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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 - 1 Highfield Road, Ringwood BH24 1RF

Proposed development - Sever land and erect 1 No 2 bedroom bungalow with parking; demolish garage

Local Planning Authority (LPA) - New Forest District Council

LPA reference (and Case Officer) - PP-12369911 (Jessica Cooke)

Architect - ARC Architecture Ltd

Client - Regal Homes (South) Ltd

Author - Karl Forkasiewicz MCIQB, 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	PEAR - 1 Highfield Road, Ringwood BH24 1RF
Version	V1
Report ref	PEAR.V1.1HR.R
Date produced	15.09.23
Validation period	Given the findings are unlikely to change for the foreseeable future; the findings are considered valid for 2-years
Report checked by	Jan Forkasiewicz BA (Hons) 

Distribution List

Architect	✓
Client	✓

Previous relevant KJF Consultancy Ltd reports (not applicable)

Validation Statement for LPA Registration - planning application PP-12369911

A Preliminary Ecological Appraisal (PEA) has been carried out on the rear garden of 1 Highfield Road, Ringwood BH24 1RF. No protected habitats or protected species were found or any features of ecological value; the site is of low ecological value. 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.

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; Sever land and erect 1 No 2 bedroom bungalow with parking; demolish garage.

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 and given the findings are unlikely to change for the foreseeable future; the findings are considered valid for 2-years. However, to avoid adversely impacting nesting birds, through the proposed development, mitigation measures are given.

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 through new habitat creation.

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

The mitigation measures within the report by KJF Consultancy Ltd dated 15.09.23 must be followed and the recommended enhancements within the report must be placed prior to occupancy, unless otherwise agreed with the LPA, and an Ecologist must make a post compliance site visit to verify the enhancements have been placed.

Summary

A development is proposed within the rear garden of 1 Highfield Road, Ringwood BH24 1RF; Sever land and erect 1 No 2 bedroom bungalow with parking; demolish garage. 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 ^[1]site layout plan. A PEA has been carried out in accordance with ^[2]good practice guidelines and for the following objectives:-

- 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 low ecological value. 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.

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 and given the findings are unlikely to change for the foreseeable future; the findings are considered valid for 2-years. However, to avoid adversely impacting nesting birds, through the proposed development, mitigation measures are given within this report.

The proposed development provides an opportunity to achieve a significant ^[3]biodiversity net gain within the site through enhancements for: bats; bees; birds; and hedgehogs; and through 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.

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

[1]Site layout plan; Site, Block, Location Plans & Indicative Street Scene, June 23, 9645 / 300.

[2]Good Practice Guidelines; CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Second Edition. The Chartered Institute of Ecology and Environmental Management.

[3]Biodiversity net gain; The New Forest District Council Ecology & Biodiversity Net Gain Interim Advice and Information Note (December 2022) was referred to.

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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; 1 Highfield Road, Ringwood BH24 1RF. The OS grid reference at the centre of the site is SU 15305 05638. The proposed development is; Sever land and erect 1 No 2 bedroom bungalow with parking; demolish garage.

1.2 **LPA reference, Case Officer and information received** - The LPA New Forest District Council; the planning application reference is PP-12369911 and the Case Officer is Jessica Cooke. 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 any required mitigation measures is given at 4. A discussion regarding a biodiversity net gain is given at 5; recommendations to achieve a biodiversity net gain are given at 6 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 14.09.23, in accordance with good practice guidelines and for the following objectives:-

- 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 Although the site consists of all the land at 1 Highfield Road, only the front and approximately half of the land will be developed. 2 parking spaces are proposed at the front for the occupants of the existing dwelling (retained), and the land will be severed to build the 2 bedroom bungalow with parking. Therefore, the development site consists of the front and approximately half of the land. The only building within the site is the garage; a single brick garage with a pitched roof with concrete ridge tiles and concrete interlocking roof tiles and uPVC fascia boards. A timber shed is adjacent to the side of the garage that has a flat corrugated iron roof and a small greenhouse is adjacent to the rear of the garage. A timber carport with corrugated PVC sheet sides and roof is attached to the side of the existing dwelling and timber trellis panels with a corrugated PVC sheet roof are adjacent to the greenhouse. The site consists of hard standing and ornamental/non-native shrubs.

- 2.1.2 The front consists of a small lawn with ornamental/non-native herbaceous plants and shrubs along the boundaries, the existing dwelling, and the rear garden that consists of a small lawn and ornamental/non-native herbaceous plants and shrubs and a neglected vegetable garden in the west corner.
- 2.1.3 I surveyed the entire land to look for any protected habitats/evidence of protected species; my findings are below.
- 2.1.4 No protected habitats and/or protected species were found. The garage etc., do not contain any features used by bats and no old bird nests were present on the garage etc., or in any of the shrubs. A species list was not compiled as this would serve no purpose; no invasive non-native plants were present. The site is of very low ecological value. However, as it is not known when the site will be cleared, if planning permission is granted, nesting birds could be adversely impacted if the site is cleared during the bird nesting season (1st March to 31st August), as birds could nest on the garage etc., and in the shrubs. 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 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.
- 2.1.6 No further surveys need to be carried out before planning permission can be granted and given the findings are unlikely to change for the foreseeable future; the ^[4]findings are considered valid for 2-years. However, to avoid adversely impacting nesting birds, through the proposed development, mitigation measures are given.
- 2.1.7 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 through new habitat creation. This will be achieved through the proposed enhancements recommended in this report and the proposed enhancements plan attached at appendix 1.

3. Limitations on the survey

- 3.1 It is acknowledged that 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; 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]Findings; it must be understood that the findings are only relevant at the time a survey is carried out and it will be some time before a site is developed - if planning permission is granted. The findings will change over time and significant changes can result if a pond is subsequently constructed within a site and/or when non-native invasive plants grow within a site that were not present at the time of the survey.

4. Discussion regarding mitigation measures

4.1 Mitigation measures are only required where likely adverse impacts on biodiversity (i.e. a protected habitat and/or a protected species) have been identified.

4.1.1 Given the findings and conclusion; to avoid adversely impacting nesting birds, through the proposed development, mitigation measures are given within the recommendations.

5. Discussion regarding biodiversity net gain

5.1 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...

5.2 The biodiversity net gain will be achieved through the proposed enhancements recommended below and the proposed enhancements plan attached at appendix 1.

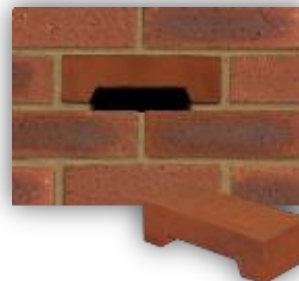
6. Recommendations

1. This report should be forwarded to the LPA - as supporting information for the proposed development.
2. The mitigation measures below should be followed:-

If the site will be cleared during the bird nesting season (1st March to 31st August), prior to any site clearance, an Ecologist must be instructed to carry out a bird nesting survey. Any recommendations given by the Ecologist must be followed and the Ecologist must advise the LPA of any recommendations given.

3. The enhancements below are considered appropriate for the site and must 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.



Non-bitumen coated roofing membranes (NBCRMs; formerly referred to as breathable roofing membranes - BRMs) pose a danger to bats - bats can become entangled in the non-woven, spun bonded polypropylene filaments of NBCRMs, and die.

Therefore, a certificate should be forwarded to the LPA that proves the roofing membrane selected that will be placed in any new roofs, has passed a 'snagging propensity test.'

It is important to note that non-bitumen coated roofing membranes are not obligatory under any Building Regulations. However, ventilation, regardless of the roofing membrane 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 existing/new 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 58m of mixed native hedges; the locations of the hedges (dimensioned) are also shown within the proposed enhancements plan.

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

References

A Field Guide to British Bats by Frank Greenaway and A. M. Hutson (Bruce Coleman Books, Middlesex - 1990).

A Review of the Population and Conservation Status of British Mammals. Natural England, Peterborough. 2018.

Bat Conservation Trust (www.bats.org.uk).

Bat Conservation Trust. Bat Surveys for Professional Ecologists. Good Practice Guidelines. 3rd Edition (2016). ISBN-13 978-1-872745-96-1.

Bat Mitigation Guidelines. English Nature. Mitchell-Jones, A.J. (2004).

British Bat Calls: A Guide to Species Identification. Jon Russ. ISBN-13: 9781907807251. 2012.

BS 42020: 2013 Biodiversity - Code of practice for planning and development.

CIEEM (2013) Competencies for Species Survey: Bats.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal. Chartered Institute of Ecology and Environmental Management.

Dorset Biodiversity Appraisal Protocol.

Google Earth.

Natural England Standing Advice regarding Bats (<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>)

National Planning Policy Framework (NPPF 2019).

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

The Conservation of Habitats and Species Regulations (2017).

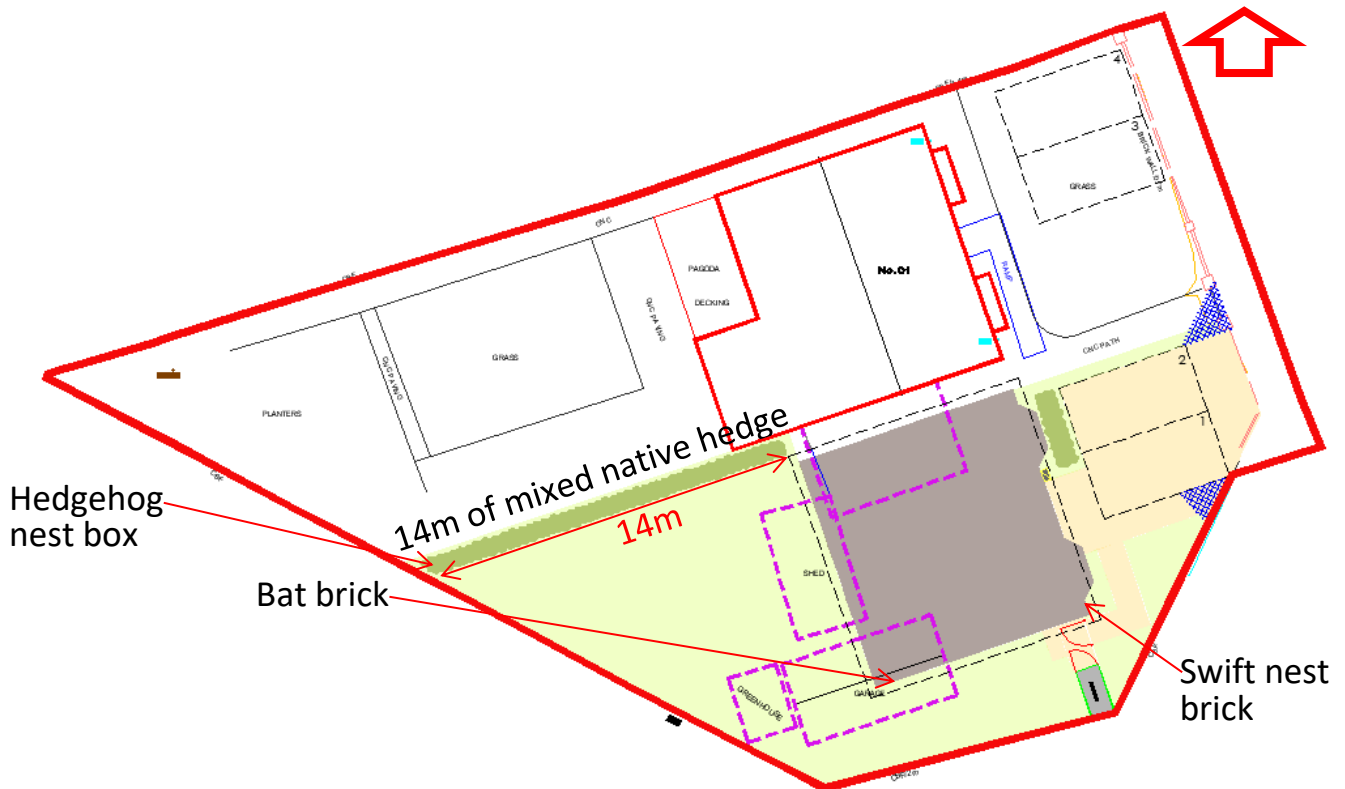
The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The Natural Environment and Rural Communities (NERC) Act (2006).

University of Bristol, School of Biological Sciences (www.bio.bris.ac.uk).

Appendix 1. Proposed enhancements plan.

The illustration below is an extract from the Architect's proposed site layout plan provided; Site, Block, and Location Plan, August 2023, 9741 / 100, Revision A.



Given bees can cause a nuisance; the Contract Manager will decide where the 2 x bee bricks will be located.

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

Specification for the mixed native hedge; bare-root shrubs to be planted in two rows (staggered) at 0.4m c/s, to be planted November to March, in groups of 5:

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

$$14\text{m} / 0.4 = 35$$

$$35 \times 2 = 70$$

$$70 / 5 = 14 \text{ groups of } 5.$$

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.



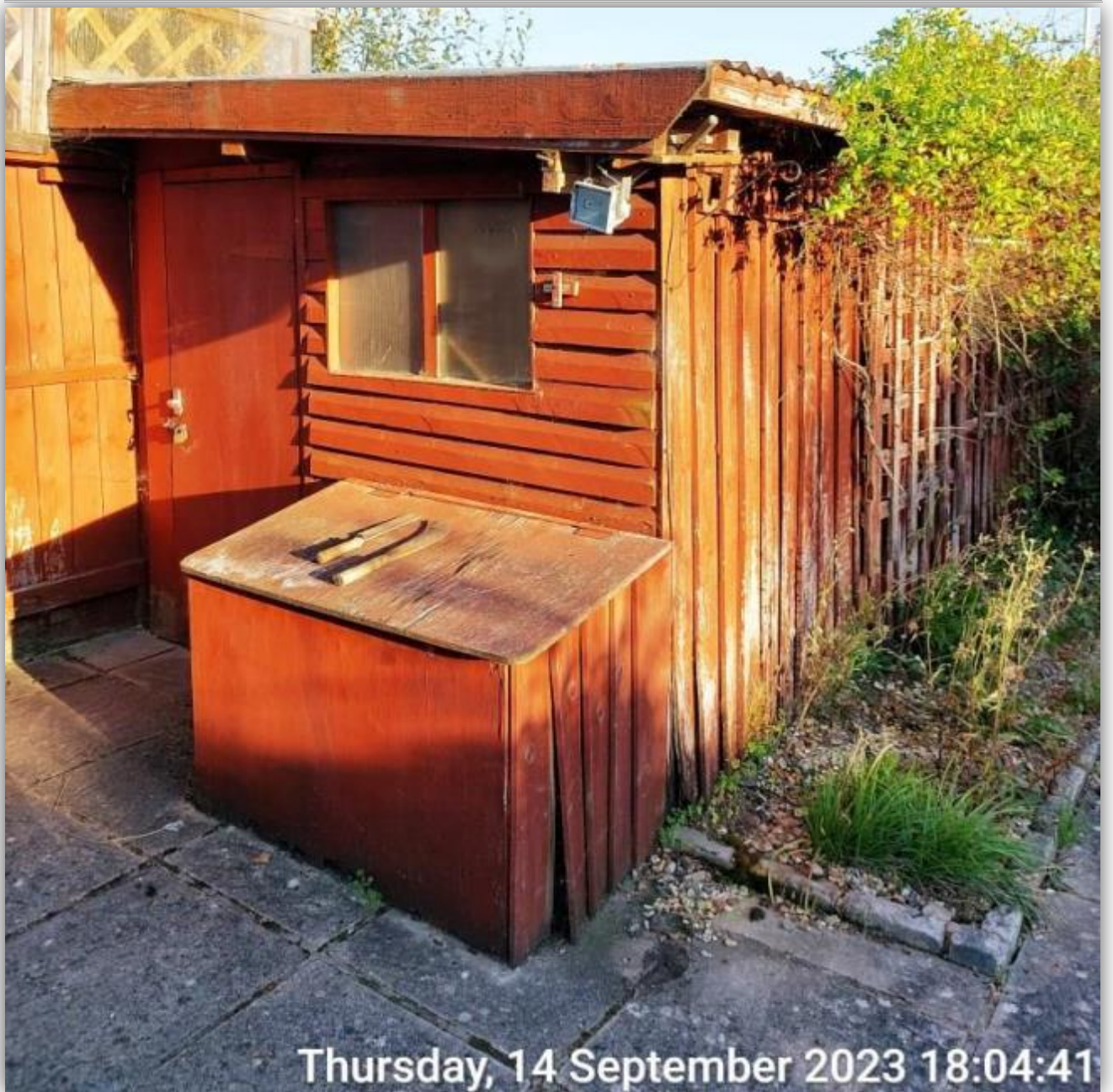
Courtesy of Google

Site boundaries 

A Garage; B Shed; C Greenhouse; D Carport; E Trellis; F Hard standing; G Lawn; H Ornamental/non-native shrubs; I Neglected vegetable garden.



Garage.



Shed



Greenhouse.



Trellis.