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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 - Erection of 1.no 3-bedroom bungalow with associated parking following the demolition of existing garages and severing of land

Local Planning Authority (LPA) - Eastleigh Borough Council

LPA references and Case Officer - F/23/95753, Rachael Morris

Architect - ARC Architecture Ltd

Client - Regal Homes (South) Ltd

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	PEAR - Rear of No. 5 and No. 7 Allington Lane, Fair Oak, Eastleigh SO50 7DA
Version	V2
Report ref	PEAR.V2.5-7.AL.FO.E
Date produced	10.10.23
Report checked by	Jan Forkasiewicz BA (Hons) 

Distribution List

Architect	✓
Client	✓

Previous relevant reports (not applicable)

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 Statement for LPA Registration - planning application F/23/95753

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.

A report was produced as supporting information for the proposed development and to advise the LPA of the findings and recommendations. The proposed development is; Erection of 1.no 3-bedroom bungalow with associated parking following the demolition of existing garages and severing of land. The LPA Ecologist (Lisa Malter) commented on the report and requested the following:-

1. Report validation period be removed to ensure nesting birds are not adversely impacted;
2. Mitigation measure be added to avoid adversely impacting nesting birds; and
3. Mitigation measures are added to offset the removal of trees and shrubs.

The report validation date has been removed and the mitigation measures are given within this report at the recommendations.

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 are not adversely impacted and to offset the loss of the trees and shrubs that will be removed.

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

Prior to occupancy, the mitigation measures given within the report by KJF Consultancy Ltd dated 10.10.23 must be followed unless otherwise agreed with the LPA.

Summary

It is proposed to erect of 1.no 3-bedroom bungalow with associated parking following the demolition of existing garages and severing of land 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 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 are not adversely impacted and to offset the loss of the trees and shrubs that will be removed. The mitigation measures 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.

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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Appendices:

Appendix 1. Author's credentials.

Appendix 2. 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; Erection of 1.no 3-bedroom bungalow with associated parking following the demolition of existing garages and severing of land.

1.2 **LPA reference, Case Officer and information received** - The LPA is Eastleigh Borough Council; the planning application reference is F/23/95753 and the Case Officer is Rachael Morris. 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).

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 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 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 garage 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 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 are not adversely impacted and to offset the loss of the trees and shrubs that will be removed. 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 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 and the prefab concrete garage and timber sheds will be demolished during the bird nesting season (1st March to 31st August), an Ecologist will be instructed to inspect the trees and shrubs to be removed and the garage and sheds 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 offset the removal of the trees and shrubs, the following will be placed prior to occupancy:-

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. To allow hedgehogs to pass through the site; a few 13cm x 13cm holes should be cut into some gravel boards.



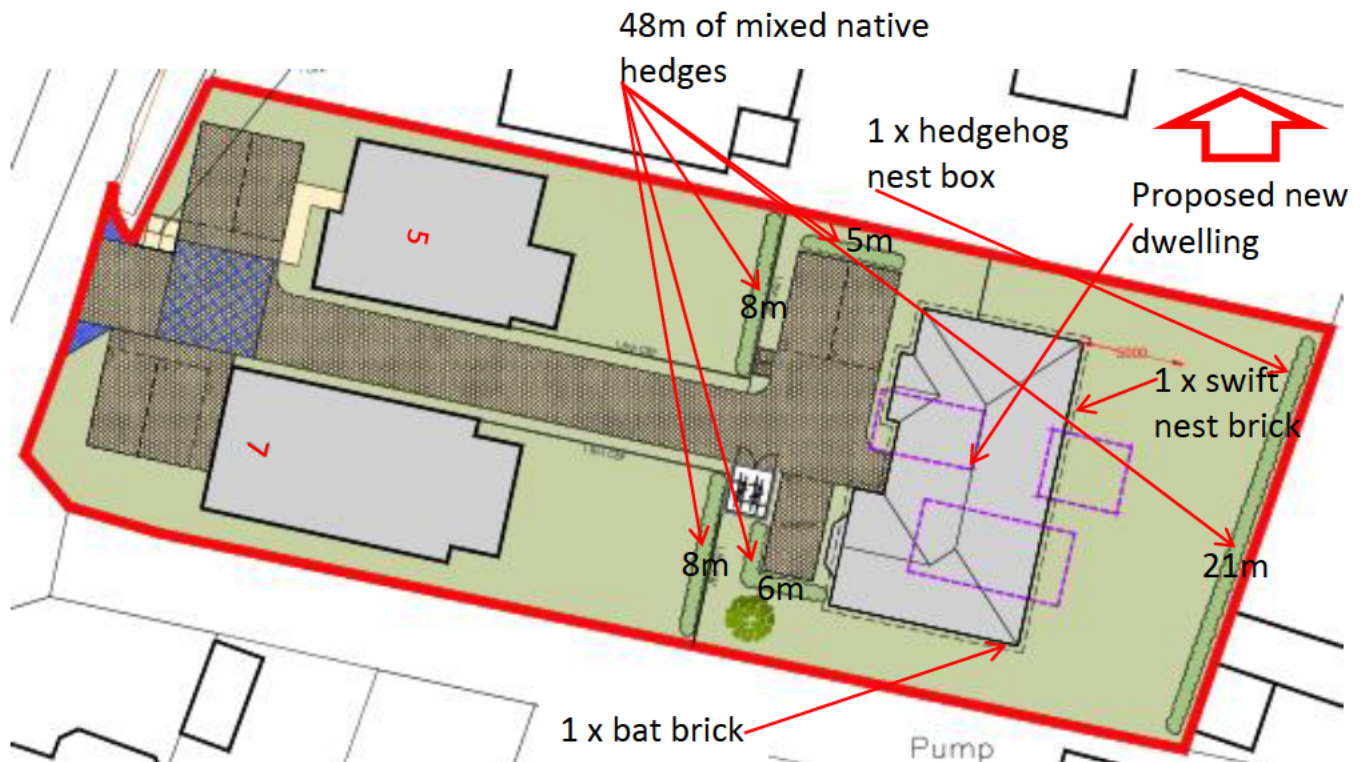
The above are available from www.nhbs.com (and other suppliers) and should be placed in accordance with the manufacturers recommendations. **NB:-** the above should be obtained well before they are to be placed.

Excluding the bee bricks, the locations of the above are shown within the proposed mitigation 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 48m of mixed native hedges; the locations of the hedges are also shown within the proposed mitigation plan.

Proposed mitigation plan

The illustration below is from the Architect's proposed site layout plan provided; site, block, location & bike store plans, July 23, FB8570 / 100, Rev A, 05.10.23.



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

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

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 plants to be planted in two rows (staggered) at 40cm c/s to be planted from November to March.

2. On completion, an Ecological Consultant will be instructed to make a post compliance site visit to verify all the above have been placed 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.



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 on site at the rear of No. 7.



Timber garage on site at the rear of No. 7 and young self-set Walnut (*Juglans* sp.).

