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Report by - KJF Consultancy Ltd

Title - Preliminary Ecological Appraisal Report (PEAR) on
Land adjacent to Boorley Park Primary School, Nairn Road, Botley SO32 2SH

Grid reference at the centre of the site - SU 51078 14688

Reason for the report - Supporting information for a proposed development and to
advise the Local Planning Authority (LPA) of the findings and recommendations

Proposed development - Erect single-storey children's nursery with
off road car parking

LPA - Eastleigh Borough Council

LPA references - F/22/94241 and F/22/94242

Planning Consultant - Darryl Howells (Darryl Howells Planning Consultancy)

Architect - Keith Gould (Asplan)

Client - Jim Atkins

Author - Karl Forkasiewicz MCIOB, CEnv, ACIEEM



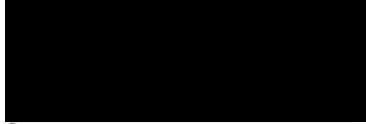
Protected habitats present	X
Protected species present	X
Further surveys required	X
Mitigation measures required	✓
Recommendations given	✓

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Quality Assurance

Report title	Preliminary Ecological Appraisal Report - Land adjacent to Boorley Park Primary School, Nairn Road, Botley SO32 2SH.
Grid reference	SU 51078 14688 at the centre of the site.
Version	1
Report ref	PEAR.L.A.BPPS.NR.B
Date produced	06.02.23
Validation period	Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 2-years.
Report checked by	Jan Forkasiewicz BA (Hons) 

Distribution List

Planning Consultant	✓
Architect	✓
Client	✓

Previous relevant reports (not applicable)

Validation Statement for LPA Registration - applications F/22/94241 and F/22/94242

Preliminary Ecological Appraisals (PEA) have been carried out on Land North and East of Boorley Green, Botley SO32 2UA. This report (PEAR) has been produced as supporting information for a proposed development and to advise the Local Planning Authority (LPA) of the findings and recommendations. The proposed development is; Erect single-storey children's nursery with off road car parking.

Reasonable survey effort has been made that enabled any adverse impacts on protected habitats and/or protected species to be predicted with a degree of certainty; no further survey need to be carried out. The Local Environmental Records Centre was not contacted as it is highly unlikely they will have a record of a protected species for the site.

No protected habitats and/or protected species were found; however, mitigation measures are required to offset the loss of a foraging area (grassland and Bramble) and to ensure badgers, bats, hedgehogs, nesting birds and slow worms will not be adversely impacted. The mitigation measures are discussed within this report and given within the recommendations. The proposed development provides an opportunity to achieve a biodiversity net gain; therefore, recommendations are also given for this.

Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 2-years.

Summary

It is proposed to erect a single-storey children's nursery with off road car parking on Land adjacent to Boorley Park Primary School, Nairn Road, Botley SO32 2SH. KJF Consultancy Ltd was instructed to provide a report as supporting information. A PEA was carried out 22.01.23 and 06.02.23, in accordance with [good practice guidelines](#)¹, for the following reasons: **a)** to enable a general description of the site to be given; **b)** to look for any protected habitats and evidence of protected species; **c)** to ascertain if any mitigation measures are required; **d)** to ascertain if any further surveys need to be carried out before planning permission can be granted; and **e)** to enable recommendations to be given.

Reasonable survey effort has been made that enabled any adverse impacts on protected habitats and/or protected species to be predicted with a degree of certainty; no further survey need to be carried out. The Local Environmental Records Centre was not contacted as it is highly unlikely they will have a record of a protected species for the site.

No protected habitats and/or protected species were found; however, mitigation measures are required to offset the loss of a foraging area (grassland and Bramble) and to ensure badgers, bats, hedgehogs, nesting birds and slow worms will not be adversely impacted. The mitigation measures are discussed within this report and given within the recommendations. The proposed development provides an opportunity to achieve a biodiversity net gain; therefore, recommendations are also given for this.

The author's credentials are attached at appendix 1. Relevant photographs are attached at appendix 2. Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 2-years.

This report (PEAR) should be forwarded to the LPA - as supporting information for the proposed development.

1. CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Second Edition. The Chartered Institute of Ecology and Environmental Management.

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References

Appendices:

Appendix 1. Author's credentials.

Appendix 2. Relevant photographs.

1. Introduction

1.1 Site details and proposed development - The site address is Land adjacent to Boorley Park Primary School, Nairn Road, Botley SO32 2SH; the grid reference is SU 51078 14688 at the centre of the site. It is proposed to erect a single-storey children's nursery with off road car parking.

1.2 Planning application references and information received - The LPA is Eastleigh Borough Council; the planning application references are F/22/94241 and F/22/94242. The Architect's proposed site layout plan was provided.

1.3 Instructions received - KJF Consultancy Ltd was instructed to provide a report as supporting information for the proposed development.

1.3.1 The survey methodology, findings and conclusion are given below; any limitations are given at 3. A discussion regarding the survey effort is at 4. A discussion regarding any required mitigation measures is at 5. A discussion regarding a biodiversity net gain is at 6; recommendations are given at 7.

1.3.2 The survey was carried out by Karl Forkasiewicz; his credentials are attached at appendix 1. Relevant photographs are attached at appendix 2 (any aerial photographs are provided courtesy of Google).

2. Survey methodology, findings and conclusion

2.1 I carried out a PEA on 22.01.23 and 06.02.23, in accordance with good practice guidelines, for the following reasons: **a)** to enable a general description of the site to be given; **b)** to look for any protected habitats and evidence of protected species; **c)** to ascertain if any mitigation measures are required; **d)** to ascertain if any further surveys need to be carried out before planning permission can be granted; and **e)** to enable recommendations to be given.

2.1.1 No buildings or structures are within the site and a pond is not present. The site consists of rough native grassland dominated by Common bent (*Agrostis capillaris*) and Cocksfoot (*Dactylis glomerata*), with Doves-foot Cranes-bill (*Geranium molle*), a native annual, being locally dominant. Native Oak (*Quercus robur*) saplings are frequent within the site with occasional native Blackthorn (*Prunus spinosa*) and Hawthorn (*Crataegus monogyna*) saplings. The centre and southwest area of the site is dominated by an area of dense impenetrable bramble (*Rubus fruticosus* agg.), a native shrub. The area contains Blackthorn, Hawthorn, and Oak saplings. Mature Hawthorn hedgerows are along the south and west boundaries.

2.1.2 I surveyed the site to look for any protected habitats/evidence of protected species; my findings are below.

- No protected habitats were found (however, refer to 2.1.3 and 3.1);
- The grassland is a habitat for Slow worms (*Anguis fragilis*) that will forage within the site and pass through it;
- Regularly used paths are frequently seen within the site that are used by Badgers (*Meles meles*) that will forage within the site and pass through it. Some of the paths lead to the area of dense Bramble that could not be inspected;
- Bats will forage over the site/the hedgerows;
- Hedgehogs (*Erinaceus europaeus*) will forage within the site and pass through it;
- The area of dense bramble and the hedgerows are habitats for nesting birds;

2.1.3 If planning permission is granted, the site will be cleared. Given badgers use the site, following the PEA on 22.01.23, I advised the client I needed to inspect an area of dense impenetrable Bramble for the presence/absence of a Badger sett. The client advised me that paths would be made through the Bramble using hand tools only so that I could return and inspect it; I advised the client that if a sett is thought to be present, the clearance must stop as sett interference must be avoided between the beginning of December and the end of June - when badgers are breeding. I returned 06.02.23 to inspect the Bramble; several narrow paths had been made through the Bramble. A badger sett was not present. However, mitigation measures are required to offset the loss of the foraging area (the grassland and Bramble) and to ensure: badgers; bats, hedgehogs; nesting birds and slow worms will not be adversely impacted.

2.2 The mitigation measures are given within the recommendations. The proposed development provides an opportunity to achieve a biodiversity net gain; therefore, recommendations are also given to for this.

2.3 Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 2-years.

2.4 This report (PEAR) should be forwarded to the LPA - as supporting information for the proposed development.

3. Limitations on the survey

- 3.1 A request for data was not made to the Local Environmental Records Centre to obtain details of any records they hold of any protected species for the site as it is highly unlikely they will have a record of a protected species for the site. However, this is recommended.
- 3.2 The differing activity patterns of protected species at different times of the year are acknowledged. It is also acknowledged that the site survey was not carried out during the optimal survey period (April to September) for compiling a plant species list; however, a species list would not alter the conclusion.

4. Survey effort

- 4.1 Reasonable survey effort has been made that was proportionate. The survey effort has enabled any likely adverse impacts on any protected habitats/protected species to be predicted with a degree of certainty; no further survey need to be carried out.

5. Discussion regarding mitigation measures

- 5.1 Mitigation measures are only required where adverse impacts on biodiversity (i.e. a protected habitat and/or a protected species) have been identified.
 - 5.1.1 Given the findings and conclusion; mitigation measures are required to ensure: bats; badgers; hedgehogs; nesting birds and slow worms will not be adversely impacted. The mitigation measures are given within the recommendations.

6. Discussion regarding biodiversity net gain

- 6.1 The proposed development provides an opportunity to achieve a biodiversity net gain. National planning policy advises that developments should provide biodiversity net gains where possible. Section 15, paragraph 174(d) of The National Planning Policy Framework (NPPF) 2021 states:-

15. Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(d) minimising impacts on and providing net gains for biodiversity...

- 6.2 The biodiversity net gain can be achieved through the proposed enhancements recommended below that are considered appropriate for the site and the proposed development.

7. Recommendations

Mitigation measures

1. A request for data should be made to the Local Environmental Records Centre to obtain details of any records they hold of any protected species for the site.
2. If the site will be cleared when hedgehogs are active (March/April to October/November), an Ecologist must be instructed to survey the site for hedgehogs. Any advice from the Ecologist must be implemented.
3. If the site will be cleared during the bird nesting season (1st March to 31st August), an Ecologist must be instructed to carry out a bird nesting survey. Any advice from the Ecologist must be implemented.
4. If the site will be cleared when slow worms are active (April to September), slow worms will be discouraged from the site by phased clearance - cutting the grassland/vegetation to a height of 100mm (removing all arisings), followed by a further cut a few days later, cutting the vegetation to ground level (removing all arisings).
5. The hedgerows should be retained; to offset the loss of the foraging area (the grassland and area of Bramble), appropriate planting within the site should be proposed.
6. All external lighting on the new building and within the site must be suitable for bats: LEDs; dimmable or Passive Infrared (PIR) motion sensors on short timers; and downlights (not uplights). Reference should be made to [Guidance Note 08/18 Bats and Artificial Lighting in the UK](#) that is available from www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting

Enhancements to achieve a biodiversity net gain

Bats - To provide permanent roosting options for the local population of crevice dwelling bats (e.g. the Common and Soprano pipistrelle), 2 bat access bricks should be built into a southerly facing wall of the new building. The bricks should be placed as high as possible and away from windows/external lighting.



Bats can become entangled in fibres of traditional Breathable Roofing Membranes and can die. Where placed, roofing membranes in the new buildings should be suitable for bats; at this time, only TLX 'Bat Safe' is considered acceptable that is available from <https://tlxinsulation.co.uk/tlx-batsafe>.

Bees - to provide permanent habitats for bees, 2 bee bricks should be built into a suitable wall of the new building at a suitable height.



Birds - To provide a permanent nesting option for swifts, 1 swift nest box should be built into an easterly facing wall of the new building as high as possible and away from any windows/external lighting. Information on suitable nest boxes including where and how to place them is available at www.swift-conservation.org

Hedgehogs - To provide permanent nesting options for hedgehogs, 1 hedgehog nest box should be placed at the base of each hedgerow (2 boxes should be placed); clean, dry leaf matter should be placed in the boxes.



Hedgehog holes - To allow hedgehogs to forage/pass through the site, 13cm x 13cm holes should be cut into any existing and new fencing gravel boards.

(the bricks/boxes are available from www.nhbs.com and other suppliers and must be placed in accordance with the manufacturers recommendations)

References (alphabetical order):

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Second Edition. The Chartered Institute of Ecology and Environmental Management.

CIEEM (2013) Technical Guidance Series. Competencies for Species Survey.

Google Earth.

Natural England Standing Advice on protected species.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The National Planning Policy Framework (NPPF 2019).

The Wildlife and Countryside Act 1981 (as amended).

Professional affiliations

- Professional Member of The Chartered Institute of Building (MCIOB);
- Chartered Environmentalist (CEnv);
- Professional Member of The Chartered Institute of Ecology and Environmental Management (ACIEEM);
- Licenced to disturb and handle Bats (Bat Survey Class Licence CL18);
- Member of the Bat Conservation Trust.

Relevant experience

- I have 9 years' experience as a Local Authority Woodland Conservation Officer.
- During the 9 years,' I surveyed a number of different woodlands and produced Woodland Management Plans that contained multi-use objectives.
- I have 11 years' experience as an Ecological Consultant.
- During my time as a Consultant, I have produced many PEARs for planning applications.

Details of my Insurance and Continual Professional Development for the last 2-years' can be provided on request.

If requested, some of the details within the information may be redacted to comply with the Data Protection Act.



Aerial photograph of the site taken September 19; grid reference SU 51078 14688 at the centre of the site. Well used Badger paths can be seen.



The site; photograph taken from the centre of the north boundary facing south.



Example of well used Badger path leading to the adjacent school grounds under the school boundary fence along the north boundary.



Sunday, 22 January 2023 12:53:08

Hawthorn hedgerow along the south boundary.



Sunday, 22 January 2023 13:10:10

Hawthorn hedgerow along the west boundary.