

Biodiversity Environmental Management Plan (BEMP)

Units 6 and 10, Barton Park, Eastleigh, Hampshire

A Report To: JLL UK

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Quality Assurance

Date	Version	Author	Checked and approved by
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Declaration of Competence (Middlemarch Environmental Ltd.)

This study has been undertaken in accordance with all current British Standards, Natural England Guidelines and Codes of Professional Conduct relating to Biodiversity, Ecology, and/or Arboriculture. The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Contents

1. Introduction	4
1.1 Project Background	4
1.2 Site Description and Context.....	5
1.3 Summary of Proposals	5
2. Ecological Baseline and Summary of Impacts.....	6
2.1 Nature Conservation Sites	6
2.2 Habitats.....	8
2.3 Protected/Notable Species	9
2.4 Summary of Impacts.....	9
3. Habitat Creation Proposals	11
3.3 Species-Specific Measures	11
4. Summary of Habitat Losses/Gains and Biodiversity Contribution	14
4.1 Habitat Losses and Gains	14
4.2 Summary of Contribution of Development to Biodiversity Targets	14
5. Drawings.....	16

1. Introduction

1.1 Project Background

In October 2025, JLL UK commissioned Middlemarch to prepare a Biodiversity Environmental Management Plan (BEMP) to inform the biodiversity enhancement measures to be implemented at Units 6 and 10, Barton Park, Eastleigh, Hampshire.

This report has been prepared to allow for the discharge of Condition 6 of planning approval F/24/97441. The wording of this condition is as follows:

“Prior to first occupation of the development hereby approved a Biodiversity Environmental Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include the following:

- i. Details of all biodiversity mitigation, compensation and enhancement measures and proposed specifications;*
- ii. Details of maintenance and management regimes;*
- iii. Timings for the implementation / carrying out of the biodiversity mitigation, compensation and enhancement measures;*
- iv. Details of management responsibilities including the body or organisation responsible for implementation of the BEMP.*

The works shall thereafter be carried out and managed in accordance with the approved details.

Reason: In the interests of amenity and to provide a net gain for biodiversity.”

The BEMP is informed by several ecological assessments previously carried out by Middlemarch, the details of which are presented in following reports submitted to the council as part of the approved planning application:

- Preliminary Ecological Appraisal (Report RT-MME-181365-01)
- Preliminary Bat Roost Assessment (Report RT-MME-181365-02)
- Bat Surveys (Report RT-MME-181549)
- Bat Protection Strategy (Report RT-MME-181690)

The overall aim of the BEMP is to outline biodiversity enhancement measures that will be undertaken in order to enhance the value of the site to biodiversity. The content of this document is guided by the key principles of Chapter 15 of the National Planning Policy Framework and national and local planning policy and biodiversity targets. The report has the following structure:

- Chapter 2: Ecological Baseline and Summary of Impacts
- Chapter 3: Habitat Creation Proposals
- Chapter 4: Summary of Habitat Losses/Gains and Biodiversity Contribution
- Chapter 5: Drawings

1.2 Site Description and Context

Table 1.1 provides a brief summary of the site and its surroundings.

Attribute	Description
Location	Units 6 and 10 Barton Park, Eastleigh
National Grid Reference	SU4603018952
Site Area (ha)	1 ha.
Topography	The terrain on site is flat.
Land Cover (on site)	The site is dominated by the built environment, including warehouses, large buildings, and areas of hardstanding in the form of tarmac and cement roads, pedestrian walkways and car parks.
Land Cover (site surrounds)	The River Itchen flows just 200 meters to the east of the site. To the northeast, the Bishopstoke Road playing fields, along with nearby residential properties and their gardens, link the area to Stoke Park Woods, which lies to the east of the survey area. Manor Farm allotments, located on Underwood Road to the east, provide a valuable foraging and commuting habitat along the woodland edge of Stoke Park Woods. To the west of the site, a railway runs north to south, with Eastleigh train station situated approximately 100 meters away. The vegetated embankments along the railway to the north and south offer important commuting and foraging corridors for bats.

Table 1.1: Summary of Site and Surroundings

1.3 Summary of Proposals

It is understood that the proposed development includes façade alterations to the existing warehouse (Unit 6), including refurbishment to the façade, re-cladding, replacement of doors and windows, and roof repairs. The proposed works also include the demolition of the warehouse to the east (Unit 10) and of Modular Building 3 to create space for a service yard.

Documentation made available by the client is listed in Table 1.2.

Document / Drawing Number	Author
19467-Unit 6, Subdivision, Barton Pk, Eastleigh -Planning Drawings	The Harris Partnership

Table 1.2: Documentation Provided by Client

2. Ecological Baseline and Summary of Impacts

This Chapter provides a summary of the ecological baseline of the site, established during the ecological surveys listed in Section 1.1. It also provides a brief summary of the impacts of the proposed development in terms of loss of existing habitat. The overall habitat losses and gains arising from the development are summarised in Chapter 5.

2.1 Nature Conservation Sites

Statutory and non-statutory nature conservation sites located in proximity to the survey area are summarised in Table 3.2.

Site Name	Designation	Proximity to the Survey Area	Description
European Statutory Sites			
River Itchen	SAC	200 m east	This designated site includes the River Itchen and its associated surrounding habitats, including bogs, marshes, humid grassland and broad-leaved deciduous woodland. The River Itchen is a chalk river dominated throughout by aquatic <i>Ranunculus</i> spp., including pond water-crowfoot <i>Ranunculus peltatus</i> , stream water-crowfoot <i>R. penicillatus</i> and river water-crowfoot <i>R. fluitans</i> . The river supports white-clawed crayfish <i>Austropotamobius pallipes</i> , brook lamprey <i>Lampetra planeri</i> , Atlantic salmon <i>Salmo salar</i> , otter <i>Lutra lutra</i> , bullhead <i>Cottus gobio</i> and southern damselfly <i>Coenagrion mercuriale</i> .
Solent and Southampton Water	Ramsar/SPA	6,100 m southwest	This site supports breeding birds, including common tern <i>Sterna hirundo</i> , little tern <i>Sterna albifrons</i> , Mediterranean gull <i>Larus melanocephalus</i> , roseate tern <i>Sterna dougallii</i> and sandwich tern <i>Sterna sandvicensis</i> . The site also supports overwintering black-tailed godwit <i>Limosa limosa islandica</i> , dark-bellied Brent goose <i>Branta bernicla bernicla</i> , ringed plover <i>Charadrius hiaticula</i> , and teal <i>Anas crecca</i> , alongside an outstanding assemblage of other wintering and passage birds.

Table 3.2: Summary of Nature Conservation Sites (Continues)

Site Name	Designation	Proximity to the Survey Area	Description
European Statutory Sites			
Emer Bog	SAC	6,300 m northwest	The site supports habitats of international importance, including transition mires and quaking bogs, dominated by bottle sedge <i>Carex rostrata</i> and marsh cinquefoil <i>Potentilla palustris</i> , with frequent common cottongrass <i>Eriophorum angustifolium</i> , and occasional pools with bogbean <i>Menyanthes trifoliata</i> .
Solent Maritime	SAC	8,350 m southeast	Habitats of international importance include four estuaries, smooth cord-grass <i>Spartina alterniflora</i> and small cord-grass <i>Spartina maritima</i> swards, Atlantic salt meadows. This site supports Desmoulin's whorl snail <i>Vertigo moulinsiana</i> .
UK Statutory Sites			
River Itchen	SSSI	200 m east	This site is notified for classic chalk stream and river, fen meadow, flood pasture and swamp habitats, particularly formations of in-channel vegetation dominated by water crowfoot <i>Ranunculus spp</i> , riparian vegetation communities (including wet woodlands) and side channels, runnels and ditches associated with the main river and former water meadows. The site is also noted for significant populations of the nationally-rare southern damselfly <i>Coenagrion mercuriale</i> and assemblages of nationally-rare and scarce freshwater and riparian invertebrates.
Non-statutory Sites			
Ashtrim Nurseries	SINC	370 m east	Grasslands which has become impoverished through inappropriate management, but which retains sufficient elements of relic unimproved grassland to enable recovery.
Swamp West of Recreation Grounds	SINC	550 m north	Wetland habitat including areas of open freshwater as well as fens, flushes, seepages, springs and/or inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).

Table 3.2: Summary of Nature Conservation Sites (Continues)

Site Name	Designation	Proximity to the Survey Area	Description
Non-statutory Sites			
Marshy Grassland, Bishopstoke	SINC	620 m southeast	Semi-improved grassland habitat which retains a significant element of unimproved grassland. Also present are fens, flushes, seepages, springs and/or inundation grasslands of floodplains that support a flora and fauna of less-improved wet conditions (seasonal or permanent).
Key: SAC: Special Area of Conservation SPA: Special Protection Area SSSI: Site of Special Scientific Interest Ramsar: Site listed on The Convention on Wetlands of International Importance (Ramsar Convention) SINC: Site of Importance for Nature Conservation			

Table 3.2: Summary of Nature Conservation Sites (Continued)

The site falls within the Impact Risk Zone (IRZ) for the River Itchen SSSI. However, the proposed development is not included in the applicable development categories of concern for this IRZ.

2.2 Habitats

A Preliminary Ecological Appraisal and Preliminary Roost Assessment was carried out on 28th October 2024 by Angel Fernandez (Principal Ecological Consultant and Licensed Bat Worker under bat class licence 18 2018-35079). The following habitats were identified within the site during the survey:

- Buildings and hardstanding.

Areas of Floodplain Grazing Marsh and Wet Woodland have been identified as Priority Habitats located within a 1 km radius of the site. These are associated with the River Itchen, which runs north to south approximately 200 m east of the site.

Units 6 and 10 were classified as having moderate potential to support roosting bats. Building 3 was classed as having negligible potential to support roosting bats. Potential roosting features identified within the buildings on site included:

- Gaps and cracks in brickwork (internally and externally),
- holes in walls and columns,
- holes in brickwork,
- access to cavities,
- gaps where roof panels met parapet walls,
- gaps around shutter doors,
- direct flying access,
- missing suspended ceiling panels,
- void between suspended ceiling and ceiling,

- gaps under fascia boards and weatherboards (internal and external),
- internal wall cavities exposed,
- access to cavities,
- open windows,
- broken windows providing direct flying access, and,
- gaps under peeling render.

The results of the bat survey (RT-MME-181549-01) identified that no bats were roosting within the buildings on site. Two species of bat (common pipistrelle *Pipistrellus pipistrellus* and noctule *Nyctalus noctula*) were recorded during the dusk emergence survey, with bat activity occurring primarily off-site.

2.3 Protected/Notable Species

Based on the desk study exercise and survey works completed at the site to date by Middlemarch, the species or species groups deemed to be material considerations with regards to proposed development are as follows:

Species/Group	Description
Bats	The buildings on site were identified as having potential to support roosting bats. No evidence of roosting bats was identified during the bat surveys. However, precautionary measures such as sensitive lighting design and timing of works have been recommended to prevent any adverse effects on bats that may use the site opportunistically in the future. For further details refer to the Preliminary Bat Roost Assessment (Report RT-MME-181365-02), Bat Surveys (Report RT-MME-181549), and Bat Protection Strategy (Report RT-MME-181690).
Birds	The buildings within the survey area provide nesting opportunities for common bird species. Pigeons were recorded internally during the field survey. For further details refer to the Preliminary Ecological Appraisal (Report RT-MME-181365-01).

Table 2.2: Summary of Species/Species Evidence Recorded on Site

2.4 Summary of Impacts

A summary of the losses to existing habitat types and potential impacts on ecological receptors that will occur as a result of the proposed development is provided in Table 2.3.

Ecological Receptors	Impact of Proposed Development (in the Absence of Habitat Enhancement and Creation)
Habitats	
Buildings	Re-development of Unit 6 and demolition of other buildings within the site boundary
Hardstanding	No impact.

Table 2.3: Summary of Impacts of Proposed Development (Continues)

Ecological Receptors	Impact of Proposed Development (in the Absence of Habitat Enhancement and Creation)
Protected/Notable Species	
Bats	Potential loss of roosting opportunities and potential fragmentation of habitat due to a decrease in roosting opportunities and an increase in lighting.
Birds	Potential loss of suitable nesting resources.

Table 2.3: Summary of Impacts of Proposed Development (Continues)

3. Habitat Creation Proposals

This Chapter provides details regarding new habitats that will be created on site as a result of the proposed development.

The following habitat creation is proposed for the site:

- Installation of at least two Schwegler 1B (26 mm entrance) bird boxes* to be installed on the retained building on site, and,
- Installation of at least one insect hotel adjacent to the retained building.

*If there are issues with stock availability, then suitable alternatives will be used. The recommended location are options, however the final decision on location will be for the site owner and ecologist.

Details regarding each of the habitat creation proposals for the site are provided in Sections 3.1 and 3.2.

3.3 Species-Specific Measures

3.3.1 Aims and Objectives

Aim

- The long-term provision of habitat features for birds, and invertebrates to increase the suitability of the site.

Objectives

- Monitoring of species-specific features to ensure they remain in favourable condition.
- Replacement of any features lost or damaged to ensure no net-loss of habitat for protected/notable species.
- Provide suitable habitat for a range of bird and invertebrate species.
- Ensure the ongoing value of the habitat to biodiversity through appropriate management.

3.3.2 Habitat Creation and Establishment

Bird Boxes

Bird boxes provide nesting birds with additional suitable nesting locations, encouraging them to utilise the habitats on the site.

At least two of the following bird boxes will be installed across the site:

- Schwegler 1B (26 mm entrance) bird boxes* to be installed on the retained building.

*If there are issues with stock availability, then suitable alternatives will be used.

Please refer to Drawing C183609-01-Rev.A in Chapter 5 regarding the proposed locations of the boxes. Two bird boxes should be installed on site. The recommended location are optional; however, the final decision on location will be for the site owner and ecologist.

The boxes should be positioned at a minimum height of 2 m. above ground. Boxes should face away from the midday sun (south) to avoid overheating and have a clear flight path to the entrance.

Table 3.2 provides details regarding the boxes to be installed.

Bird Box	Notes	Image
1B Schwegler Nest Box (26mm entrance)	The 1B nest box for garden birds is designed to attract a wide range of species. The 26mm entrance hole size is likely to attract blue, marsh, coal and crested tit and possibly wren. All other species are prevented from using the nest box due to the smaller entrance hole. Schwegler bird boxes are carefully designed to provide a stable environment and to mimic natural nest and roost sites with internal brood chamber dimensions that are similar to natural cavities. These Woodcrete nest boxes are noted for their durability - lasting for at least 20-25 years. Woodcrete is a breathable blend of wood, concrete and clay which will not rot, leak, crack or warp, whilst preventing condensation and maintaining more constant temperatures inside than wooden boxes.	

Table 3.2: Details of Proposed Bird Boxes for Installation onto Trees and Buildings

Where possible, bird boxes within the site should be checked for integrity annually during the construction and aftercare period and repaired or replaced as required. Boxes should be emptied of remnant nesting material each winter, if possible. Annual cleaning is best carried out in October or November. Chemical insecticides or flea-powders should not be used. After the end of each breeding season, bird boxes should be inspected to establish any maintenance needs (where feasible).

The provision of these bird boxes would enable a range of nesting birds to utilise the site. This will increase nesting opportunities and therefore the overall biodiversity value of the assessment area.

Invertebrate Hotel

Invertebrate hotels are structures which are built of a variety of materials to provide habitat for a wide range of invertebrates.

Table 3.3 provides two examples of suitable enhancement solutions for invertebrates. At least one invertebrate hotel should be installed on site. The recommended location is optional and the final decision on location will be for the site owner and ecologist.

Invertebrate hotel	Notes	Image
Insect tower	The Insect Tower will provide valuable habitat in your garden for solitary bees and other insects. The different sections of the Insect Tower have been designed to provide a habitat for a variety of insect species. The nesting tubes are ideal for solitary bees to build their nests in, the vertical slots are designed to encourage butterflies, other refuge holes are perfect for ladybirds and lacewings, and the pinecones offer an excellent habitat for a range of other species.	

Table 3.3: Details of Proposed Invertebrate Habitat Creation

Please refer to Drawing C183609-01-Rev-A in Chapter 5 regarding the proposed locations of the Invertebrate hotel.

Where possible, the invertebrate hotel should be checked for integrity annually, with parts repaired or replaced as required. Cleaning and repair work should be carried out in the spring. Disturbance should be avoided in the winter. Chemical cleaning agents should be avoided. Decayed materials should be replaced as needed.

3.4.3 Consideration of New Lighting

Where possible, the site should be subject to no significant increases in current illumination levels. If an increase in illumination is required, it should be carefully designed to light critical areas only, with low level, minimum spillage. Within the public areas, lighting should be directed away from the retained landscaping features, trees and shrub areas around the site to ensure there are no adverse impacts on foraging and commuting habitat for bats.

3.4.4 Biodiversity Benefits

- Bird boxes to provide and maintain suitable nesting features for birds.
- Invertebrate hotel to provide and maintain suitable nesting features for invertebrates.

4. Summary of Habitat Losses/Gains and Biodiversity Contribution

This Chapter provides an overall summary of the extent of habitat loss and gain as a result of the proposed development and outlines the biodiversity benefits that are predicted as a result of the proposed habitat creation and enhancement measures detailed in Chapter 3.

4.1 Habitat Losses and Gains

The proposed development footprint will impact upon buildings and hardstanding, which are considered to be of no biodiversity value. The loss of the buildings is unavoidable, the previous buildings provided some roosting opportunities for bats; however, no bat roosts were identified during the bats surveys. The buildings also provided some opportunities for nesting birds which were identified during the initial site visit; however the newly created habitats will provide new nesting opportunities within the site.

Species-specific enhancements in the form of bird boxes and an invertebrate hotel will create a long-term provision of habitat features for birds and invertebrates to increase the suitability of the site. Overall, it is considered that the proposed development will have a positive impact on site biodiversity.

4.2 Summary of Contribution of Development to Biodiversity Targets

The proposed development will make the following contributions to national and local biodiversity targets:

- Create nesting habitat for a range of bird species.
- Create habitats for a wide range of invertebrates.
- Ensure the ongoing value of the habitat to biodiversity through appropriate management.

Subject to appropriate management it is considered that the delivery of the proposals in Chapter 3 will have a positive impact on the biodiversity value of the site. Overall, it is considered that the proposed development will result in a net increase in the biodiversity value of the site, which is considered to be in keeping with the key principles of the National Planning Policy Framework and relevant local planning policy.

4.3 Fulfilment of Condition 6

Measures to discharge Condition 6 of planning approval F/24/97441, detailed in the above report, are summarised below.

- *Details of maintenance and management regimes:*
 - Bird boxes within the site should be checked for integrity annually during the construction and aftercare period and repaired or replaced as required.
 - Boxes should be emptied of remnant nesting material each winter. Annual cleaning is best carried out in October or November. Chemical insecticides or flea powders should not be used.

- After the end of each breeding season, bird boxes should be inspected to establish any maintenance needs.
- The invertebrate hotel should be checked for integrity annually, with parts repaired or replaced as required. Cleaning and repair work should be carried out in the spring. Disturbance should be avoided in the winter. Chemical cleaning agents should be avoided. Decayed natural materials should be replaced as required.
- *Timings for the implementation / carrying out of the biodiversity mitigation, compensation and enhancement measures:*
 - The bird boxes and invertebrate hotel will be installed within 3 months of the refurbished building being occupied.
- *Details of management responsibilities including the body or organisation responsible for implementation of the BEMP:*
 - The future tenant of the refurbished building is to be responsible for the implementation of the above measures. Failing this, responsibility will fall to the property/facilities management company.

5. Drawings

Drawing C183609-01-Rev-A – Biodiversity Environmental Management Plan



C183609-01

Legend

Site boundary

Blue line boundary

Proposed bird box

Proposed insect hotel

Project

Unit 6, Barton Park, Eastleigh, Hampshire

Drawing

Biodiversity Environmental Management Plan

Client

JLL UK

Drawing Number

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