



Priory Farmhouse, Freefolk Priors Freefolk Hants



Biodiversity Statement & HCC Householder Checklist Ecology Enhancement

Heritage Statement

In support of Planning and Listed Building Applications for a Single storey rear extension and new rear porch. Reduced perimeter levels + revised FW drainage

Internal alteration to utility/boot/wc. New floor finish to Kitchen and sitting room. Reconstructed stair flight to 1st floor. Alteration to Bed 2 and Attic Bathroom to form new attic staircase

Remodelled dressing area and en suite to bedroom 1.

Internal alterations to Attic to form Study with Bathroom and Bedroom 4 with internal insulation to ceiling level. Replacement roof tiles with insulation to skilling+ roof void

Associated external works to form external paved areas.

Priory Farmhouse, Freefolk Priors Freefolk Hants

1.0 Biodiversity Enhancements

Biodiversity Assessment

Protected species under EU Regulations

As detailed in the appended Biodiversity Checklist, whilst the existing building is considered suitable for Bats, the proposed works do not cause disturbance to the roof areas. The location is not considered suitable for other protected species because of the distance from the river and B3400.

Protection of Breeding Birds

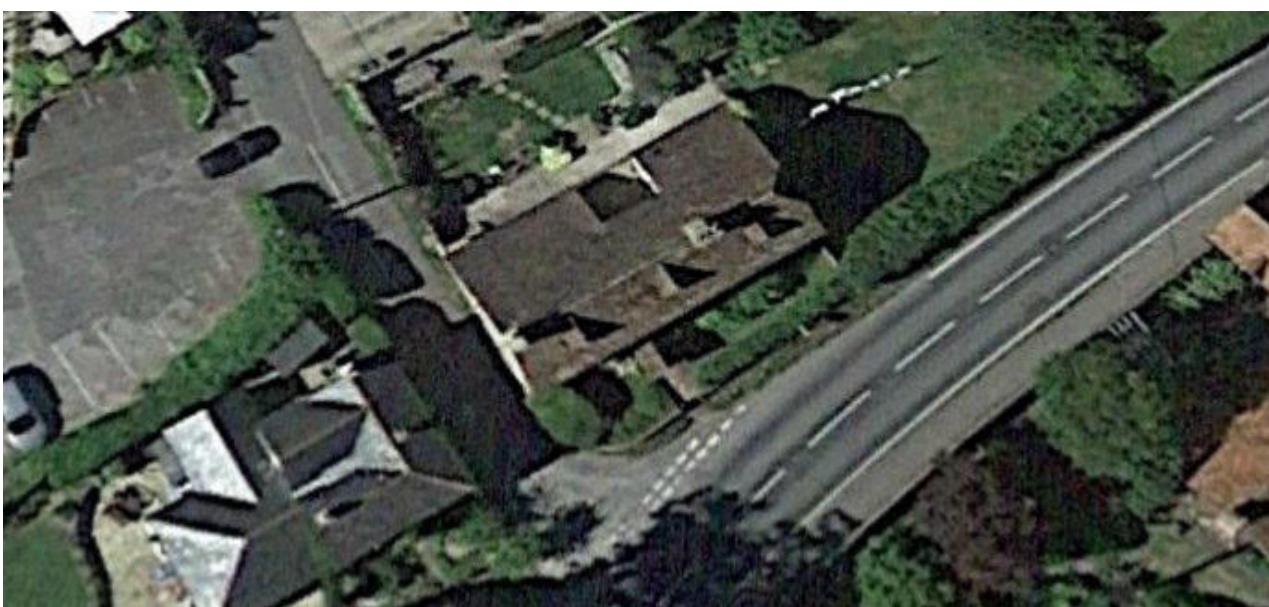
The applicants are aware of their responsibilities under the Wildlife and Countryside Act 1981. Whilst it is not intended to remove or otherwise destroy habit currently used by breeding birds, care will be taken to minimise disturbance to birds nesting in the hedge-rows and adjacent woodland between March to August.

Biodiversity Enhancements

The application proposes to include 2no. swift boxes and 2no. Bat box on the side gable elevations

Landscape Enhancements

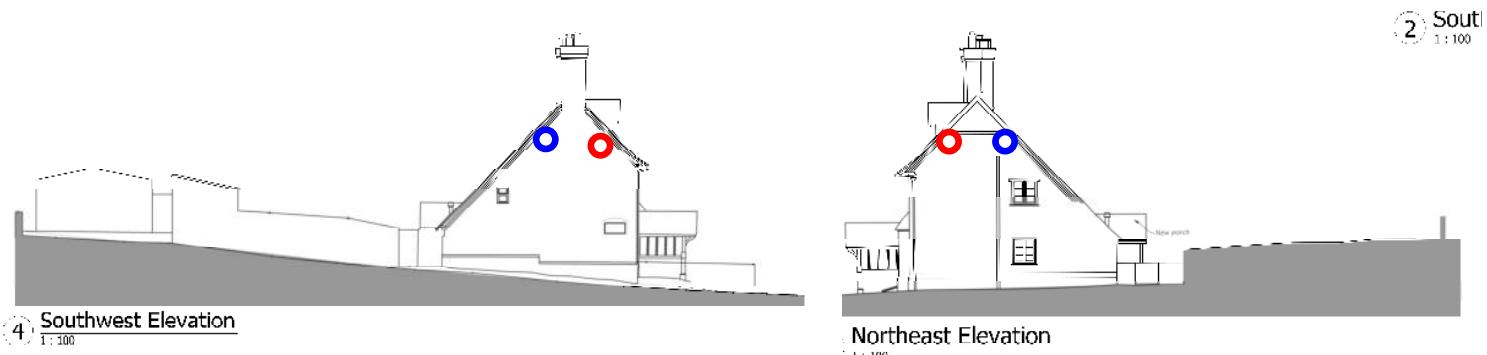
The application proposes additional tree and hedge planting to the road frontage.



Google View of Priory Farmhouse showing access, parking and hedgerow.

Priory Farmhouse, Freefolk Priors Freefolk Hants

1.1 The Proposal—Ecological Enhancements—Swift + Bat



Ecological Enhancement

To encourage endangered wildlife, it is proposed to fix 1no. Bat boxes to each of the gable elevations together with 1no. Swift boxes. The existing garden trees will be supplemented with additional hedgerow tree planting to encourage birds as detailed in Section 2



Swift Box ● and Bat Box ○

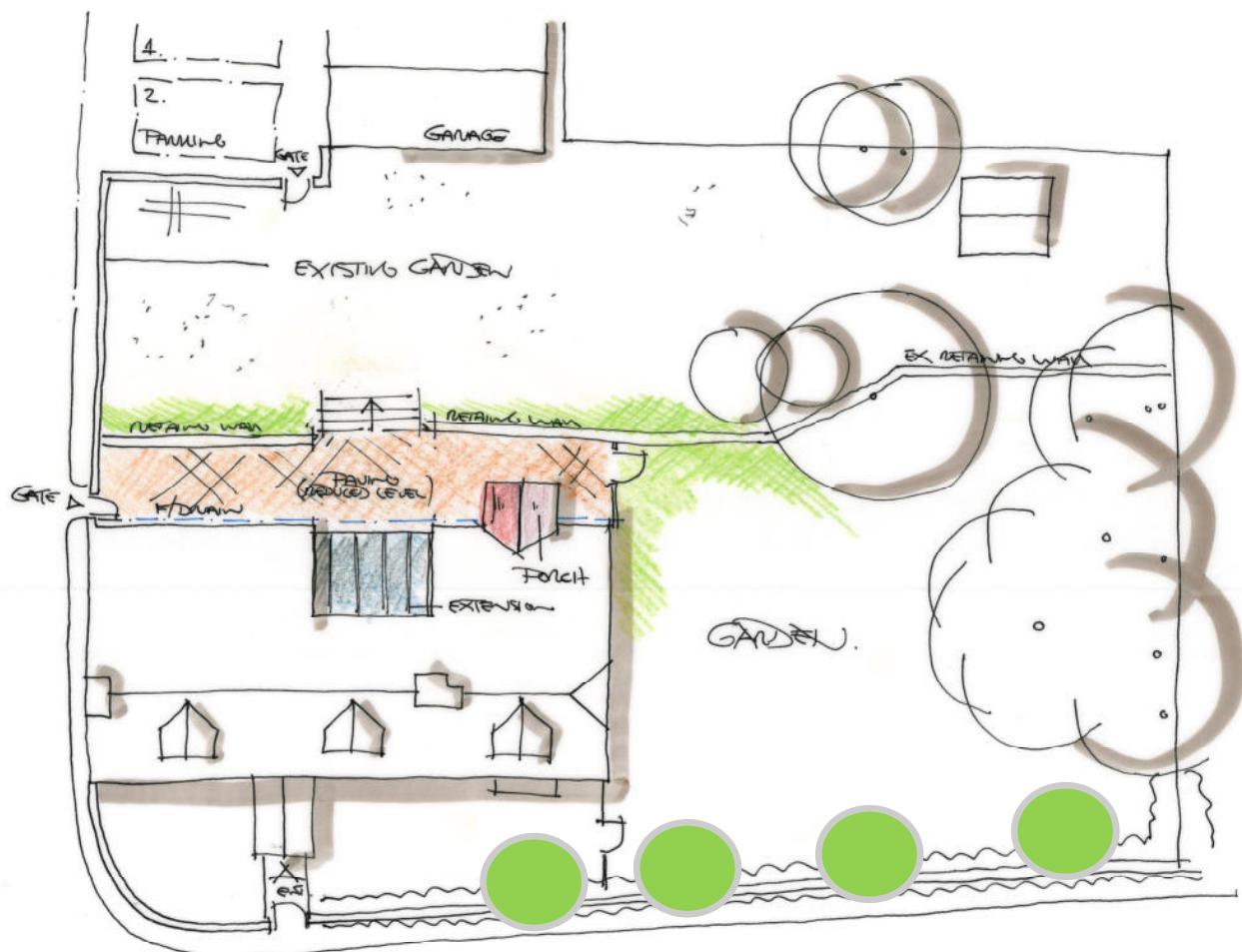
Priory Farmhouse, Freefolk Priors Freefolk Hants

2.0 Biodiversity Enhancements - Landscape

Biodiversity Enhancement—Landscape

It is proposed to plant 4no. Compact flowering trees to encourage local wildlife - approx. locations shown below

Rowan - *Sorbus aucuparia*
Silver Birch - *Betula pendula*
Wild Cherry - *Prunus avium*
Wild Pear - *Pyrus pyraster*



Proposed Site Layout plan 115A showing additional boundary planting

Priory Farmhouse, Freefolk Priors Freefolk Hants

2.1 Biodiversity Enhancements—Tree Planting + Maintenance

Tree Maintenance Programme;

Individual trees shall be planted as follows: Trees should be planted in areas previously cleared of weeds, grass and vegetation. The trees are to be of Extra Heavy Standard (14-16cm) in size, container grown and healthy and vigorous. Trees should be planted in planting holes 1.2m x 1.2m x 900mm deep, with the topsoil mixed with a minimum of 20 litres of suitable tree planting compost and replaced carefully around the roots and lightly compacted every 150mm layer. Trees should be supported with underground guying system or similar and protected from rabbit damage as per the adjacent hedgerow planting.

Planting: After root-balled plants are set at the proper level in holes all cord and wrapping shall be untied from the trunk base. All plants shall be backfilled with topsoil. All plants shall be thoroughly watered at the time of planting to prevent air pockets and settling. At the time of planting, trees and shrubs shall be pruned using generally accepted horticultural/ arboricultural methods (Ref to BS 3998). All plastic material, string, and containers shall be removed at time of planting. The plastic liners of container grown trees must be completely removed.

Mulching: Aged shredded hardwood bark, pine bark, or aged wood chips can be used. Mulch shall be applied around all plants to minimum depth of 75mm and a maximum of 100mm over entire planting pit.

Maintenance: shall include pruning, cultivating, mowing, fertilising, watering, and application of appropriate pesticides necessary to maintain plants in healthy condition.

Inspection: shall be undertaken regular to ensure that the plants are well established and healthy—with any plants which die within the 1st planting season being replaced.

Priory Farmhouse, Freefolk Priors Freefolk Hants

4.0 Surface Water Drainage

Sustainable Drainage : Drainage Crate Soakaway to hard roof and hard paved areas to building perimeter.

Incorporates the implementation of sustainable drainage methods (SuDS) in accordance with best practice and the proposed national standards.

Drainage strategy for surface water run-off from the site.

Note: There are no public SW drainage systems near the site.

Permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate.

Tiled Roof and perimeter hard paved areas will be drained via rwp and gully to surface water crate soakaways located in the rear garden sized in accordance with Building control requirements. Existing rainwater goods will be replaced with outflow directed to the new soakaway

In accordance with good practice and planning guidance, all hard roof areas, perimeter hard paving are specified as SUDS or drained to Soakaway.



[Home](#) » [Soakaway](#) » [Polystorm Lite Duty \(20 Tonne \) Crate 1000mmL X 500mmW X 400mmD](#)

Polystorm Lite Duty (20 Tonne) Crate 1000mmL X 500mmW X 400mmD



Brand: Polypipe

Product Code: PSM2

Availability: In Stock

Price: £29.99

Including VAT: (£35.99)

Like One person likes this. Sign Up to see what your fri

Qty: [ADD TO CART](#)

Surface water soakaway construction

The soakaway capacity will be determined by a ground porosity test to the satisfaction of Building Control.

Priory Farmhouse, Freefolk Priors Freefolk Hants

Appendix 1 - HCC HOUSEHOLDER ECOLOGY CHECKLIST

Site address:

The Old Schoolhouse, Freefolk RG28 7NU (MWA 20145)

There are numerous legally protected sites of nature conservation interest across Hampshire. Hampshire also supports a wide range of legally protected species and non-statutory important sites. Developments can adversely affect these and in many cases Local Planning Authorities (LPAs) are **legally required** to address potential impacts to these. LPAs are required by the Government to consider the conservation of biodiversity when determining a planning application. Government planning policies for biodiversity are set out in the National Planning Policy Framework (NPPF), while the Local Authority's local plan / core strategy will set out how they address these requirements in local policy terms. In order to meet these requirements, LPAs need to be able to understand what the potential impacts of the development might be and if there are impacts on biodiversity, how these will be avoided or mitigated.

This Checklist has been designed to help you work out if your proposal is likely to affect biodiversity, and if so, help you understand what additional information you will need to provide to support your application and how to get that information.

Guidance for applicants

If your answers to the questions in **Sections 1** and / or **2** identify that your project may potentially have an adverse impact on designated sites, priority or other notable habitats or legally protected or notable species you will need to submit a Biodiversity Statement or other suitable report which demonstrates the following:

- Information about the sites, species, habitats or features that could be affected (such as location, size, abundance, importance)
- Likely impacts of your development on habitats, sites or species identified in this Checklist
- How alternative designs and locations have been considered
- How adverse impacts will be avoided
- How any unavoidable impacts will be mitigated or reduced (*see note 4*)
- How impacts that cannot be avoided or mitigated will be compensated (*see note 4*)
- Any proposals for enhancements of biodiversity

Where more targeted and specific reports are necessary (for example bat surveys), these must:

- Be undertaken by an appropriately qualified and experienced person
- Be of appropriate scope and detail (i.e. be carried out to established standards)
- Be conducted at an appropriate time of year, in suitable weather conditions and using recognised methodologies.

Reports may not be required where applicants are able to provide pre-application correspondence from Natural England, the Local Authority or their ecological adviser that confirms that they are satisfied that the proposal will not have an adverse impact on any features identified in Sections 1 or 2.

The application may not be validated if any of the information submitted proves to be inadequate. If validated and the information is subsequently found not to fully address any potential impacts then further information may be required during the course of any planning application, for instance if any of the information you have provided needs clarification, or if other potential impacts are identified. If sufficient information on ecological issues is not provided by the time the application needs to be determined, the application may be refused.

It is strongly advised that you consider biodiversity at the **earliest** possible stage in your project as there are seasonal constraints to much of the survey work that may be needed to support your application.

For further advice on competent ecologists that can undertake specialist survey work, please see the Chartered Institute of Ecological and Environmental Management <http://www.cieem.net> in the first instance.

SECTION 1 – Sites and Habitats

PROPOSAL DETAILS		YES	NO	If you have answered 'YES' to any of these, is it likely that the development would have an impact on the identified site? (see note 2) Please explain why / why not, or state if further information is provided (see below***)
Please answer ALL questions Yes or No by marking the appropriate box against each question				
1.1 Is the application site on or within 50m of a SSSI, SAC, SPA or Ramsar site? (see note 1)		X		
1.2 Are any of the following present on or within 50m of the application site? <i>NB: If Yes, there may be a SINC*, Priority Habitat** or other important feature within or adjacent to the application site – please see note 3 for further information on identifying these.</i>				
a) Broad-leaved woodland	X			
b) Veteran (particularly old / large) trees	X			
c) Water courses (rivers or streams)	X			
d) Lakes or ponds	X			
e) Wetlands or marshes	X			
f) Flower-rich meadow / grassland	X			
g) Water meadow	X			
h) Heathland	X			
i) Mature hedgerow	X			

* SINC – Site of Importance for Nature Conservation. These are not legally protected, but are identified in the LPA's Local Plan as being of importance for biodiversity and are considered during the planning process – see <http://www3.hants.gov.uk/biodiversity/hampshire/sincs.htm>

** Priority Habitat – natural or semi-natural habitats that have been identified as being at risk (in that they are rare or in decline) or that are important for certain key species of plant or animal – see <http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/prioritylist.aspx>

*** This may simply be a brief explanation in the box provided, for example stating that the identified feature is outside the development footprint and boundaries, or may be a more formal biodiversity assessment or survey report. Please note that submitted information will be reviewed by the Planning Authority's retained ecological advisor and you may be asked for further clarification if necessary either prior to validation or during the application process.

Section 2 - Species

PROPOSAL DETAILS Please answer ALL questions Yes or No by marking the appropriate box against each question	YES	NO	If you have ticked ' YES ' to any of these, you will need to consider potential impacts to the following:	Survey attached?
2.1 Will the proposed works affect existing buildings with ANY of the following features? (see note 2)				
a) <i>buildings with hanging tiles (see note 5), timber cladding / weatherboarding where the building is within 200m of woodland or water</i>	x			No Small scale rear extension does not impact tile hanging or roof areas
b) <i>pre-1960 buildings or structures within 200m of woodland and/or water</i>	x			
c) <i>pre-1914 buildings or structures within 400m of woodland and/or water</i>		x		
d) <i>pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location</i>		x		
e) <i>structures where there is known current or historic bat use</i>		x		
2.2 Will the proposal affect trees with ANY of the following features? (see note 2)				
a) <i>old and veteran trees</i>		x		
b) <i>trees with obvious holes, cracks, cavities or heavy vegetation</i>		x		
c) <i>trees with a circumference greater than 1m at chest height</i>		x		
2.3 Are there streams, rivers or lakes on or within 25m of the application site that would be affected (including their banks and adjacent habitat) by the development?		x		
2.4 Will the proposals affect (see note 2) any of the following features?				
a) <i>deciduous (i.e. not mainly conifer) woodland?</i>		x		
b) <i>field hedgerows over 1m tall and over 0.5m thick?</i>		x		
c) <i>areas of scrub well-connected to woodland or hedgerows?</i>		x		
2.5 Is the proposal within 200m of a pond, where the surface area of the pond, when water is at its highest level (excluding flood events), is 225m ² (c.15m x 15m)?		x		
2.6 Will the proposal affect mature/overgrown gardens over 0.25ha, or any rough grassland, derelict/brownfield land, railway land or allotments? (see note 2)		x		

2.7 Will the proposal affect flower-rich meadows or grassland on or directly adjacent to the site? (see <i>note 2</i>)		X	▪ Breeding birds	
---	--	---	------------------	--