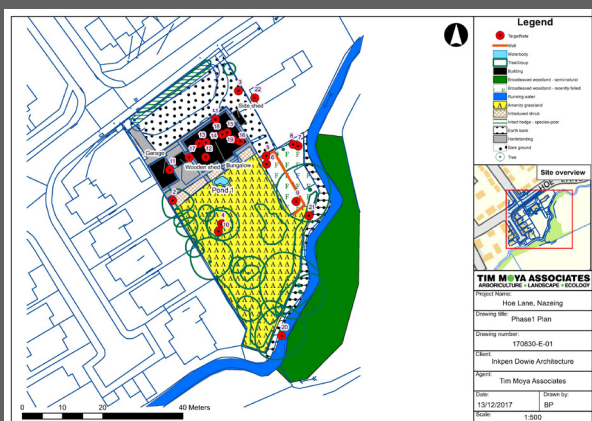


PRELIMINARY ECOLOGICAL APPRAISALS (PEA)

& EXTENDED PHASE ONE HABITAT ASSESSMENTS

What does the survey involve?

- The 'walkover' survey is usually undertaken on a single day. The ecologist will digitally map all the habitats present and take detailed notes and photographs.
- The ecologist will assess the potential for legally protected species to be present. These include bats, great crested newts, badgers and reptiles. Ecological constraints and opportunities will be recorded.
- Access is required to the whole site, including inside buildings and also ponds in neighbouring land (up to 500 m away).
- A desk study will be completed, including a biological records search, to find information on historical species records within the site and surrounding area.
- Following the survey, you'll receive a summary email, to inform you of the key findings.
- A formal report will be issued within 2 weeks which can then be submitted to support your planning application. If further surveys are necessary, these will be explained in the report.
- A plan will be produced with the report showing all of the habitats present and other important ecological features.



Why do I need a PEA or Extended Phase One Habitat Survey?

Local Planning Authorities have a legal duty to consider all ecological implications of a development before granting planning permission. Preliminary Ecological Appraisal (PEA) or Extended Phase One Habitat Assessment is the first stage in identifying ecological constraints and opportunities within your development.

What's the difference between 'PEA' and 'Phase One'?

In most cases, they are the same. Local authorities often use the two terms interchangeably.

When can the survey be carried out?

The initial site survey can be undertaken at any time of year.

Will I need more ecological surveys?

If there is a risk of legally protected species being impacted by the proposed development, there may be a need for further surveys.

Further ecological surveys may be seasonally restricted so it's important to involve an ecologist at the earliest possible stage of your development to avoid delays.