



**Russell House, Chalcroft Business Park
Biodiversity Enhancement Scheme
(BES)**

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Contents

1.0 INTRODUCTION.....3

 BACKGROUND.....3

2.0 ECOLOGICAL ENHANCEMENTS.....4

3.0 CONCLUSIONS.....8

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 survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

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 and Parker to undertake a Biodiversity Enhancement Strategy for the development on the land at Russell House, Chalcroft Business Park, Southampton, SO30 2PA, hereafter referred to as 'the site'.
- 1.2 The site is situated on Burnetts Lane, to the north east of Southampton (SU 48670 16028). The surrounding area constitutes primarily arable fields, with parcels of woodland scattered throughout and an industrial estate to the north. The site itself supports a commercial building, with associated grassland and individual trees, boarded by woodland to the southwest. Figure 1 below shows the site and the immediate surroundings.



Figure 1: The approximate redline boundary of the site and immediate surroundings.

- 1.3 The proposals are for a first-floor rear extension of 66sqm to Russell House, an existing commercial building (Figure 2). The new extension will be constructed with vertical timber boarding and comprise a flat roof which will join at the eaves of the existing pitched roof.



Figure 2: Proposed extension from south east elevation.

- 1.4 The site comprises a commercial building, surrounded by other neutral grassland, an area of bare ground and two individual trees. A PEA undertaken by the Ecology Partnership in 2024, determined that enhancements for protected species such as bats, reptiles, breeding birds and hedgehogs are required to mitigate the impacts of development and increase biodiversity onsite post-development.

2.0 Ecological Enhancements

- 2.1 A bat box will be erected on the existing mature oak tree near the west of the site. This will enhance the local bat population and provide roosting opportunities. Integrated bat boxes are considered unsuitable for this development as the proposed extension is to be constructed with timber boarding. WoodCrete boxes or similar are durable and provide thermal properties. As records indicate a variety of species within the wider surroundings, recommended boxes include (Figure 3):

- 2FN Schwegler Bat Box- Vivara Pro WoodStone Bat Box – This box has a domed roof to allow roosting clusters for warmth and has two entrances, one at the front

and one against the tree at the rear. These can be hung on trees in a variety of heights and aspects in order to provide a variety of micro-climates, or;

- Large Multi Chamber WoodStone Bat Box – This is a multipurpose box designed for larger colonies and a range of bat species including pipistrelles and noctules.



Figure 3: 2FN Schwegler Bat Box (left) and Large Multi Chamber WoodStone Bat Box (right)

- 2.2 In order to provide increased nesting opportunities for swifts, a hardwearing woodcrete box is will be installed such as the Vivara Pro Woodstone Swift Nest Box (or a similar model) as they are long-lasting and provide nesting opportunities for Swifts, which are rapidly declining in numbers. These are best positioned under the eaves of the existing building.



Figure 4: Vivara Pro Woodstone Swift Nest Box (right)

- 2.3 In 2023, previous survey work undertaken by the Ecology Partnership, identified a ‘low’ number of slow worms 22m southeast of the site (Planning App: O/23/96467). Therefore,

it is recommended that that log piles are created for use as refugia by, reptiles, small mammals and invertebrates (Figure 5). These will be located along the woodland edge on the southern boundary of the site. Planting around log piles with species such as honeysuckle or clematis will also add value.



Figure 5: Examples of log piles which should be created on-site.

- 2.4 A hedgehog shelter will also be installed on the woodland edge in the south-western corner of site (Figure 6). This will provide shelter for hedgehogs within the site, helping support the local population. The shelter should have a 13 x13 entrance tunnel with an internal partition to prevent predators such as cats and foxes gaining access.



Figure 6: Example of hedgehog shelter with predator protection

- 2.5 Figure 7 overleaf, recommends locations of ecological enhancements onsite.



Figure 7: Proposed Landscape Plan and Position of Bat and Bird Boxes, Hedgehog shelters and log piles.

3.0 Conclusions

- 3.1 The site has been assessed to ensure that protected species and local wildlife have been considered as part of the scheme.
- 3.2 Ecological enhancements have been recommended to mitigate the impact of development and enhance the biodiversity value onsite., including provision of a bat box, swift box, log piles and hedgehog shelter.

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