

Report by - KJF Consultancy^{Ltd}

Purpose - Supporting information for a proposed development at
7 Valley Road, Chandler's Ford, Eastleigh SO53 1GQ

Objective - To advise the Local Planning Authority (LPA) of any likely adverse impacts that
may be caused to a protected habitat or protected species

Title - Preliminary Ecological Appraisal Report (PEAR)

Local Planning Authority (LPA) - Eastleigh Borough Council

LPA Reference and Case Officer - F/23/95608, Gary Osmond

Proposal - Construction of 1No. four bedroom detached dwelling, including carport and
amenity space

Architect - ARC Architecture Ltd

Client - Regal Homes (South) Ltd

Author - Karl Forkasiewicz MCI OB, 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	PEAR - 7 Valley Road, Chandler's Ford, Eastleigh SO53 1GQ
Version	V1
Report ref	PEAR.V1.7VR.CF.E
Date produced	11.10.23
Report checked by	Jan Forkasiewicz BA (Hons) 

Distribution List

Architect	✓
Client	✓

Previous relevant reports (not applicable)

Validation Statement for LPA Registration - planning application F/23/95608

A Preliminary Ecological Appraisal (PEA) has been carried out on the rear garden of 7 Valley Road, Chandler's Ford, Eastleigh SO53 1GQ. No protected habitats or protected species were found or any features of ecological value; the site is of very low ecological value.

The LPA Ecologist (Lisa Malter) provided comments on the application 19.09.23 and advised of the required mitigation and enhancement measures; the mitigation and enhancement measures are contained within this report.

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

Mitigation measures are given to ensure nesting birds and hedgehogs will not be adversely impacted, if planning permission is granted. Enhancements are given regarding landscaping and biodiversity.

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

The mitigation and enhancement measures given within the report by KJF Consultancy Ltd dated 11.10.23 must be followed unless otherwise agreed with the LPA.

Summary

A development is proposed within the rear garden of 7 Valley Road, Chandler's Ford, Eastleigh SO53 1GQ; Construction of 1No. four bedroom detached dwelling, including carport and amenity space. 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 further surveys need to be carried out before planning permission can be granted;
- d) ascertain if any mitigation measures are required; 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 further surveys need to be carried out before planning permission can be granted.

However, mitigation measures are given to ensure nesting birds and hedgehogs will not be adversely impacted, if planning permission is granted, and enhancements are given regarding landscaping and biodiversity. The mitigation measures and enhancements are given within the recommendations. 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 author's credentials are attached at appendix 1. Relevant photographs are attached at appendix 2. The Architect's proposed site layout plan is attached at appendix 3.

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. Author's credentials.

Appendix 2. Relevant photographs.

Appendix 3. Architect's proposed site layout plan.

1. Introduction

- 1.1 **Site details and proposed development** - The site is the rear garden of 7 Valley Road, Chandler's Ford, Eastleigh SO53 1GQ. The OS grid reference at the centre of the site is SU 43328 21547. The proposed development is; Construction of 1No. four bedroom detached dwelling, including carport and amenity space.
- 1.2 **LPA reference, Case Officer and information received** - The LPA is Eastleigh Borough Council; the planning application reference is F/23/95608 and the Case Officer is Gary Osmond. 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; the recommendations are given at 5. The PEA 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). The Architect's proposed site layout plan is attached at appendix 3.

2. Survey methodology, findings and conclusion

- 2.1 I carried out a PEA on 30.06.23, 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 further surveys need to be carried out before planning permission can be granted;
 - d) ascertain if any mitigation measures are required; and
 - e) enable recommendations to be given.
- 2.1.1 No buildings or ponds are present. The site consists of the rear garden of 7 Valley Road that consists of a closely cut lawn, small areas of non-native/ornamental shrubs, and 2 non-native/ornamental trees.
- 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 site is of very low ecological value.
- 2.1.4 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 further surveys need to be carried out before planning permission can be granted. However, mitigation measures are given to ensure nesting birds and hedgehogs will not be adversely impacted, if planning permission is granted, and enhancements are given regarding landscaping and biodiversity.
- 2.1.5 The mitigation measures and enhancements are given within the recommendations. 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.
- 2.1.6 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. Recommendations

1. If planning permission is granted, the mitigation measures below must be followed:-

Mitigation measures

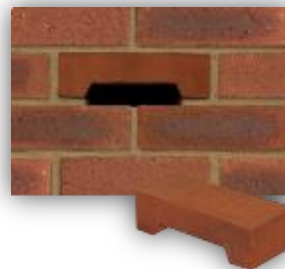
If the site will be cleared during the bird nesting season (1st March to 31st August), an Ecologist will be instructed to inspect the shrubs to be removed for nesting birds. If an active bird's nest is found, a 5m buffer will be erected around the nest to protect it from disturbance until the young have left the nest.

To allow hedgehogs to forage and pass through the site, a few 13cm x 13cm holes will be cut into some boundary fencing gravel boards.

To prevent hedgehogs being trapped, at the end of each working day, all excavations and open pipes will be covered or fitted with a small mammal escape ramp (a rough board slanted at a shallow angle). If a hedgehog is found, it will not be handled but be left to move away on its own to a place of shelter. If a hedgehog is found at any time during the works and/or there are concerns a hedgehog may be injured, the British Hedgehog Preservation Society will be contacted on 01584 890 801, for advice and guidance. Information regarding hedgehogs and developments is available here <https://www.britishhedgehogs.org.uk/wpcontent/uploads/2019/05/developments-1.pdf>

Biodiversity enhancements

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



A wide range of roofing membranes are now available; many pose a danger to bats as they can become entangled in the membrane fibres and die. Until recently, the position was that only bituminous roofing felt that did not contain non-woven spun bonded polypropylene filaments was bitumen 1F that was safe for bats. Prior to August 22, no non-bitumen coated roofing membranes (NBCRMs; formerly referred to as breathable roofing membranes; BRMs) were considered safe for bats. However, following extensive testing, that position has now changed for those membranes which have passed a 'snagging propensity test.' Therefore, if a NBCRM is proposed to be placed, a certificate that proves the roofing membrane selected has passed a 'snagging propensity test' will be forwarded to the LPA.

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



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



To provide a nesting opportunity for hedgehogs; 1 x hedgehog nest box will be placed on site. Clean leaf litter should be placed in the box.



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 biodiversity enhancement plan below. 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 36m x2 (72m) of mixed native hedges; the locations of the hedges are also shown within the plan.

Proposed biodiversity enhancement plan

The illustration below is from the Architect's proposed site layout plan provided; site, block, location, & car port plans, May 23, 9716 / 100, Rev A, 14.09.23 (for clarity, a number of layers and trees not growing within the site, are not shown).

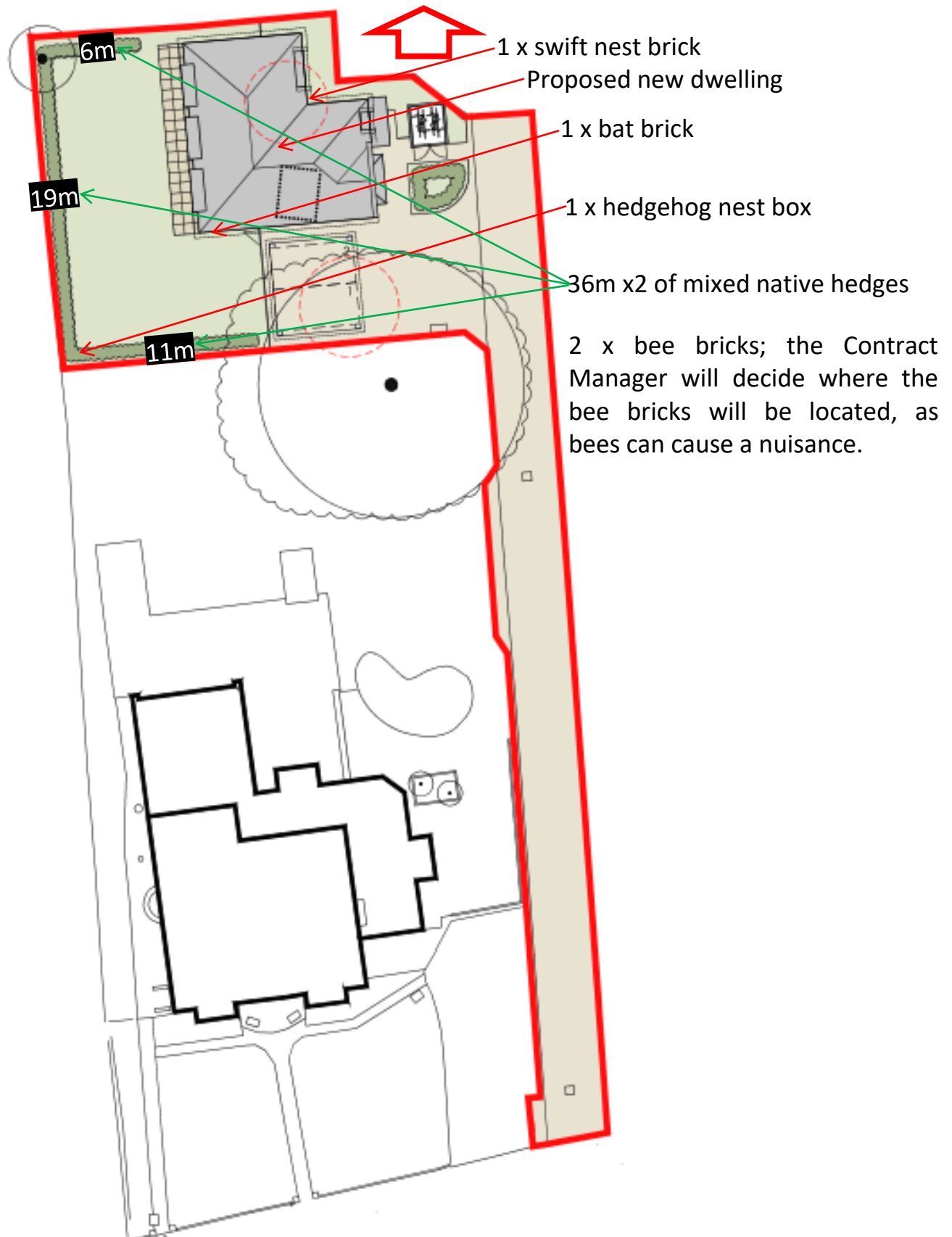


Illustration 1. Extract from the proposed site layout plan (not to scale).

Specification for the 36m x2 of mixed native hedges

Two rows (staggered planting) of 15 groups of 6 native shrubs to be planted from November to March at 40cm c/s.

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*).

$15 \times 6 = 90$

$90 \times 0.4 = 36\text{m}$

$90 \times 2 = 180$

$180 \times 0.4 = 72\text{m}$

A small planting bed is in front of the proposed bike store that will be planted up by the occupiers.

2. On completion, an Ecological Consultant will be instructed to make a post compliance site visit to verify all the above are in place and will take relevant photographs that will be emailed to the LPA.

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 2. Relevant photographs.



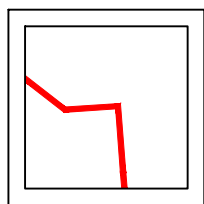
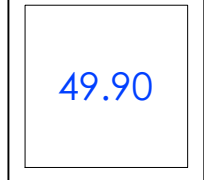
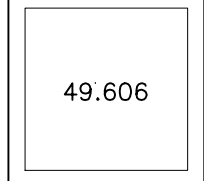
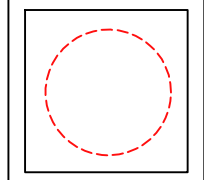
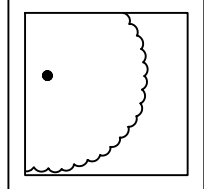
The site; the rear garden of 7 Valley Road that consists of a closely cut lawn, small areas of non-native/ ornamental shrubs, and 2 non-native/ornamental trees.

Appendix 3. Architect's proposed site layout plan.

1. The contents of this drawing are copyright.
 2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
 3. Do not scale. Figured dimensions only to be used.
 4. Contractor must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
 5. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
 6. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
 7. Masterman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
 8. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
 9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
 10. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
 11. All Cladding & building attachments externally to be all A1 fire rated.
- NOTE:** We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety. Part 8 Building regulations, BS 5991 for fire or EWS1, and drawings, in no way form a fire strategy/ report. All design/ details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1s on buildings outside of the EWS1 standard criteria.
- Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of habitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

NOTE SPRINKLERS WILL BE REQUIRED

LEGEND

-  SITE BOUNDARY
-  PROPOSED GROUND LEVELS
-  EXISTING GROUND LEVELS
-  EXISTING TREES TO BE REMOVED
-  EXISTING TREES TO BE RETAINED

10m @ 1:100

10m @ 1:200

25m @ 1:500

50m @ 1:1250

SITE AREA: 0.072 HECTARES / 0.17 ACRES
1 X 4 BED HOUSE @ 188 SQ.M / 2024 SQ.FT
2 X PARKING SPACES

A.	O.S UPDATED	14-09-23	FG
No.	Revision.	date	by

PROPOSED DEVELOPMENT
7 VALLEY ROAD
CHANDLERS FORD
EASTLEIGH
SO53 1GQ

SITE, BLOCK , LOCATION & CAR PORT PLANS

scale	AS SHOWN @ A1	checked
date	MAY 2023	drawn FG

9716 / 100

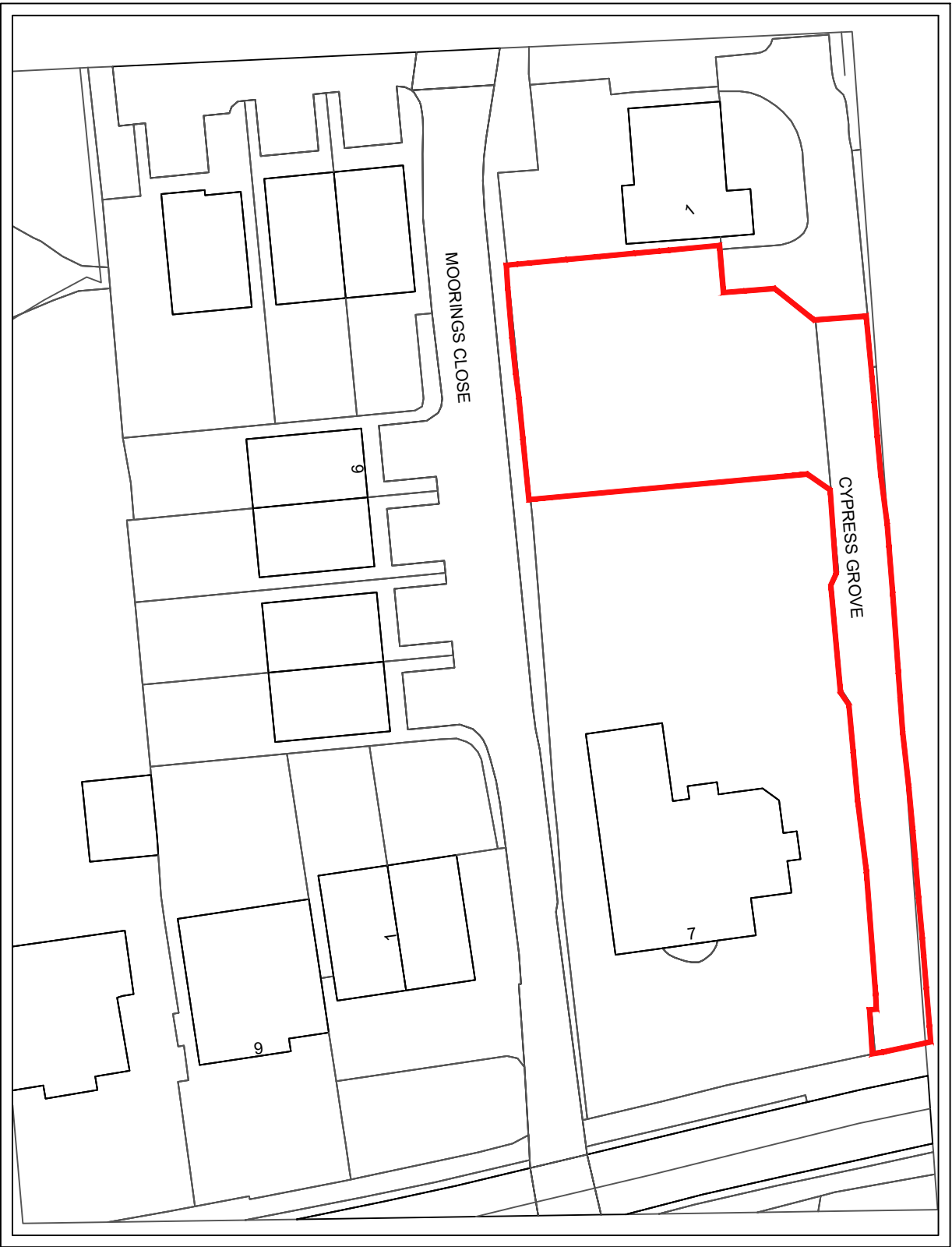
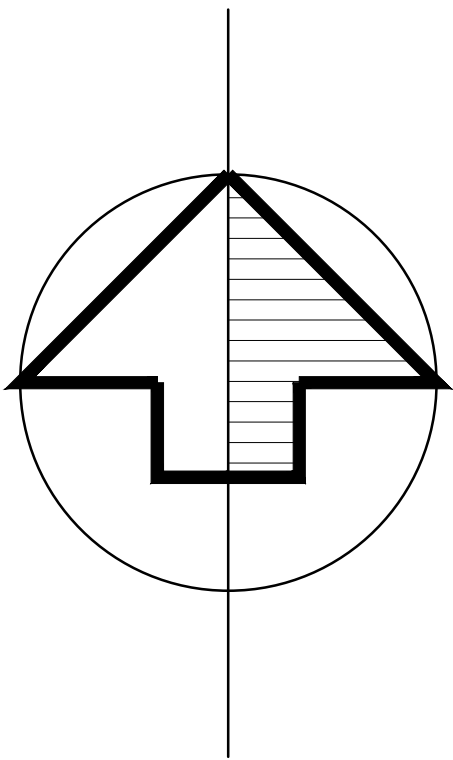
ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

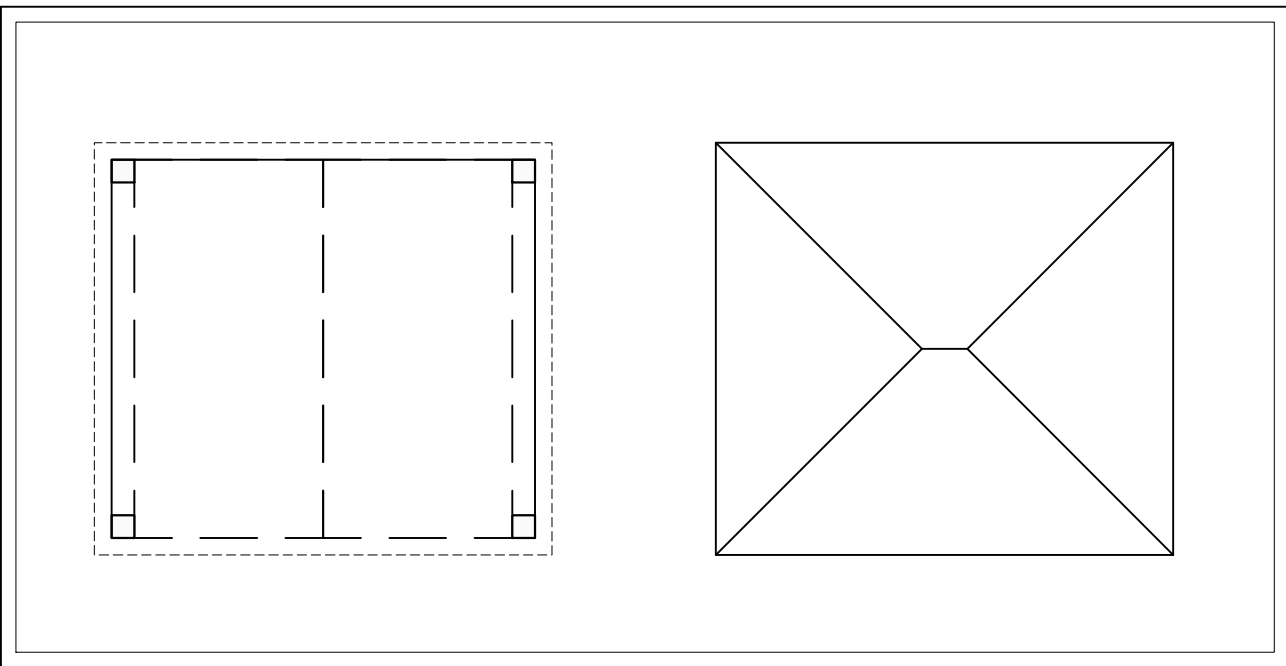
Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



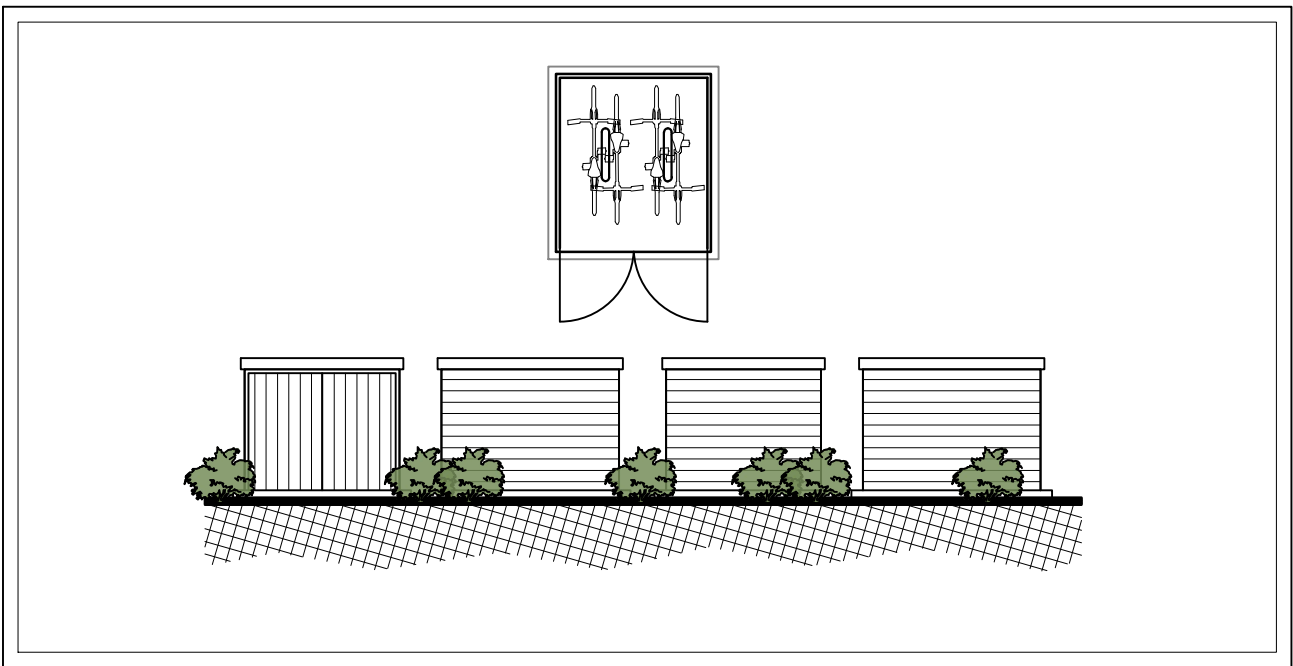
LOCATION PLAN
BASED ON O.S INFORMATION
SCALE 1:1250
O.S LICENCE NUMBER 100007080



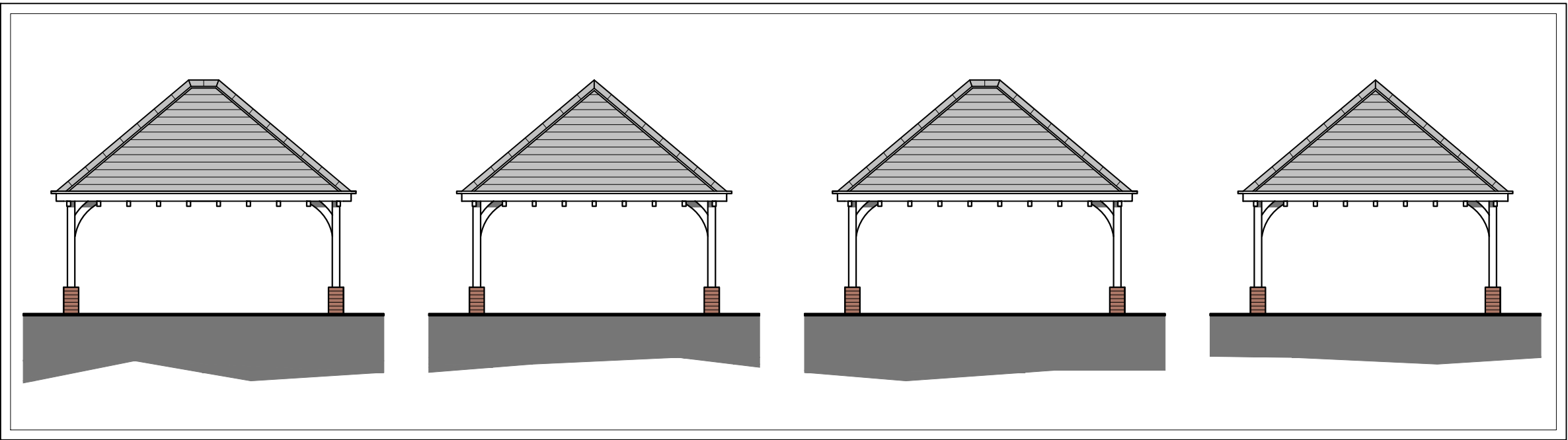
BLOCK PLAN
BASED ON O.S INFORMATION
SCALE 1:500
O.S LICENCE NUMBER 100007080



CAR PORT PLAN
SCALE 1:100



BIKE STORE SCALE 1:100



EAST ELEVATION
SCALE 1:100 @ A1

NORTH ELEVATION
SCALE 1:100 @ A1

WEST ELEVATION
SCALE 1:100 @ A1

SOUTH ELEVATION
SCALE 1:100 @ A1



SITE PLAN
BASED ON TOPO INFORMATION
SCALE 1:200
O.S LICENCE NUMBER 100007080