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Report by - KJF Consultancy Ltd

Title - Preliminary Ecological Appraisal (PEA) on
Land at the side of 3 Whalesmead Road, Bishopstoke, Eastleigh SO50 8HD

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

Proposed development - Erect 3 bed chalet bungalow

LPA - Eastleigh Borough Council

LPA reference - Not known at the time of this report

Architect - ARC Architecture LTD

Client - Regal Homes South

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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Declaration of compliance with professional code of conduct: "The information contained within this report which I have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. I confirm that the opinions expressed are my true and professional bona fide opinions."

Quality Assurance

Report title	Preliminary Ecological Appraisal (PEA) on Land at the side of 3 Whalesmead Road, Bishopstoke, Eastleigh SO50 8HD
Version	V1
Report ref	PEA.V1.L.3WR.B.E
Date produced	16.02.23
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

Architect	✓
Client	✓

Previous relevant reports (not applicable)

Validation Statement for LPA Registration

A PEA has been carried out on Land at the side of 3 Whalesmead Road, Bishopstoke, Eastleigh SO50 8HD. This report has been produced to advise the LPA of the findings and the recommendations and is produced as supporting information for a proposed development:-

Erect 3 bed chalet bungalow.

No protected habitats and/or protected species are present and no further surveys need to be carried out before planning permission can be granted. If planning permission is granted, there will be no likely adverse impacts caused to any protected habitats and/or protected species and no mitigation measures are required. Reasonable survey effort has been made that enabled any adverse impacts to be predicted with a degree of certainty. 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 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 3 bed chalet bungalow on Land at the side of 3 Whalesmead Road, Bishopstoke, Eastleigh SO50 8HD. KJF Consultancy Ltd was instructed to provide a report as supporting information. A PEA was carried out 06.02.23, in accordance with ¹good 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.

No protected habitats and/or protected species are present and no further surveys need to be carried out before planning permission can be granted. If planning permission is granted, there will be no likely adverse impacts caused to any protected habitats and/or protected species and no mitigation measures are required. Reasonable survey effort has been made that enabled any adverse impacts to be predicted with a degree of certainty. 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 biodiversity net gain; therefore, recommendations are also given for this.

The author's credentials are attached at appendix 1. An extract from a topographical survey is 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 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.

Table of contents:

1.	Introduction	Page 1
2.	Survey methodology, findings and conclusion	Page 1
3.	Limitations on the survey	Page 2
4.	Survey effort	Page 2
5.	Discussion regarding mitigation measures	Page 2
6.	Discussion regarding biodiversity net gain	Page 2
7.	Recommendations if planning permission is granted	Page 3

References

Appendices:

Appendix 1. Author's credentials.

Appendix 2. Extract from the topographical survey (not to scale).

1.1 **Site details and proposed development** - The site address is Land at the side of 3 Whalesmead Road, Bishopstoke, Eastleigh SO50 8HD; it is proposed to build a 3 bed chalet bungalow adjacent to the existing dwelling. The grid reference at the centre of the site is SU 47846 18529.

1.2 **Planning application reference and information received** - The LPA is Eastleigh Borough Council; the planning application reference is not known at the time of this report. The topographical survey and Architect's proposed site layout plan were 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 at 2; 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.

2. Survey methodology, findings and conclusion

2.1 I carried out a PEA 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 The site consists of part of the front garden in front of the dwelling that consists of a closely cut lawn and a young tree, a Monkey puzzle (*Araucaria araucana*), and a macadam entrance that leads to the garden to the side of the north elevation of the dwelling. No buildings are within the site; a timber summerhouse and timber shed are present and a greenhouse. The garden consists of hard and soft landscaping - a young Chusan palm (*Trachycarpus fortunei*) a young Maple (*Acer* sp.) and a few ornamental shrubs are present. A pond is not present, or any features of ecological value - the site is of low ecological value. An extract from the topographical survey is attached at appendix 2. I surveyed the site to look for any protected habitats/evidence of protected species; my findings are below.

➤ No protected habitats and/or protected species are present and no further surveys need to be carried out before planning permission can be granted. If planning permission is granted, there will be no likely adverse impacts caused to any protected habitats and/or protected species and no mitigation measures are required. I also inspected the dwelling for any features that could be used by bats and for any evidence of bat activity/bats; no features are present and no evidence was found or a bat (as expected).

2.1.2 Given the findings, which are unlikely to change for the foreseeable future, this report is considered valid for 2-years. The 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 for the site.
- 3.2 This report does not contain details of any trees; a separate report has been produced, as supporting information for the proposed development, to BS 5837 Trees in relation to design, demolition and construction - Recommendations.
- 3.3 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 bird nesting season (1st March to 31st August) or during the optimal survey period (April to September) for compiling a species list; however, the site does not contain and habitats for nesting birds and 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/features of ecological value to be predicted with a degree of certainty.

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.
- 5.2 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 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 if planning permission is granted

Page 3 of 3

- 7.1 The recommendations below should be referred to within a condition attached to the decision notice e.g. *The recommendations contained within the Preliminary Ecological Appraisal Report by KJF Consultancy Ltd must be implemented.*

Enhancements to achieve a biodiversity net gain

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



Birds - To provide a permanent nesting option for swifts, 1 swift nest box should be built into a wall of the new dwelling as high as possible and away from any climbing plants, 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 a permanent nesting option for hedgehogs, 1 hedgehog nest box should be placed in a sheltered location on site; clean, dry leaf matter should be placed in the box.



Hedgehog holes - To allow hedgehogs to forage/pass through the site, 13cm x 13cm holes should be cut into any existing and new boundary/garden fencing gravel boards/sub-division 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 carried out numerous bat surveys on trees and within woodlands, and produced Woodland Management Plans.
- 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. Extract from the topographical survey (not to scale).

