

Report by - KJF Consultancy^{Ltd}

Title - Preliminary Ecological Appraisal Report (PEAR)

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

Site - Rear of No.5 and No. 7 Allington Lane, Fair Oak, Eastleigh SO50 7DA

Proposed development - New dwelling within the rear gardens

Local Planning Authority (LPA) - Eastleigh Borough Council

LPA references and Case Officer - Not known at the time of this report

Architect - ARC Architecture Ltd

Client - Regal Homes (South) Ltd

Author - Karl Forkasiewicz MCIQB, CEnv, ACIEEM



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

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Quality Assurance

Report title	PEAR - Rear of No. 5 and No. 7 Allington Lane, Fair Oak, Eastleigh SO50 7DA
Version	V1
Report ref	PEAR.V1.5-7.AL.FO.E
Date produced	28.08.23
Validation period	Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 3-years
Report checked by	Jan Forkasiewicz BA (Hons) 

Distribution List

Architect	✓
Client	✓

Previous relevant reports (not applicable)

Validation Statement for LPA Registration

A Preliminary Ecological Appraisal (PEA) has been carried out on the rear gardens of No. 5 and No. 7 Allington Lane, Fair Oak, Eastleigh SO50 7DA. No protected habitats or protected species were found or any features of ecological value; the site is of very low ecological value.

This report has been produced as supporting information for the proposed development and to advise the LPA of the findings and recommendations. The proposed development is; new dwelling within the rear gardens.

Reasonable survey effort has been made that enabled any likely adverse impacts on protected habitats and/or protected species to be predicted with a degree of certainty. No mitigation measures are required and no further surveys need to be carried out before planning permission can be granted.

The proposed development provides an opportunity to achieve a significant biodiversity net gain within the site. This will be achieved through the proposed enhancements recommended in this report.

Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 3-years.

If planning permission is granted, a condition should be attached to the decision notice requiring the enhancements to be placed e.g.

Prior to occupancy, the enhancements recommended in the report by KJF Consultancy Ltd dated 28.08.23 must be placed unless otherwise agreed with the LPA and an Ecological Consultant must make a post compliance site visit to verify all the enhancements have been placed.

Summary

It is proposed to erect a new dwelling within the rear gardens of No.5 and No. 7 Allington Lane, Fair Oak, Eastleigh SO50 7DA. KJF Consultancy^{Ltd} was instructed to survey the site and provide an Ecological report as supporting information and was provided with the Architect's proposed site layout plan. A PEA has been carried out in accordance with ^[1]good practice guidelines to:-

- a) enable a general description of the site to be given;
- b) look for any protected habitats and evidence of protected species;
- c) ascertain if any mitigation measures are required;
- d) ascertain if any further surveys need to be carried out before planning permission can be granted; and
- e) enable recommendations to be given.

No protected habitats and/or protected species were found or any features of ecological value; the site is of very low ecological value. Reasonable survey effort has been made that enabled any likely adverse impacts on protected habitats and/or protected species to be predicted with a degree of certainty. No mitigation measures are required and no further surveys need to be carried out before planning permission can be granted. 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.

The proposed development provides an opportunity to achieve a significant biodiversity net gain within the site through enhancements for: bats; bees; birds; and hedgehogs; and new habitat creation. This will be achieved through the proposed enhancements recommended in this report and the proposed enhancements plan attached at appendix 1.

The author's credentials are attached at appendix 2. Relevant photographs are attached at appendix 3.

Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 3-years.

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

[1]Good Practice Guidelines; 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. Proposed enhancements plan.

Appendix 2. Author's credentials.

Appendix 3. Relevant photographs.

1. Introduction

- 1.1 **Site details and proposed development** - The site address is; rear of No.5 and No. 7 Allington Lane, Fair Oak, Eastleigh SO50 7DA. The OS grid reference at the centre of the site is SU 48948 18389. The proposed development is; new dwelling within the rear gardens.
- 1.2 **LPA reference, Case Officer and information received** - The LPA is Eastleigh Borough Council; the planning application reference and Case Officer are not known at the time of this report. The Architect's proposed site layout plan was provided.
- 1.3 **Instructions received** - KJF Consultancy^{Ltd} was instructed to survey the site for any protected habitats and protected species and provide an Ecological 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 given at 4. A discussion regarding any required mitigation measures is given at 5. A discussion regarding a biodiversity net gain is given at 6; recommendations to achieve a biodiversity net gain are given at 7 and a proposed enhancements plan is attached at appendix 1. The PEA was carried out by Karl Forkasiewicz; his credentials are attached at appendix 2. Relevant photographs are attached at appendix 3 (any aerial photographs are provided courtesy of Google).

2. Survey methodology, findings and conclusion

- 2.1 I carried out a PEA on 27.08.23, in accordance with good practice guidelines to:-
- a) enable a general description of the site to be given;
 - b) look for any protected habitats and evidence of protected species;
 - c) ascertain if any mitigation measures are required;
 - d) ascertain if any further surveys need to be carried out before planning permission can be granted; and
 - e) enable recommendations to be given.
- 2.1.1 No buildings or ponds are present. The site consists of the macadam drives between No. 5 and No. 7 that lead to the rear gardens of the properties i.e. the site. The site at the rear of No. 5 consists of a small closely cut lawn, a prefab concrete garage, and two timber sheds. The site at the rear of No. 7 consists of hard standing, a timber garage, self-set Walnut (*Juglans* sp.) at the side of the timber garage, two small closely cut lawns and three young Lawson cypress (*Chamaecyparis lawsoniana*) adjacent to the rear boundary.
- 2.1.2 I surveyed the site to look for any protected habitats/evidence of protected species; my findings are below.

- 2.1.3 No protected habitats and/or protected species were found within the site. The garages and sheds do not contain any features used by bats and no bird nests were present. The site is of very low ecological value.
- 2.1.4 No mitigation measures are required and no further surveys need to be carried out before planning permission can be granted. 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.
- 2.1.5 The proposed development provides an opportunity for a significant biodiversity net gain within the site through enhancements for: bats; bees; birds; and hedgehogs; and new habitat creation. This will be achieved through the proposed enhancements recommended in this report and the proposed enhancements plan attached at appendix 1.
- 2.1.6 Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 3-years.
- 2.1.7 This report 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.
- 3.2 The differing activity patterns of protected species at different times of the year are acknowledged.

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 surveys need to be carried out before planning permission can be granted.

5. Discussion regarding mitigation measures

- 5.1 Mitigation measures are only required where likely 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; no mitigation measures are required.

6. Discussion regarding biodiversity net gain

6.1 The proposed development provides an opportunity to achieve a significant biodiversity net gain within the site. 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 will be achieved through the proposed enhancements recommended below and the proposed enhancements plan attached at appendix 1.

7. Recommendations

1. This report should be forwarded to the LPA - as supporting information for the proposed development.
2. The enhancements below are considered appropriate for the site and should be in place prior to occupancy:-

To provide a permanent roosting option for the local population of crevice dwelling bats; 1 x bat brick should be placed.



Bats can become entangled in the fibres of Breathable Roofing Membranes and can die. Roofing membranes in new dwellings should be suitable for bats; at the time of this report, TLX 'Bat Safe' is recommended that is available from <https://tlxinsulation.co.uk/tlx-batsafe>. It is important to note that non-bitumen-coated roofing membranes are not obligatory under any Building Regulations. However, ventilation, regardless of the roofing felt used, is still required (ref:- British Standard BS 5250:2011 Code of practice for control of condensation in buildings).

To provide a permanent nesting opportunity for swifts; 1 x swift nest brick should be placed.



To provide permanent habitats for bees; 2 x bee bricks should be placed.



To provide a nesting opportunity for hedgehogs; 1 x hedgehog nest box should be placed on site. Clean leaf litter should be placed in the box. To allow hedgehogs to pass through the site; a few 13cm x 13cm holes should be cut into some gravel boards.



The above are available from www.nhbs.com (and other suppliers) and should be placed in accordance with the manufacturers recommendations. **NB:-** the above should be obtained well before they are to be placed.

Excluding the bee bricks, the locations of the above are shown within the proposed enhancements plan attached at appendix 1. The bee bricks are not shown as bees can cause a nuisance; therefore, the Contract Manager will decide where the bricks will be located.

New habitats will be created through planting 48m of mixed native hedges; the locations of the hedges are also shown within the proposed enhancements plan.

3. On completion, an Ecological Consultant should be instructed to make a post compliance site visit to verify all the enhancements have been placed and should take relevant photographs that should be emailed to the LPA.

Appendix 1. Proposed enhancements plan.

The illustration below is from the Architect's proposed site layout plan provided; site, block, location & bike store plans, July 23, FB8570 / 100.

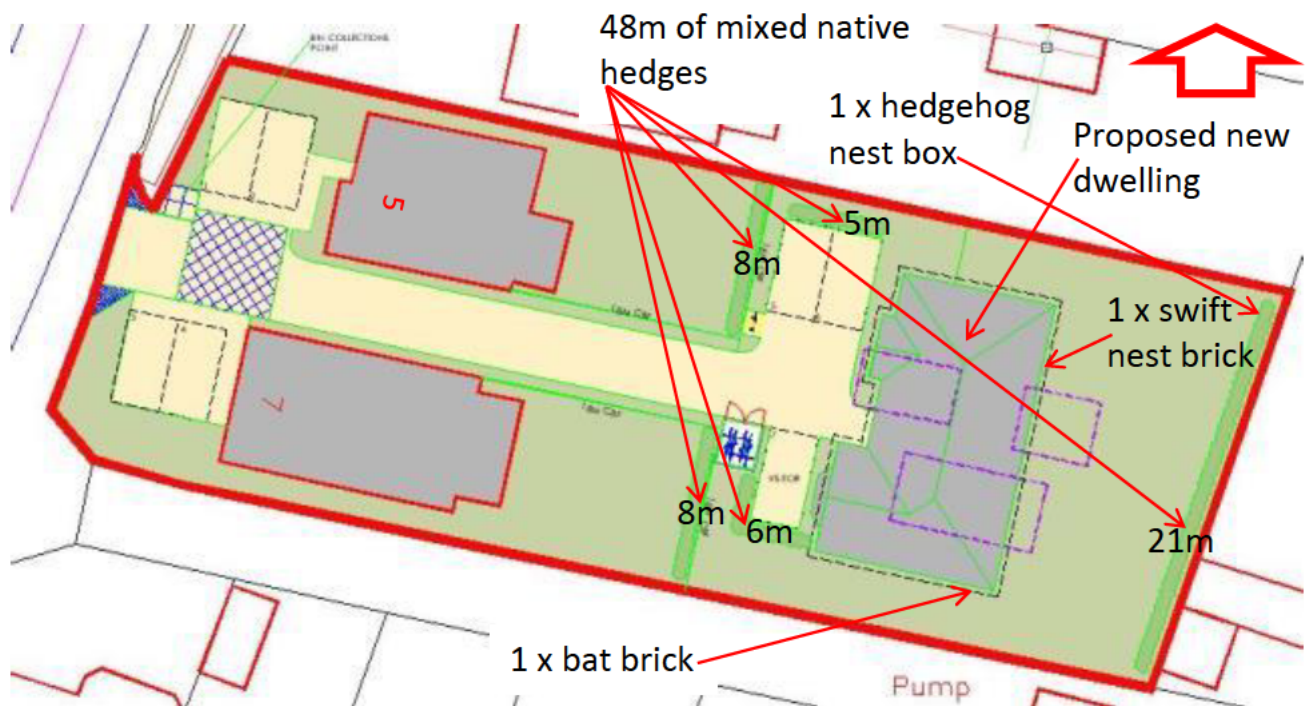


Illustration 1. Extract from the proposed site layout plan (not to scale).

2 x bee bricks; the Contract Manager will decide where the bee bricks will be located.

Specification for the 48m of mixed native hedges to be planted in 40 groups of 6 native shrubs:

- 1 x Blackthorn (*Prunus spinosa*);
- 1 x Dog rose (*Rosa canina*);
- 1 x Dogwood (*Cornus sanguinea*);
- 1 x Elder (*Sambucus nigra*);
- 1 x Hazel (*Corylus avellana*);
- 1 x Guelder rose (*Viburnum Opulus*).

40 x 6 = 240 bare-root shrubs to be planted in two rows (staggered) at 40cm c/s to be planted from November to March 15th.

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 12 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.

Appendix 3. Relevant photographs.



Macadam drives between No. 5 and No. 7 that lead to the site.



The site at the rear of No. 5; closely cut lawn.



Sunday, 27 August 2023 18:35:39

The site at the rear of No.7; hard standing and two small closely cut lawns.



Sunday, 27 August 2023 18:28:23

Prefab concrete garage within the site at the rear of No. 5.



Timber sheds within the site at the rear of No. 5.



Timber garage within the site at the rear of No. 7.



Timber garage and young self-set Walnut (*Juglans* sp.).