

Phase 1 Environmental Desk Study



The first stage in any professional land enquiry or land development proposal is an assessment of the site to determine what constraints and opportunities there are that may impact on the value or potential of the site.

Scoping Survey	Full Survey
<ul style="list-style-type: none"> • Site Inspection • Reference library maps and ecological records • Consultation with EHO / Building Regulations Dept. / Archaeology Dept. • Flood Plain details • Development Constraints analysis 	<ul style="list-style-type: none"> • Site Inspection • Full ecological records search • Full 'Envirocheck' Search • Full Coal Authority records search • Consultation with EHO / Building Regulations Dept. / Archaeology Dept. • Flood Plain details • Constraints analysis
<p>Scoping report is a three / four page summary of information gathered on site and in public records identifying any serious constraints to development. It is useful in aiding decision making for progressing negotiations over a site.</p>	<p>The Full Survey is a detailed desk study report required for land purchase purposes and is preliminary to any site investigations that may be needed.</p>
<p>Normal Fee Range: £300 -£500</p>	<p>Normal Fee Range: £925 - £1200</p>
<p>The scoping study is offered to Clients that require a quick initial appraisal of a site over which they may have concerns. It will identify any significant potential problems. The scoping study can be upgraded into a full survey at no additional charge to the normal full survey fee if the site appears potentially viable.</p> <p>The full survey is required for negotiation, financing, land purchase, planning applications and serves as a detailed desk study to any further environmental, archaeological or ecological surveys that are required for the site. The CBE survey covers issues related to development of the site excluded from the majority of competitors Phase 1 surveys – for instance constraints to access such as overhead cables or sloping ground levels that may cause access difficulties.</p>	



Phase 1: Ecological and Habitat Survey

Sites such as derelict buildings being considered for renovation, abandoned or low-use farmland, even old petrol stations, can become important havens for wildlife or have an important supporting role to nearby wildlife sites.

A survey to determine the ecological potential and importance of a site is now a key element of any planning application. In addition, a site that may have been delayed or 'mothballed' for a period of time may regenerate a diverse flora and subsequently attract protected species such as bats and lizards. A site that previously contained no significant ecological constraints can become the focus of species protection and translocation activities. An ecological appraisal and management review can avoid costs and delays associated with site regeneration and / or re-colonisation by protected species or habitats.



Scoping Survey	Full Survey
<ul style="list-style-type: none"> • Site Inspection • Public ecological records search • Protected species appraisal • Consultation with local Ecological Officer • Constraints analysis 	<ul style="list-style-type: none"> • Site Inspection • Full ecological records search • Protected species appraisal • Consultation with local Ecological Officer • Constraints analysis
<p>Scoping report is brief a three / four page summary of the ecological scenario on and adjacent to the site. It is suitable for sites where ecological issues are either unknown or are unlikely to be present. It identifies whether there are any serious ecological constraints to development that will require further assessment.</p>	<p>The Phase 1 Habitat Survey is a more detailed desk study report that identifies the habitats that are present on, and in the vicinity of a particular site. The survey also looks at the potential for protected species being present. This report is required for most significant planning applications and is preliminary to any protected species investigations that may be required.</p>
<p>Normal Fee Range £200 - £395</p>	<p>Normal Fee Range £750 - £1150</p>
<p>The scoping study is offered to Clients that require a quick initial appraisal of a site where potential ecological concerns have been identified e.g. a 'Greenfield site' or a site near to a Local Nature Reserve. It will identify any significant ecological issues that need to be addressed. The scoping study can be smoothly upgraded into a full survey at no additional charge to the normal full survey fee if the site requires this.</p> <p>The full CBE survey is significantly more detailed and provides JNCC style habitat maps and habitat classifications required for planning application purposes. It also serves as a detailed desk study to any further protected species surveys that are required. The report may identify means of minimising or mitigating any potential impact from development if this is appropriate</p>	



Protected Species

Following an initial ecological survey it is sometimes the case that one or more protected species is identified as being present, or potentially present, within the vicinity. In this case a more focussed survey is required.

Bat and nesting Bird surveys are common types of survey that are required. The refurbishment or redevelopment of old buildings, particularly barns and outbuildings, usually requires a survey for the presence of bat roosts. These are protected under law. As a member of BCT I am trained and experienced in the surveying of buildings and other sites for Bat Roosts.



Nesting birds are similarly protected under law and when working in, demolishing, or clearing a site it is important to ensure that there are no nesting birds in the vicinity. This particularly applies to work being completed between the periods March to August.

Bat Survey – Buildings	Bat Survey – External Areas	Nesting Bird Survey
<ul style="list-style-type: none"> • Thorough internal and external building inspection • Public ecological records search • Consultation with local Ecological Officer and local Bat Group • Constraints analysis 	<ul style="list-style-type: none"> • Full Site Inspection • Full ecological records search for the area and adjacent land • Consultation with local Ecological Officer and local Bat Group • Constraints analysis • Mitigation recommendations 	<ul style="list-style-type: none"> • An inspection of a site to ensure it is not being used by birds for nesting is a common requirement if the site is considered suitable and the works need to be completed in the March – August period. • An inspection for nesting bird species is often a planning condition imposed on development sites.
<p>Surveying a site or building for the presence of Bats can be carried out in any season to identify whether roosts are present. However, whilst it is relatively easy to identify the presence or use of a building by bats for roosting purposes, certain external sites will require a survey in an appropriate season.</p> <p>If a site is known to be a bat roost then under law only a surveyor holding a current ‘roost visitor license’ is allowed to enter.</p>		<p>Since nesting birds can be notoriously difficult to spot it is required that the surveyor maintains a watch over a site for a short period prior to completing his inspection. This will need to be completed early in the morning before any work starts on the site</p>
Fee Range: £250 -£650	Fee Range: £250 - £1000	Fee Range £200 -£400
<p>The fee ranges shown above are indicative and based on ‘normal’ situations. Fees may vary depending on the size of a particular site or building and the complexity of the task.</p>		



A tree survey for planning application and/or planning compliance purposes must be carried out using the appropriate methodology in order to prepare an assessment in accordance with *BS 5837 Trees in Relation to Construction (2005)*.

Tree Survey reports are now a common requirement with the 'One-App' planning process. Planning Regulations require that a tree survey must be completed by a Consultant with arboricultural expertise.

The survey requires a visual inspection of the site to be completed, ideally but not exclusively in an appropriate season. Tree Preservation and local ecological records must also be obtained and reviewed.



A site proposed for development will require a Tree Survey to BS5837 (2005) where the following applies:

1. The site contains individual mature or semi-mature trees within the proposed development boundary;
2. The site contains a significant area of mature or semi-mature woodland within the proposed development boundary;
3. Land adjacent to the proposed development site contains trees or woodland, the canopies of which infringe across the site boundary and which may, therefore, be impacted by any development.

A Tree Survey should ideally be completed **prior to** any development proposals being completed, as it is possible that existing trees may impact on the site layout in some way and require amendments. The Tree Survey is undertaken with the specific objectives of:

- Identifying the individual tree species present at the site by means of visual inspection;
- Defining the approximate age, condition and canopy spread of all individual mature trees identified and the **value or constraints** of these within the development context;
- Identifying any trees that may present a risk to proposed house foundations and recommending action to mitigate any such risk; and
- Recommending tree management / mitigation measures where these are appropriate.

Trees may not only present a potential constraint to site development, they may also add significant value to a development if the retention of individual trees can be planned into the development process from an early stage. Reaching agreement with the Local Planning Authority in regard to the retention, protection and removal of trees on a particular site at an early stage will avoid unexpected and potentially costly delays during the development process.

Normal Fee Range: £400 - £1500

The fee ranges shown above are indicative and based on 'normal' situations. Fees may vary depending on the size of a particular site and the complexity of the survey required.





Sites such as operational and/or derelict quarries and residential development sites on abandoned workings will often have planning conditions imposed that require restoration works to be approved and undertaken.

CBE has significant experience in the design and implementation of restoration schemes for coal, limestone and ironstone mineral sites. Preparing and delivering viable and economical restoration schemes over a 25 year period for a wide variety of sites provides experience and an established track record.

Restoration Scheme and Specifications

- Preparation of design schemes for submission to Planning Authorities
- Preparation of technical reports to discharge planning conditions
- Design of cost effective restoration and aftercare management schemes
- Production of Planting and cultivation specifications for planning approval and tendering

Restoration Site Works

- Supervision of works on site as required
- Soils – creation of soil from suitable geological or waste materials, soil enhancement, soil management.
- Drainage strategies prepared and implementation supervised.
- Tree Planting and Landscape works such as seeding can be specified, tendered and supervised on site.

Restoration Track Record

Coal / Quarry Sites – Ellerbeck*, Amberswood, Nicholas, Millers Lane, Scowcroft, Alexander, Garnet (NW region), Thistleton (Rutland), Stormy West (Wales),

Waste Sites - _Risley*, Butchersfield, Irwell, Holiday Moss, Arpley (NW region) West Rainton* (Durham), Drummond Moor (Scotland);

Development Sites – Annesley Colliery (Notts), Liverpool Dock, Rhyl Marina (Wales), Westergasfabrik Park (Amsterdam), Trawsfynndd Nuclear Plant (Wales)

* Denotes sites awarded national certificates for excellence.



The Site Waste Management Plans Regulations (2008) came into force in June 2008 and must now be applied to all construction sites within the UK.

Construction projects exceeding £300,000 in value require a Site Waste Management Plan (SWMP) to be prepared and submitted to the Local Planning Authority prior to work commencing in site. A SWMP is a regulatory tool designed to implement 'good practice' in the management and reduction of waste arising from construction sites.



SWMP Definitions

SWMP's are divided into two categories dependant on the value of the construction project. Construction projects <£300,000 require a 'simple' SWMP that incorporates a simpler specification for recording wastes generated and managed on a particular construction project. Projects exceeding £500,000 in value require a more detailed SWMP to be prepared as these are classed as 'large' sites likely to generate significant waste volumes.



The SWMP Process

A SWMP must be prepared by the 'Client' at the Pre design / Design stage of a construction project. The SWMP is an evolving document that requires regular updating. The SWMP passes to the 'Contractor' during the Procurement and Construction stage of the project until the final project completion at which time the completed SWMP is submitted to the Local Planning Authority.

Key Performance Indicators (KPIs)

The following KPIs are recorded within a SWMP:

- *Waste generation, recycling and recovery rates*
- *Diversion of waste from landfill*
- *Cost of waste*
- *Use of recycled or reused materials within construction*

The SWMP should be prepared by a nominated 'waste champion' throughout the construction project from initial design to project completion. A Chartered Waste Manager (CIWM) is the ideal individual to fulfil this role as the SWMP process incorporates all aspect of wastes management on the construction site including obtaining and recording permits, exemptions and disposal records. Provision of advice on recycling, reuse and reduction in waste is a fundamental part of the overall process and the 'waste champion' must be able to provide all of these elements.

Normal Fee Range: £1500 - £2500 to prepare the SWMP

The fee ranges shown above are indicative and based on 'normal' situations. Fees may vary depending on the size of a particular construction project and the complexity of the task.

