergence/re-entry survey for each building shall be carried out and a full Bat Survey Report to include details of any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures shall thereafter be implemented and maintained in accordance with the agreed details.*

  Reason: To ensure protection of bats, and to comply with Policy DM11 of the Eastleigh Borough Local Plan 2016-2036".

- Condition 29: *"Prior to demolition of Buildings 2 and 5 within the Outline element if this permission, as referenced in the 'Update Preliminary Ecological Appraisal, February 2023', three bat activity surveys shall be carried out and a full Bat Survey Report to include details of any required mitigation shall be submitted to and approved in writing by the Local Planning Authority. Mitigation measures shall thereafter be implemented and maintained in accordance with the agreed details.*

  Reason: To ensure protection of bats, and to comply with Policy DM11 of the Eastleigh Borough Local Plan 2016-2036".

1.7 This report is focused on Condition 9 the Landscape and Ecological Management Plan (LEMP). A Separate Bat Report will be issued to address Conditions 28 and 29.

2. Project Outline

Biodiversity Aims

2.1 The biodiversity aims for the development site are to enhance the overall biodiversity for the site.

Design and General Management Objectives

2.2 The main design objectives and management objectives in relation to this 15-year management plan are listed below:

- To successfully replace, through the installation of bat tubes, two maternity roost located on site;
- To establish and maintain a diverse range of native tree species throughout the development, providing long-term landscape structure, visual character and ecological benefits. The proposed tree planting will strengthen habitat connectivity across the Site and between the development and the adjacent Round Copse SINC;
- To protect and enhance the 20m ecological buffer adjoining Round Copse SINC through the establishment and long-term management of species-rich grassland, mixed scrub and tree planting;
- To establish and maintain native shrub and groundcover planting that provides year-round habitat, shelter, nesting opportunities and food resources for wildlife;
- To create and successfully establish areas of species-rich Other Neutral Grassland using native wildflower seed mixes and hedgerow mixes in les sunlit areas such as under the solar panel array on site, increasing the biodiversity value of the site and providing habitat for pollinators and other invertebrates;
- To establish and maintain the SuDS wet meadow habitat to provide both biodiversity enhancement and sustainable drainage benefits;
- To provide enhanced nesting and roosting opportunities through the installation of bird boxes and bat boxes across the site;
- To ensure the successful establishment and long-term health of all planting through appropriate management measures, including watering, replacement planting, weed control, pruning and habitat monitoring; and
- To maintain and enhance the ecological value of the site through a programme of monitoring, management and adaptive maintenance.

2.3 The main habitats to be created at the site are: Other neutral grassland, mixed native ornamental shrub, developed land, sealed surface, buildings and urban trees.

Roles and Responsibilities

2.4 During the construction phase the Principal Contractor will appoint and manage the Landscape Contractor who will be responsible for carrying out the habitat management plan and undertaking the necessary habitat creation works outlined in this plan.

2.5 Post-handover the maintenance, monitoring and management of the habitats outlined within this plan will be the responsibility of BizSpace.

Funding of the Plan

2.6 The funding of the plan will be provided by BizSpace.

Ecological Value and Condition

2.7 The current ecological value of the site is set out in the Preliminary Ecological Appraisal report produced by The Ecology Partnership, 2023. In summary the ecological value of the site is low, where the site being pronominally composed of hardstanding, buildings, artificial unsealed surfaces and areas of modified grassland.

2.8 The scheme will include new habitats such as trees, modified grassland, mixed shrubs and large areas of the site will be enhanced to other neutral grassland. As a consequence of the creation of these habitats the value of the site will be enhanced, especially during the operational phase of the scheme.

Remedial Triggers

2.9 If unforeseen impacts occur, then these impacts need to be identified, and appropriate guidance and triggers put in place to ensure that they are appropriately managed. The habitat that could be impacted is the adjacent Round Copse SINC.

2.10 The proposed wildflower and hedgerow mix grasslands, mixed shrubs, attenuation basin (which will have a wetland mix planted around it) and trees will be maintained during the tenure of the site by the occupier, as a result the condition of these features is unlikely to diminish over time, provided they are watered when newly planted and if a plant dies it is replaced. Due to the shade of the solar panels a hedgerow mix grassland will be used under the solar panels.

2.11 The following is potential list of triggers that could negatively impact on these newly planted habitats:

- Extreme wet, cold or hot weather;
- Climate change;
- Prolonged periods of flooding and wet weather;
- Pollution events, such as emergency pollution incidents from nearby roads;
- The accidental introduction or colonisation of invasive species; and
- Over-predation of seed and plant material from other species.

2.12 Recommendations made within Section 4 will ensure establishment and initial management. The ecologist will be contacted for advice during extreme weather events that could cause a negative impact on the grasslands or ruderal/ephemeral vegetation. Remedial measures will then be put in place to restore the habitat.

2.13 The client will inform their member of staff responsible for health, safety and environment on the trees, other neutral grassland, modified grassland and mixed shrub. In the event of a pollution incident this member of staff will liaise with the appropriate stakeholders and authorities to agree a course of remedial measures.

2.14 The trees, other neutral grassland, modified grassland, hedgerow mix grassland and mixed shrub will be monitored on a regular basis by BizSpace and any issues will be reported to the ecologist.

2.15 If bird boxes or bat boxes are damaged, then these will need to be replaced or repaired. The ecologist will be able to assist with the appropriate remedial works for these.

3. Existing Ecological Features

Existing Features to be Retained

3.1 Existing habitat that will be retained within the scheme include the following:

- Round Copse SINC 20m buffer;
- Other neutral grassland located along the northern boundary of the site; and
- Existing habitat connectivity between the site and adjacent woodland habitats.

Ecological Constraints on Site

3.2 Existing ecological constraints on site include:

- SINC 20m buffer of the adjacent Round Copse
- Confirmed bat maternity roosts associated with buildings on site;
- Day roost associated with building on site;
- Potential use of retained grassland by reptiles and/or amphibians;
- Nesting birds within surrounding vegetation; and
- Commuting and foraging bats within the wider landscape.

4. Habitat Management Plan

Modified and Other Neutral Grassland (created)

4.1 The existing areas of other neutral grassland are to be enhanced and new areas to be created using wildflower grassland mix.

Aims

- To create species-rich wildflower grassland areas, increase biodiversity and improve habitat connectivity;
- To use a mix of Emorsgate EM5F Wildflowers for Loamy Soils and EM4F Wildflowers for Clay Soils onto the main, sunlit area of the grassland. Species will include meadow crane's-bill (*Geranium pratense*), cowslip (*Primula veris*), meadow buttercup (*Ranunculus acris*) and common sorrel (*Rumex acetosa*);
- To increase biodiversity within the site;
- To create feeding opportunities for wildlife;
- Vegetation is to be maintained as a healthy vigorous sward free from disease, fungal growth, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, worm casts, and mole hills; and
- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods.

Actions

- Prior to sowing, existing vegetation shall be cut short and any perennial weeds (e.g. docks and thistles) controlled;
- The ground shall be prepared in late summer by harrowing or raking to create approximately 50% bare soil and suitable seed-to-soil contact;
- Wildflower seed shall be sown into an existing grass sward or in conjunction with an appropriate grass seed mix to reduce weed colonisation;
- Where not already present, Yellow Rattle (Rhinanthus minor) may be introduced at up to 1 g/m² to help suppress vigorous grasses;
- The wildflower seed mixes shall be surface sown in autumn, either by broadcast seeding or machine spreading;
- Seed shall be mixed with a suitable inert carrier (e.g. sand) to aid even distribution across the sowing area;
- Seed shall not be buried, and rolling is generally not required; and

- Seeded areas shall be protected from unnecessary disturbance until successfully established.

Monitoring and Maintenance

- Wildflower grassland areas shall be managed as traditional meadow habitat to promote continued establishment and species diversity;
- No mowing or grazing shall take place between spring and late July/August to allow wildflowers to grow and set seed;
- A single annual hay cut shall be undertaken in July or August after flowering has finished, cutting vegetation to approximately 50 mm height;
- Cut material shall be left in situ for 1-7 days to allow seed dispersal, then removed from site to prevent nutrient enrichment;
- Regrowth shall be cut or lightly grazed through autumn and winter to maintain a sward height of approximately 50 mm.
- An additional spring cut may be undertaken if required to control excessive growth;
- The grassland shall be monitored annually for successful establishment, flowering performance, and the presence of invasive or undesirable species, with remedial management implemented where necessary; and
- No fertilisers, herbicides (except targeted treatment of injurious or invasive weeds), or soil enrichment measures shall be applied to the habitat areas.

Wildflower and Hedgerow Mix Grassland (created)

4.2 The existing areas of other neutral grassland located underneath the existing solar panels are to be created, with areas of hedgerow grassland mix included. The solar panels create shade in this area and therefore a shade tolerant/hedgerow grassland mix will be used.

Aims

- To create species-rich wildflower grassland areas, increase biodiversity and improve habitat connectivity;
- To use Emorsgate's EH1 Hedgerow Mixture or similar in the less sunlit areas of the grassland such as under the solar panel array. This will include species such as agrimony (*Agrimonia eupatoria*), common knapweed (*Centaurea nigra*), hedge bedstraw (*Galium album*) and oxeye daisy (*Leucanthemum vulgare*);
- To increase biodiversity within the site;

- To create feeding opportunities for wildlife;
- Vegetation is to be maintained as a healthy vigorous sward free from disease, fungal growth, discolouration, scorch, wilt, moss, excessive thatch, weeds, frost heave, worm casts, and mole hills; and
- Water as necessary to secure healthy establishment and to avoid the need for replacement due to dry periods.

Actions

- Select areas with low to moderate soil fertility and, where possible, free from significant perennial weed infestations;
- Prepare the ground by controlling weeds and creating a suitable seedbed through light cultivation, taking care to avoid damage to the roots of existing adjacent trees or shrubs;
- Where suitable bare ground already exists beneath recently managed solar panels minimise further cultivation and retain exposed soil for sowing;
- Sow the seed mix in autumn or spring, or during other suitable periods when sufficient soil moisture is available;
- Surface sow the seed evenly by hand or mechanical spreader, dividing the seed into sections to evenly cover the area;
- Avoid burying or covering the seed. Lightly firm the surface by rolling or treading to ensure good seed-to-soil contact; and
- Protect newly seeded areas from excessive disturbance until the vegetation is established.

Monitoring and Maintenance

- Maintain a varied habitat structure by leaving vegetation closest to the solar panels uncut where possible and managing more open areas by cutting once or twice annually;
- Retain areas of rough, tussocky vegetation to provide shelter and refuge habitat for wildlife;
- Control scrub and bramble encroachment by cutting selected areas every 2-3 years between October and February;
- Undertake rotational management so that no more than 50% of the habitat is cut in any one year, retaining undisturbed refuge areas;
- Monitor the habitat annually for successful establishment, species diversity, and the presence of invasive or undesirable species; and
- Avoid the use of fertilisers and minimise herbicide use except for targeted control of problematic weeds.

Mixed Shrub and Herbaceous (created)

4.3 The paragraphs below include prescriptions for mixed shrub and herbaceous planting included in the approved design proposals within the footprint of the works.

Aims

- To establish a diverse native mixed scrub habitat that complements the adjacent Round Copse SINC and ecological buffer;
- To provide pollen, nectar, berries and other food sources for wildlife;
- To create feeding, nesting, year-round shelter opportunities for wildlife;
- To create a structurally diverse habitat that contributes to habitat connectivity across the site;
- To maintain a healthy, vigorous planting scheme which delivers both ecological and landscape benefits throughout the lifetime of the development; and
- To promote a balanced vegetation structure and prevent domination by individual species, thereby maximizing biodiversity value.

Actions

- Mixed scrub planting shall be established using native shrub species selected for their suitability to local site conditions and their ecological value;
- Shrub growth shall be managed through periodic thinning and selective pruning to promote healthy development, maintain structural diversity and encourage dense regeneration.
- Thinning operations shall be undertaken to remove dead, dying or diseased material and to improve airflow throughout the planting, reducing the risk of disease and promoting vigorous growth;
- Management shall maintain an appropriate balance between scrub, herbaceous and groundcover planting communities to prevent one element from outcompeting another;
- Shrub growth that obstructs windows, signage, pedestrian routes, vehicle sightlines or other infrastructure shall be selectively cut back as required;
- Herbaceous species, native grasses and ferns shall be managed as an integral component of the mixed scrub habitat to provide seasonal interest, structural diversity and additional ecological value;
- Selective pruning and cutting back of herbaceous species shall be undertaken following flowering where required to maintain plant health and encourage vigorous growth;

- Native grasses and ferns shall be retained where possible to provide year-round habitat structure and additional shelter opportunities for wildlife;
- Once shrubs are fully established, support canes and associated planting aids shall be removed where no longer required; and
- All maintenance operations shall be undertaken using hand tools wherever practicable, and arisings shall be composted, reused or recycled where appropriate.

Monitoring and Maintenance

- Shrub planting will be inspected regularly throughout the establishment period to assess plant health, survival rates and overall condition;
- Any dead, damaged or failing plants will be replaced during the next available planting season with the same species, or with an alternative locally appropriate native and non-invasive species where replacement with the original species would be unsuitable;
- Weeding will be undertaken by hand to minimise disturbance to surrounding vegetation and prevent competition from undesirable species. All weed arisings shall be removed from site;
- Litter will be removed from planted areas on a fortnightly basis to maintain habitat quality and visual amenity;
- Shrubs will be watered as necessary during establishment and during prolonged dry periods to maintain healthy growth;
- During periods where temperatures exceed 25°C, newly established planting will be watered daily during the first growing season and at least every three days during the second and third growing seasons until regular rainfall resumes;
- Bark mulch will be maintained at a minimum depth of 75 mm across all shrub beds to suppress weeds, retain soil moisture and support healthy plant establishment;
- Mulch will be inspected twice annually and replenished as necessary to maintain a consistent depth and coverage;
- Herbaceous planting, native grasses and ferns shall be inspected annually to assess establishment success and overall condition;
- Dead, damaged or declining specimens shall be removed and replaced where necessary during the appropriate planting season;
- Selective cutting back of herbaceous vegetation shall be undertaken during autumn and winter as required, with some stems and seed heads retained until early spring to maximise biodiversity benefits;

- Ornamental and native grasses shall be cut back in accordance with the approved maintenance schedule to maintain healthy growth and prevent excessive accumulation of dead material;
- Ferns shall generally be retained with only damaged, dead or diseased fronds removed where necessary to maintain plant health and appearance;
- All pruning and maintenance operations shall be undertaken outside the main bird nesting season wherever practicable and shall avoid unnecessary disturbance to wildlife;
- All thinning and pruning works will be undertaken outside the main bird nesting season (March to August inclusive), unless a prior inspection by a suitably qualified ecologist confirms that no active nests are present; and
- The condition of the mixed scrub habitat shall be reviewed annually to ensure that the management objectives are being achieved and that the habitat continues to provide ecological and landscape benefits over the long term.

Wetland Mix (created)

4.4 The paragraphs below include prescriptions for the surrounds to the new SuDS basin for which a wetland mix will be used.

Aims

- To use the Emorsgate N7 Wetland Meadow Mixture (or equivalent) to create a suitable habitat for the SuDS basin. Species will include common bent (*Agrostis capillaris*), crested dogstail (*Cynosurus cristatus*), hard fescue (*Festuca trachyphylla*), oxeye daisy (*Leucanthemum vulgare*), ragged robin (*Silene flos-cuculi*), meadow buttercup (*Ranunculus acris*) and sweet vernal grass (*Anthoxanthum odoratum*);
- Prevent dominance by vigorous species such as common reed, reedmace, nettle, or invasive non-native plants where these would reduce habitat diversity;
- Provide foraging, shelter, breeding, and commuting opportunities for wildlife, particularly invertebrates and amphibians; and
- Prevent excessive scrub or tree encroachment where it would result in the loss of wetland habitat.

Actions

- Prepare wetland area by removing construction debris, invasive species, and excessive vegetation prior to sowing;

- Ensure the habitat can retain damp soil conditions throughout the year, with periodic inundation where designed;
- Lightly cultivate or rake the soil surface to create a suitable seedbed and achieve good seed-to-soil contact;
- Avoid the application of fertilisers or soil improvers to the habitat area;
- Sow the N7 Wetland Meadow Mixture evenly across the prepared area at the manufacturer's recommended rate;
- Surface sow only, either by hand or mechanical spreader, and lightly firm the ground where necessary; and
- Protect seeded areas from excessive disturbance, compaction, and vehicle traffic until vegetation is established.

Monitoring and Maintenance

- Monitor habitat establishment during the first growing season and undertake reseeding where bare patches, erosion, sediment accumulation or poor establishment are identified;
- Monitor annually for invasive and non-native species and implement control measures where required;
- Maintain suitable hydrological conditions to support the target wetland plant community and prevent prolonged drying unless the habitat is designed to be seasonally wet;
- Inspect and maintain swales, inlets, outlets and other SuDS features annually, removing litter, debris, blockages and excessive sediment as necessary;
- Allow vegetation to flower and set seed before management;
- Cut wetland and marginal vegetation between September and November as required, to approximately 100 mm, removing all arisings from the site;
- Manage vegetation on a rotational basis, with no more than 30% of wetland vegetation cut in any one year, to maintain habitat structure and ecological value;
- Undertake supplementary seeding or planting where monitoring identifies significant failures;
- Inspect the habitat annually and adjust management where required to achieve the target condition; and
- Maintain gently sloping basin sides to minimise erosion and allow wildlife safe access and escape.

Urban Trees (retained)

4.5 There are no mature trees on site but there are trees adjacent. There must be no digging or significant change in ground levels within the Root Protection Areas of all trees adjacent to the site. Tree Protection is to be carried out in accordance with BS5837: 2012 Trees in Relation to Design, Demolition and Construction.

Urban Trees (planted)

4.6 The paragraphs below include prescriptions for new tree planting included in the design proposals within the footprint of the works.

Aims

- To establish areas of new planting;
- To promote new healthy growth;
- To increase biodiversity within the site; and
- To create habitat connectivity along the eastern and western borders of the site and supplement the buffer as well as the enhanced infrastructure;
- feeding and sheltering opportunities for wildlife.

Actions

- Any trees that fail during the establishment period shall be replaced by planting them during the next available planting season (autumn or winter) to ensure continuity of the landscape and ecological objectives. Replacement planting shall be undertaken annually for a period of five years following completion of the development.
- Where tree losses are attributable to species-specific pests, diseases or other factors that may result in repeated failure, alternative locally appropriate native, non-invasive species may be selected in consultation with a suitably qualified ecologist and arboriculturist.
- Tree planting shall be managed to promote successful establishment, healthy growth and long-term structural diversity across the site.
- All tree works shall be undertaken by an Arboricultural Association Approved Contractor and carried out in accordance with BS 3998: Tree Work Recommendations.

Monitoring and Maintenance

- Newly planted trees shall be inspected annually to assess health, vigour, stability and overall establishment success.

- Periodic thinning and selective pruning shall be undertaken where required to remove dead, dying or diseased material and to promote healthy growth and canopy development.
- All tree supports, stakes and ties shall be inspected regularly and adjusted or replaced as necessary during the establishment period.
- Any thinning, pruning or maintenance works shall be undertaken outside the main bird nesting season (March to August inclusive), unless a suitably qualified ecologist has confirmed that no active nests are present.
- Tree condition and survival rates shall be reviewed annually during the first ten years following planting, with remedial measures implemented where monitoring identifies poor establishment or significant losses. Damaged or diseased trees will be replaced in the next planting season.

Bat Tubes and Boxes (installed)

Aims

- To compensate for the loss of roosting opportunities associated with buildings known to support maternity bat roosts prior to redevelopment on site;
- To provide additional roosting opportunities for bat species within the site;
- To enhance the ecological value of the site and support local bat populations through the provision of long-term roosting habitat; and
- To provide roosting provision for a range of widespread species including Species of Principle Importance for Conservation (BAP species).

Actions

- In recognition of the maternity roosts and other bat roosting opportunities previously identified within buildings on the site, bat enhancement measures shall be incorporated within the completed development.
- A total of six Bat Tubes (Schwegler 1FR Bat Tube or similar), or equivalent approved bat roost structures, shall be incorporated into the new building design of Building 11 on the southwest façade of the building which is the nearest possible position to the current roosts. These will have to be installed in areas with the closest equivalent height, solar gain and orientation.

- One day-roost Bat box shall be installed on the northeastern wall of Building 11. This shall be positioned to minimise disturbance from artificial lighting and human activity, whilst maintaining connectivity with adjacent woodland and commuting corridors and aiming to be as close to the original position, height and orientation to the original bat roosts.
- Bat boxes or bat tubes shall be incorporated into the new buildings in accordance with the manufacturer's guidance and ecological recommendations.
- The bat box (1FD Schwegler Bat Box, Wienerberger Ltd or similar) will be installed at an appropriate location, ideally south-east, south, or south-west facing aspects at least 3m from ground level. It will need to be exposed to 6-8 hours of direct sunlight, but sheltered from strong winds.

Monitoring and Maintenance

- Bat tubes and boxes shall remain in situ throughout the 15-year management period;
- Bat tubes and boxes shall be subject to periodic visual inspections from ground level to identify any signs of damage or deterioration;
- Damaged or defective bat tubes or boxes shall be repaired or replaced with equivalent units as soon as practicable;
- Any internal inspection of bat tubes or boxes shall only be undertaken by a suitably licensed bat ecologist in accordance with relevant legislation and guidance; and
- The condition and functionality of the bat tubes or boxes shall be reviewed as part of the ongoing ecological monitoring programme to ensure that roosting opportunities remain available throughout the management period.
- To monitor bat activity and use of bat tubes, an emergence survey on the 1st and 4th year after completion will be required to be carried out.

Bird Boxes (installed)

Aims

- To provide nesting provision for a range of widespread species including Species of Principle Importance for Conservation (BAP species).

Actions

- Install bird boxes immediately following the construction phase of the development;

- Five 1B Schwegler design bird boxes will be installed on Building 10, on the north and the west walls. The proposed locations are shown within Appendix A which have been agreed with an ecologist.
- Bird Boxes should be located out of prevailing wind, rain, and strong sunlight, ideally with a clear flight path to the entrance. Ideally they should be installed two to four metres from the ground facing north or north-east.

Monitoring and Maintenance

- Once installed the boxes should be inspected annually outside the nesting bird season: between September and February for evidence of nesting birds (evidence may include presence of an old nest and eggs, feathers and/or bird droppings);
- Old bird nests should be left in boxes to break down naturally as they provide habitat for a range of invertebrates; and
- Where external boxes have not been used, the possibility of re-siting them to more suitable areas should be explored, and advice should be sought from a suitably qualified ecologist.

5. Landscape Plan

5.1 The landscape plans (habitat map from Update Preliminary Ecological Appraisal, The Ecology Partnership, 2023 and the proposed Landscape Management Plan, 2023) incorporating habitat features for the site is provided in Appendix A.

5.2 The management of the plan will be reviewed annually by BizSpace. The primary establishment phase for the proposed habitats is anticipated to occur within the first five years following completion of the development. Ongoing management, monitoring and maintenance will continue throughout the 15-year management period to ensure that the habitats remain in favourable condition and continue to deliver the biodiversity and landscape objectives of the development.

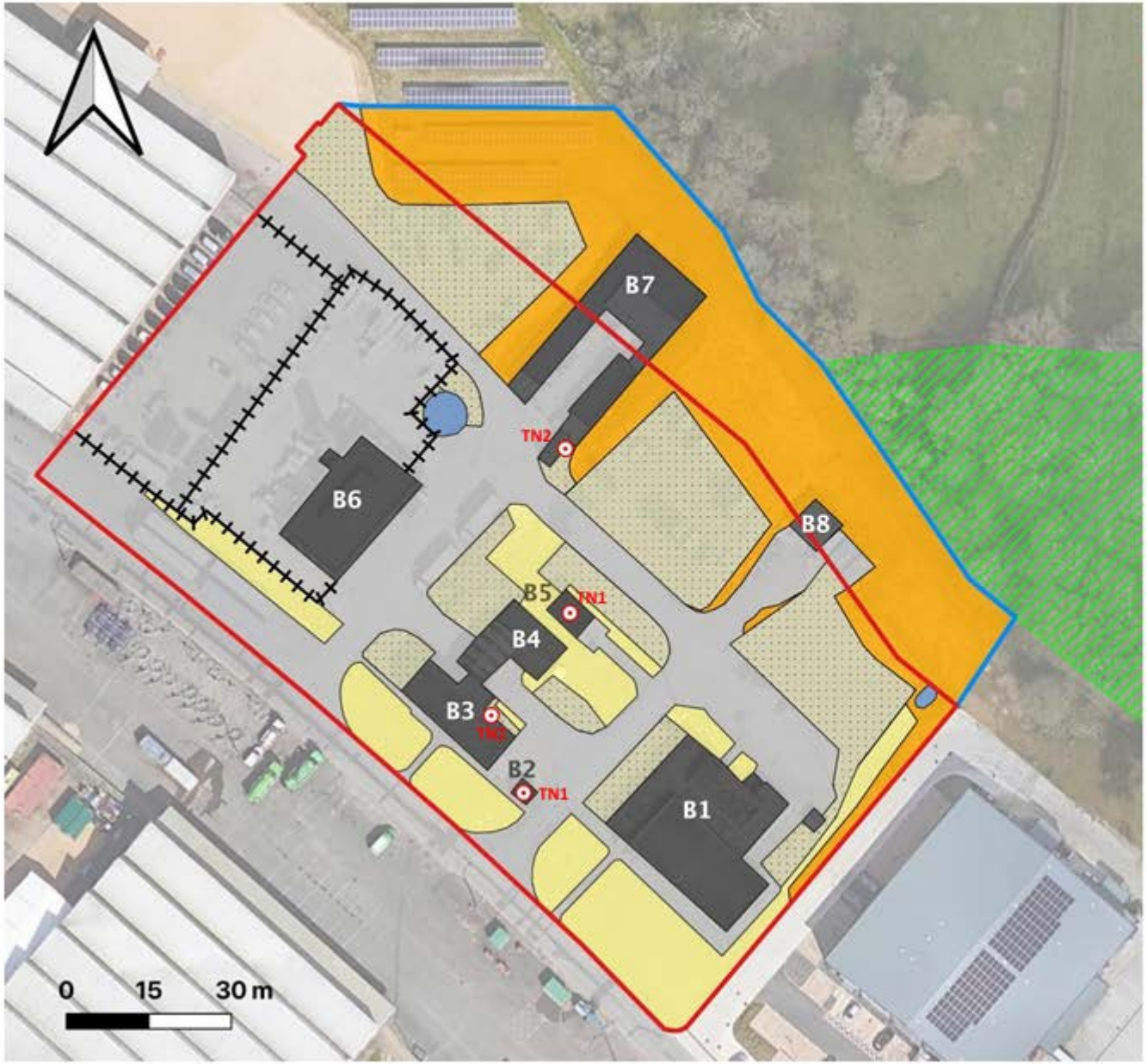
5.3 The review is to ensure the objectives are being met. The Occupier will appoint an Ecologist and/or Landscape Management Contractor to assess changes in site conditions and identify where changes to management prescriptions may need to be made.

5.4 If there is significant habitat loss then the Ecologist will liaise with the Landscape Architect and Landscape Contractor to amend the Landscape and Habitat Management Plan as necessary.

Appendix A

Landscape Plan

Appendix 1: Habitat Map



Application boundary

Additional survey area

Habitats

Buildings

Compacted gravel

Hardstanding

Other neutral grassland

Modified grassland

Enclosed water storage

Fence

Target notes:
TN1 - Buildings with historic bat roosts behind barge boards
TN2 - Hole into cavity wall

Site: Chalcroft Business Park
Client: Strutt & Parker
Surveyors: MP BP
Survey date: 15/02/2023
Map drawn: 20/02/2023

ECOLOGY PARTNERSHIP

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


Solar panels
SINC buffer 20m
GT
GT
GT
GT
5
4
4m wide one way access road
5
4
RWP
FE
RWP
FE
RWP
FE

Appendix B

Timetable of Works – Construction Phase and Post-Development Management (Years 1-5)

Timetable of Works – Construction Phase

Activity	Timing	Comments	Responsible
Install Heras fencing around the Round Copse SINC 20m buffer and the root protection areas of adjacent trees	Before any clearance, demolition or site set-up. Keep in place throughout construction.	In line with BS 5837:2012. No digging or level changes within root protection areas (LHMP 3.6).	Principal contractor, with ecologist/arboriculturist advice
Vegetation clearance	August–February, outside the nesting season.	Ecological watching brief required. Replaces the current "N/A" (LHMP 3.4/3.7 nesting season definition).	Principal contractor, with project ecologist
Install interim bat roosts	Before demolition of B2, B5 and B7	As required by the EPSM licence (bat report 4.9)	Principal contractor, with licensed bat ecologist
Demolish B2, B5 and B7 (roost buildings)	Only once the EPSM licence is granted, at the time the licence method statement sets	Licensed ecologist to oversee specified phases (bat report 4.6–4.9)	Principal contractor, with licensed bat ecologist
Demolition of B3	Outside the hibernation period (mid/late November to mid-March)	Precautionary approach, with the ecologist overseeing the start of works. Stop work if a bat is found (bat report 4.10–4.11).	Principal contractor, with licenced bat ecologist

Build in bat tubes (six Schwegler 1FR or similar, southwest façade of Building 11)	During construction of Building 11	Integrated into the building fabric (LEMP p.15)	Principal contractor
Install bat boxes (one 1FD day-roost box, Building 11) and bird boxes (five Schwegler 1B, Building 10)	Immediately after construction, before first occupation	-	Principal contractor/landowner, with project ecologist
Sow meadow grassland (EM4F/EM5F)	Prepare ground in late summer; surface sow in autumn	Cut existing vegetation short and control perennial weeds first (LHMP 3.2)	Landscape contractor
Sow hedgerow mix (EH1) under the solar panels	Autumn or spring, when soil moisture is sufficient	Light cultivation only; protect from disturbance (LHMP 3.3)	Landscape contractor
Sow wetland mix (Naturescape N7) in the SuDS basin	March to May (spring) or August to October (late summer/ autumn)	Remove construction debris and invasive species first; no fertiliser (LHMP 3.5)	Landscape contractor
Plant trees and shrubs	Autumn/ early winter (September to November)	Planning condition 9 requires planting in the first planting and seeding seasons after first occupation	Landscape contractor

Post-development: annual work plan, Years 1–5

Activity	Timing	Comments	Responsible
Meadow grassland: no cutting	Before any clearance, demolition or site set-up. Keep in place throughout construction.	Allows flowering and seed set (LHMP 3.2)	Gardening team/landowner
Meadow grassland: hay cut	August–February, outside the nesting season.	Cut to about 50 mm. Leave arisings 1–7 days, then remove (LHMP 3.2).	Gardening team/landowner
Meadow grassland: regrowth cut	Before demolition of B2, B5 and B7	Cut or lightly graze to about 50 mm. Optional spring cut only if growth is excessive (LHMP 3.2).	Gardening team/landowner
Hedgerow mix: open-area cut	Only once the EPSM licence is granted, at the time the licence method statement sets	Leave vegetation next to the panels uncut. Cut no more than 50% in any year; keep tussocky refuges (LHMP 3.3).	Gardening team/landowner
Hedgerow mix: scrub and bramble control	Outside the hibernation period (mid/late November to mid-March)	Selected areas only (LHMP 3.3)	Gardening team/landowner
Grassland monitoring (both types)	During construction of Building 11	Check establishment, flowering and invasive species. No fertiliser; herbicide only for targeted weed control (LHMP 3.2–3.3).	Ecologist/landscape contractor

Shrubs: pruning and thinning	Immediately after construction, before first occupation	Only in March–August if Phlorum confirms there are no active nests (LHMP 3.4)	Gardening team/landowner
Shrubs: herbaceous cut-back	Prepare ground in late summer; surface sow in autumn	Keep some stems and seed heads until early spring (LHMP 3.4)	Gardening team/landowner
Shrubs: mulch	Autumn or spring, when soil moisture is sufficient	Maintain a 75 mm minimum depth (LHMP 3.4)	Gardening team/landowner
Shrubs: watering	Between spring or early autumn (April and end of September)	(LHMP 3.4)	Gardening team/landowner
Shrubs: weeding and litter	spring or early summer	Remove all arisings from site (LHMP 3.4)	Gardening team/landowner
Trees: pruning and thinning	September–February	Only in March–August if an SQE confirms there are no active nests (LHMP 3.7)	Gardening team/landowner (Arboricultural Association approved contractor, per LEMP 4.6)
Trees: stakes and ties	Check regularly during establishment	Adjust or replace as needed (LHMP 3.7)	Gardening team/landowner
Replace failed shrubs and trees	Next planting season (autumn/winter)	Same species, or a locally appropriate native alternative (LHMP 3.4; LEMP 4.6)	Gardening team/landowner
Wetland/SuDS: establishment monitoring	Throughout the first growing season	Reseed bare or eroded patches (LHMP 3.5)	Landscape contractor/ecologist
Wetland/SuDS: drainage and invasive species checks	Inspect inlets and outlets as needed; check for invasives annually	Maintain water levels; prevent prolonged drying out (LHMP 3.5)	Gardening team/landowner
Wetland/SuDS: vegetation cutting	September to November (annually)	LEMP 4.4	—

Bat Tube: Emergence survey for monitoring	1st and 4th year after completion	An emergence survey of Building 11 will be required after the 1st and 4th year of completion. These will have to be carried out during peak season (May to September)	Licenced ecologist
Bat boxes: inspection	Autum and winter (September–February)	Visual check from ground level only. Internal inspection by a licensed ecologist only. Plus any post-development monitoring the EPSM licence requires (bat report 4.8).	Landowner, with licensed ecologist
Bird boxes: inspection	September–February	Leave old nests in place. Re-site unused boxes on ecologist advice (LHMP/LEMP bird box sections).	Gardening team/landowner
Annual plan review	Annually, following completion of annual habitat monitoring	Check objectives are being met; update prescriptions. Contact the ecologist after extreme weather or pollution events (LHMP 2.19–2.21, 4.2).	BizSpace, with ecologist



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