AllAboutEcology

Ecological Consultant

Preliminary Ecological Appraisal
'Low Impact' Ecological Impact Assessment

At

Fairfax, East Street
SR6 7DG

For

Mr & Mrs O Noy

November 2022

Document Verification

Document Title	• Preliminary Ecological Appraisal
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Preliminary Ecological Appraisal	
Issued 3rd December 2022	Authorised - A Watson

Revision
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1 Executive Summary

We are requested by Mr & Mrs O Noy to provide a Preliminary Ecological Appraisal for Fairfax, East Street.

Habitat, Potential for Protected Species were undertaken at the property.

1.1 It is proposed to create a two-storey extension within the garage footprint, and convert the existing loft space.

1.2 Desk top data searches indicate:

a. A site within the IRZ of Northumberland Coast – strategic solutions in place.
b. An area with limited bat foraging habitat present.
c. Limited bat roosts are present within the area – all Common pipistrelle.

1.3 Field surveys were carried out on in 2022:

a. Habitat – no habitat uptake.
b. Preliminary bat roost assessment – October 7th 2022.

1.4 Potential for protected species:

a. Predominant habitat – urban vegetation.
b. Bats – preliminary assessment – no evidence of bats was observed, building have a low potential for bats.
c. Birds – no nesting birds were present on site.

1.5 Ecological considerations:

a. Bats – existing soffit and fascia boarding has limited potential to support the occasional transient bat.

1.6 Further ecological survey effort considered necessary:

a. The enclosed Bat Method Statement to be followed.
b. Should a full roof strip and/or removal of the entire soffits be considered necessary this is to be supervised by the project ecologist.
c. No additional ecological surveys are considered necessary at this present time.

1.7 The general content of the report will remain valid for a maximum of two years, further surveys will be necessary after this time.

1.8 If any BAP species are found during construction the project ecologist is to be informed so that further advice can be provided.

2 Introduction

2.1 Survey Objectives

We are requested by Mr & Mrs O Noy to provide a Preliminary Ecological Appraisal – Protected Species Survey with reference to bats at Fairfax, East Street.

This report will inform the planning application.

It is proposed to create a two-storey western extension and convert the existing loft space into an additional bedroom and ensuite.

The surveys will:

- Data search with parties holding pertinent wildlife and ecological records.
- Record the habitats present.
- Conduct a Preliminary Roost Assessment.
- Complete bat activity surveys.
- Record incidental evidence of relevant species.
- Evaluate ecological features within the zone of influence.
- Evaluate the likelihood that protected, priority or invasive species are present.
- Identify possible ecological constraints on development.
- Determine appropriate avoidance, mitigation and enhancement measures (as far as possible) within the survey area.
- Advice on further Ecological surveys required.

Produce a written report presenting the above information either:

- 'Low Impact' Ecological Impact Assessment (EcIA) Report where sufficient information has been gained to allow an assessment of no significant effects.

- Preliminary Ecological Appraisal Report if further surveys are considered necessary.

2.2 Development Proposals

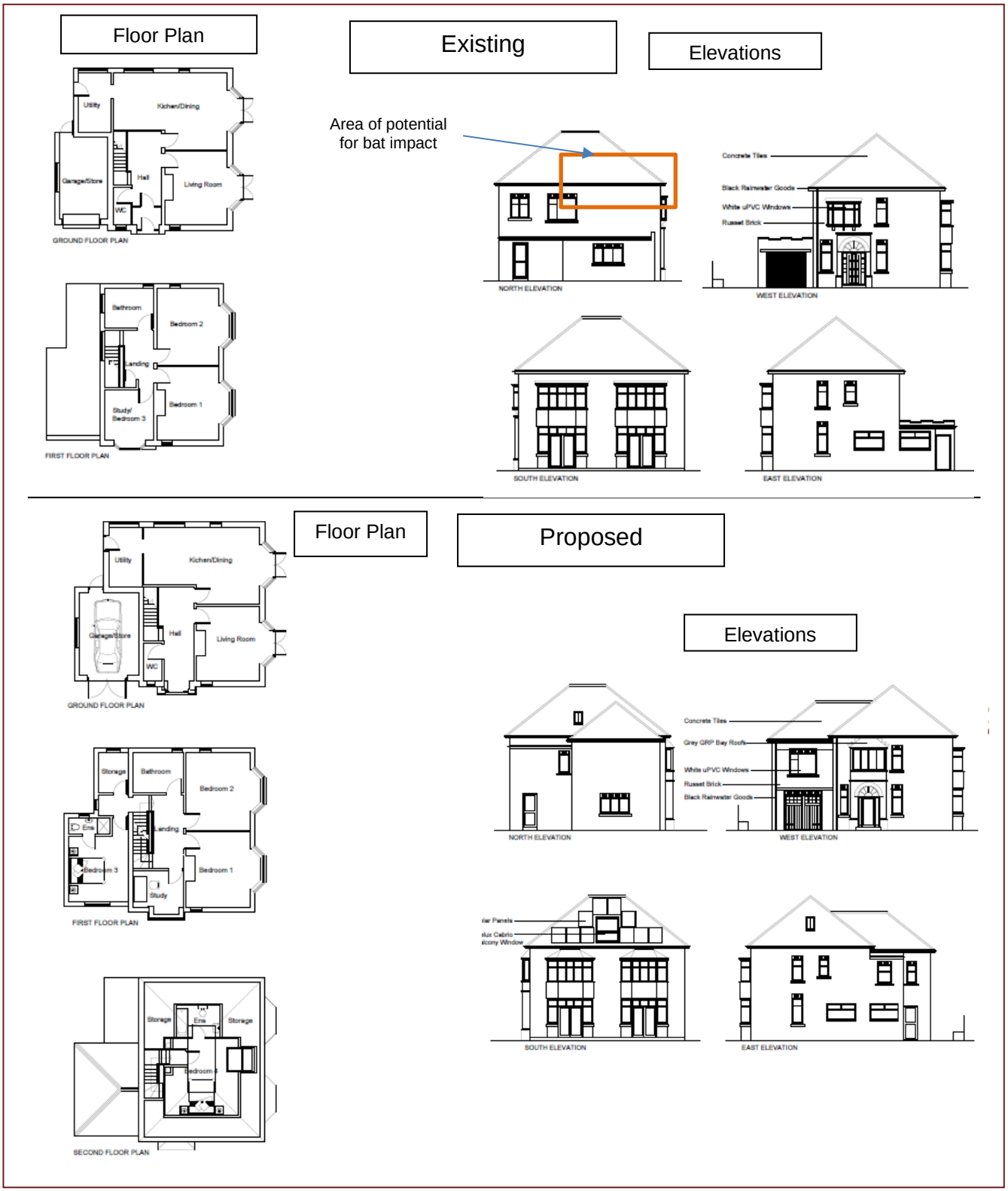


Figure 1- Proposed and existing

2.3 Site Location

Site	Fairfax, East Street
Post Code	SR6 7DG
Grid Reference	NZ 40842 61748
Counties, Metropolitan Districts and Unitary Authorities (GB)	South Tyneside District
Parishes (GB)	Non civil CP
National Character Area	Durham Magnesium Limestone Plateau
Planning Area	South Tyneside

Figure 2 – Position of the survey area using GIS & Google
The yellow circle indicates an approximate 2km zone

Situated in the coastal town of Whitburn, part of the ribbon development of settlements following the east coast. Open arable fields lie to the west of the area and the open sea to the east. A coastal environment.

2.4 Surveyors & Timing

Surveys were undertaken in 2022:

- A habitat and Potential for Protected Species survey on November 24th 2022 during daylight hours by Tricia Snaith.

- No emergence surveys have been untaken.

Tricia Snaith holds:

WML-A34-Level 2 (Class Licence) – to survey bats using artificial light, endoscopes, hand and hand-held static nets registered number 2015-14858-CLS-CLS.

WML-CL08- To survey Great crested newts for scientific (including research) or educational purposes – Level 1 (Class Licence), which covers surveying by hand, nets, torches and aquatic funnel traps (including bottle traps) registered number 2015-13610-CLS-CLS.

Constraints Or Limitations To The Survey Or Report

There were no significant constraints to the survey methodology.

The ecological status of a site can change over time, surveys can only record what is present at the time of survey and checking surveys may be required to confirm that the survey remains current.

Bats are known to move between several roosts dependent upon their requirements and may not present at the time of survey. Bats can roost deep in cracks, crevices and cavity walls making them difficult to identify during visual inspections.

3 Legal Status Of Protected Species

The potential impact of planning decisions on biodiversity and geological conservation need to be fully considered.

3.1 Habitats Regulations – Appropriate Assessment

Developers are required to consider the potential effects on protected habitats. Under Article 6(3) of the Habitats Directive, an appropriate assessment is required where a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives"

3.2 The Conservation of Habitats and Species Regulations 2017 (as amended)

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

It is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. It is an offence to damage or destroy a breeding or resting place of such an animal. It is also an offence to have in one's possession or control, any live or dead European protected species.

A person will commit an offence if they deliberately disturb such animals in a way as to be likely significantly to affect:

(a) The ability of any significant groups of animals of that species to survive, breed, or rear or nurture their young, or
(b) The local distribution of abundance of that species.

It is an offence to deliberately pick, collect, cut, uproot or destroy a wild plant of a European protected species. It is also an offence for any purpose to possess, sell or exchange such a plant.

3.3 UK & Local Biodiversity Action Plan

UK Post-2010 Biodiversity Framework in July 2012, covering the period 2011-2020, based on the UK Biodiversity Action Plan (BAP) published in 1994. The current list of UKBAP priority species and habitats was published in August 2007 and now contains 1150 species and 65 habitats, the framework of which remains in place.

Note: This information is a guide only. Please refer to the full relevant texts for more information.

4 Survey Methodology

4.1 Pre-survey Data Search (Desk Top Survey)

Consultation of pre-existing information on Local Wildlife sites, biodiversity of the area and protected species at and around the survey site was obtained through the following:

- Google or Bing maps to study aerial photography and satellite imagery.
- Multi Agency Geographic Information Centre (MAGIC) a variety of searches are done to deduce the general character of the area and the presence of any relevant wildlife areas.
- Local wildlife groups or the Local records centre for information on relevant protected species and/or bats within a 2km radius (5km for Barn owls) of the survey area.
- Any previous reports containing relevant information.

These are used to determine if the development is within the geographical range and suitable habitat for the considered species.

4.2 Field Surveys

4.2.1 Habitat Survey

The field survey of the site was carried out in accordance with the methodology outlined in the JNCC handbook for Phase 1 habitat survey. Each parcel of land was assessed and classified. A walkover survey was conducted; habitat and features were target noted where appropriate.

Plant species were identified and compared to county axiophytes lists. Habitats which were identified as being of particular interest would be studied in more detail. Plant species lists with abundance were recorded for such areas, if necessary. Any Schedule 9 plant species are recorded.

The quality of field data will be affected by the season of the survey, with some plant species only being evident or identifiable in certain seasons. Identification of any of these plants will be noted during the survey, if possible, further surveys may be considered necessary during the vegetative season.

4.2.2 Preliminary Bat Roost Assessment

Preliminary Roost Assessment Survey – Building/tree surveys can be carried out at any time of year, but bats are most likely to be seen or heard in roofs during the summer (mainly maternity roosts) or autumn (swarming/mating roosts) or seen in subterranean areas during the winter (hibernating bats).

Bat (Building) Survey

A thorough inspection of all the structures is carried out during daylight hours, following the BCT - Bat Surveys for Professional Ecologists - Good Practice Guidelines 2016, with prior arrangement of the owners, occupiers, caretakers etc., using access and inspection equipment, such as ladders, binoculars and a good torch:

- External inspection of the structure, looking for bat droppings and other evidence of bat usage, also suitable entry and exit points.

- Internal inspection of the structure, focus in particularly on areas which provide appropriate environmental conditions for bats.

- Record any signs of bats found on a plan of the structure and collect samples of droppings, bones or feeding remains for comparison with a reference collection.

- A risk analysis is carried out to ensure safe working methods are adopted.

- Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

4.2.3 Bat Activity Survey (Presence/Absence Survey)

A dusk emergence survey should be undertaken during the period that bats are most active (usually April through to the end of September) and are used to locate roosts in trees, buildings or built structures, as bats are not always found by internal and external inspection surveys.

Emergence/re-entry surveys can also give a reasonable estimate of the number of bats, if any, that are present. The structure will have been surveyed in daylight to assess the features and potential exit locations and the number of surveyors required.

Sufficient surveyors are used so that all aspects of the structure can be viewed at one time and position so that all possible bat exits can be observed at one time and the line-of-sight should not exceed 50m.

Activity surveys are carried out using the following timeframes:

- Dusk - Emergence survey commence ¼ hour before sunset until 2 to 3 hours after sunset.
- Dawn - Re-entry surveys consist of the 2 hours prior to sunrise.

Bat detectors which pick up the echolocation calls and are used to assist in detecting bats. Calls are also recorded for analysis, if necessary, and further confirmation of species and abundance. Care should be taken in the interpretation of this data.

Equipment used:

- Hand held bat detectors - Batbox duet and Echo Meter Touch.
- Anabat SD2 bat detectors.
- High power & close focussing binoculars.
- Torches including a Cluson high power torch & Petzl head torch.
- Endoscope.

Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

4.2.4 Bat DNA Analysis

If necessary, droppings will be collected for DNA analysis.

4.2.5 Protected Species

Additional to the habitat survey, a scoping survey for the potential for the presence of any other European protected species and local Biodiversity Action Plan (BAP) species, (more details can be found on the UK Biodiversity Action Plan website) will be undertaken within the survey area.

The potential of these BAP species being present will be assessed from the desktop surveys, consultation responses, field signs and local knowledge. In particular:

- Trees or buildings present will be viewed for their potential for bat usage.
- Buildings were assessed for their potential for use by Barn owls.
- If present any trackways, regularly used by badger, deer or relevant species, will be mapped.
- Any badger sett evidence will be recorded and assessed as to usage.
- OS maps online is used to identify ponds present within a 500m zone of the will be assessed for use by Great crested newts.
- Wetlands and waterways will be reviewed for their potential use by otter, water voles and white clawed crayfish.
- Bird presence and activity will be noted.

4.3 Site Assessment

General Site Assessment

On the basis of the survey information the site will be categorised using a three-point scale as follows:

1= Site of high conservation priority.
2= Site of lower priority for conservation.
3 =Site of limited wildlife interest.

Any sites rated 1 or 2 will also be categorised using the Chartered Institute of Ecological and Environmental Management - Guidelines for Ecological Impact Assessment (as detailed in appendix).

Potential To Impact Upon Sites Recognised Of Local Nature Conservation Importance

As part of the Habitats Directive developers are required to assess the likely impacts of the project either alone or in combination with other projects, upon any European sites and consider whether the impacts are likely to be significant. The Habitats Regulations Assessment is a four-stage process. Stage 1 – Screening of the site will assess the Likely Significant Effect on European sites. European sites collectively include both designated and candidate Special Protection Areas (SPA) and Special Areas of Conservation (SAC), and Ramsar sites.

Potential To Host A Priority Habitat Or Species

Each site is assessed for the presence of important habitats or the potential to support priority or important species. As listed in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England.

Structures present on site will be assessed for bat roost potential.

Aquatic habitats present will be assessed for their potential to support priority species.

Site assessments will be used to advise on additional survey effort required.

5 Survey Results

The raw data where appropriate can be found in the appendix.

5.1 Pre-survey Data Search (Desk Top Surveys)

5.1.1 SSSI IRZ Impact Zone Assessment

– using Appendix 1 – Flow Chart from User Guidance – Natural England's Impact Risk Zones for Sites of Special Scientific Interest.

All Planning Applications	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.
Notes 1	Strategic solutions are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.

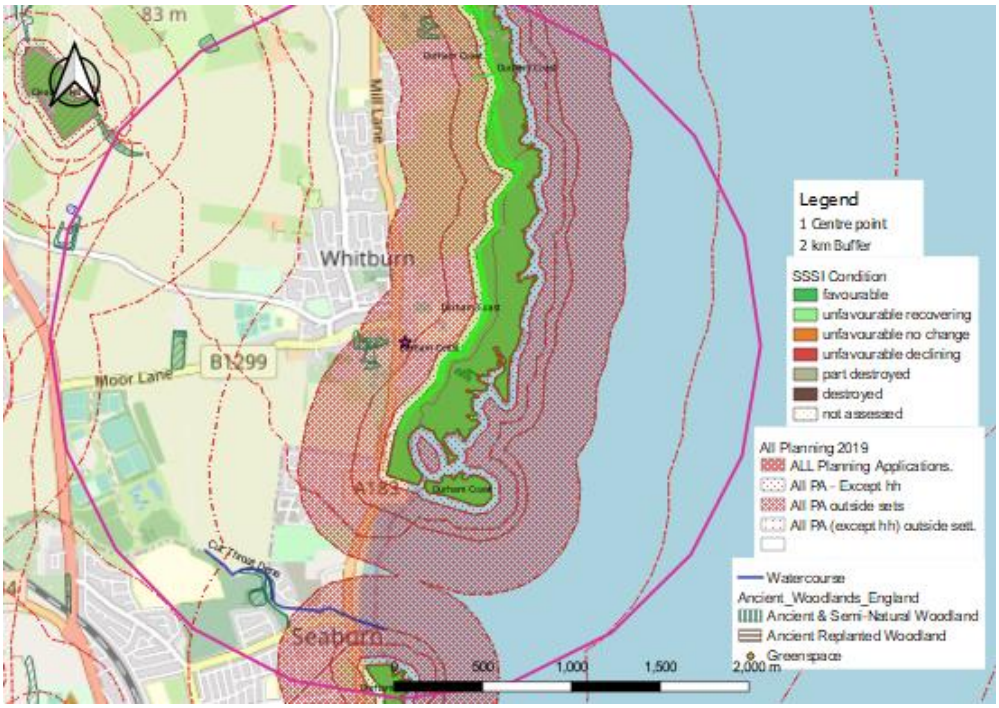


Figure 3 – Relevant SSSI IRZ Impact zones

5.1.2 Designated Sites

A search was made using MAGIC (Multi Agency Geographic Information for the Countryside) to look for sites of wildlife interest with a 2km zone of the survey site.

Designations

Land-Based designations

Statutory

- Areas of Outstanding Natural Beauty
- Local Nature Reserves
- Moorland line
- National Nature Reserves
- National Parks
- Ramsar Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas
- Biosphere Reserves

Historic Non-Statutory

- Registered Parks and Gardens

Non-Statutory

- Heritage Coasts
- RSPB reserves (GB)

Habitat and Species

All habitats chosen
European Protected Species Licensing

The following features have been found in the search area:

Designations
Land-Based Designations
Statutory

Local Nature Reserves	1 Features found – Whitburn Point
Ramsar Sites	1 Features found – Northumbria Coast
Sites of Special Scientific Interest	1 Features found – Durham Coast SSSI
Special Areas of Conservation	1 Features found – Durham Coast
Special Protection Areas	1 Features found – Northumbria Coast

Historic non-Statutory

	No Features found

Non-statutory

Heritage Coasts	No Features found

Woodland habitats	
Traditional Orchard	1 parcel identified
Deciduous Woodland	20 parcels identified totalling 99.86ha
Woodpasture and Parkland	0 Features found

Predominantly habitat within the area – habitats associated with the coast – Maritime Cliffs

Habitats - National Habitat Network All Habitats Combined (England)
Used to identify the priority habitats within the 2km search zone.

Habitats Networks –41 Network maps	
habitats + habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones.	
Habitats – 2 Priority Habitats – 5 parcels	
Maritime cliff & slope	2
Lowland calcareous grassland	3
Priority Habitat Restoration and Creation	
	0 identified
Network Zones – where action may be taken	
SSSI	5 identified
Network Enhancement Zone 1	10 identified
Network Enhancement Zone 2	9 identified
Fragmentation Action Zone	8 identified
Network Expansion Zone	2 identified
PHI_Other	2 identified

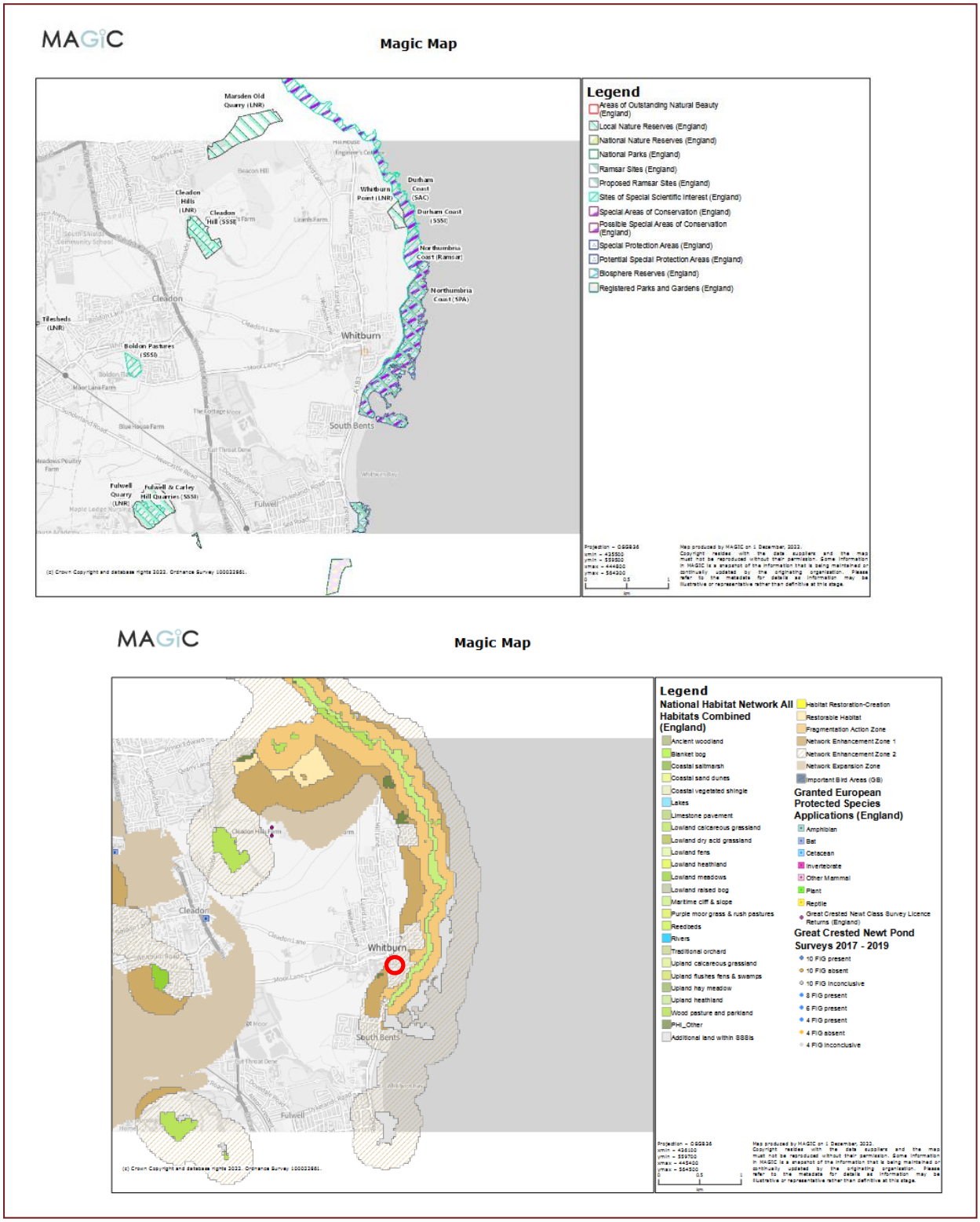


Figure 4 – Designated Areas & Habitat Inventories 2km+ around the survey site using magic maps.

5.1.3 Local Wildlife Data

European Protected Species Licensing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

European Protected Species	
	None identified

Great Crested Newts

Great Crested Newt Class Survey Licence Returns	
	None identified
Great Crested Newt Pond Surveys 2017-2019	
	None identified

Additional Relevant searches

Important Bird Areas	Northumberland Coast
Important Plant Areas	None identified

Local Records Centre

Bat Distribution Within The County

Eleven species of bat have been recorded in County Durham, of which eight are known to breed - Common pipistrelle, Soprano pipistrelle, Brown long-eared bat, Whiskered bat, Brandt's bat, Natterer's bat, Noctule, Daubenton's bat, Leisler's bat, Nathusius' pipistrelle and Serotine.

The two most commonly found roosting in buildings are the common pipistrelle (*Pipistrellus pipistrellus*) and the soprano pipistrelle (*Pipistrellus pygmaeus*). Nathusius' pipistrelle have been observed at a number of wetland sites and the serotine has only been recorded twice.

Few bats are recorded within the area with most records relating to Common pipistrelle

5.1.3 Previous Surveys

No previous surveys have been conducted on buildings. Planning portal not conducive to searching adjacent sites – no map.

5.2 Field Surveys

5.2.1 Phase I Habitat Survey

The building is sat within the curtilage of domestic gardens to the rear and car parking to the front. No increase in building footprint is predicted.

5.2.2 Preliminary Roost Assessment

A two-storey detached dwelling, brick built with double hipped tile roof with large soffit and fascia encircling the roof.

A single storey flat roof garage on the northern elevation.

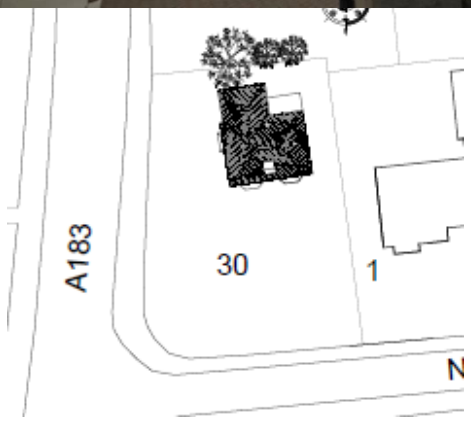


Figure 5 –Survey buildings

External Features

An overhanging wooden soffit and fascia wraps around the building, no obvious entrance ways were observed, no grease marking or 'smoothed' entrances, no droppings on walls. No obvious direct flight paths are present.

Figure 6 –External features

Internal Features

A single open roof space with a bitumen underfelt present. The eastern and western chimneys have been removed leaving damaged areas in the room. Water ingress was present in these areas with stained and damp roof present. No droppings or feeding debris was evident on the stored material, within the roof space.

Figure 7 – Internal features

5.2.3 Bat Activity Surveys

No bat activity surveys have been conducted. The building is unlikely to support either a large bat colony or a maternity roost. There are features with the potential to support an occasional roosting bat of a common species – Common pipistrelle.

Bat are mobile species using various roost sites throughout the season. It is considered that following the enclosed Bat Method Statement will prevent either disturbing or destroying either bats or their roosts.

5.2.4 Bat DNA Analysis Results

No evidence of bats or droppings were seen on site.

5.2.5 Protected Species Scoping Survey

The study area was also searched for potential for use by any protected species.

The size and nature of the proposals are unlikely to impact upon any additional protected species.

5.3 Site Assessment

The general assessment is that the land falls into category 3 - that of limited wildlife interest, due to the size of the proposals.

Potential To Impact Upon Sites Recognised Of Local Nature Conservation Importance

The proposals are unlikely to impact on the local wildlife site.

Potential To Host A Priority Habitat Or Species

The proposals do not involve any uptake of land.

Protected Species

Bats

The building is within an area with low potential to support bats with limited potential flight paths present, the building has potential roost features present within soffit boarding.

It is not proposed to remove the soffit and fascia boarding as part of the alterations, a section on the northern elevation and part of the roof will be removed to create the extension roof.

It is considered that the enclosed method statement will prevent an offence being committed and prevent damage to either bats or their roosts.

Should a more extensive renovation become necessary – removing the whole roof and soffits it is advised that the project ecologist be on site to prevent any accidental damage, should bats be found the work will stop and the appropriate licence obtained.

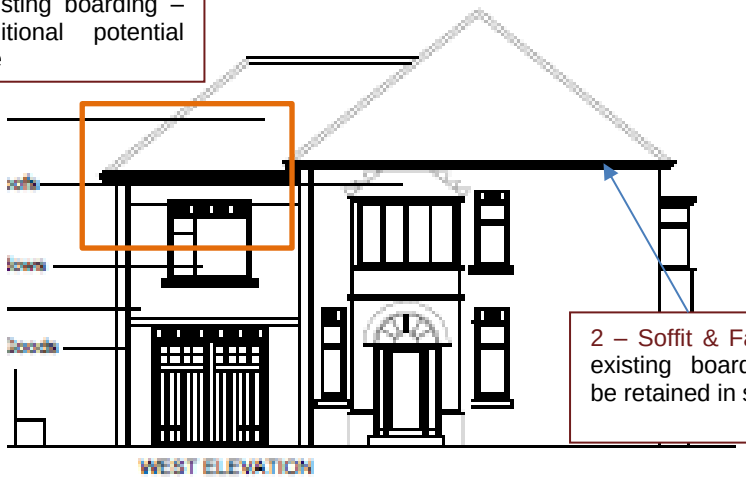
Birds

No birds were observed within the building during the surveys.

6 Ecological Constraints & Opportunities

1 – Eastern elevation – potential to include an inbuilt bat box

3 – New Soffit & Fascia – to match the existing boarding – creating additional potential roosting space



2 – Soffit & Fascia – existing boarding to be retained in situ

Wildlife Enhancements and Considerations

The site has potential for ecological enhancement. Potential wall top roost sites to be retained, the building has limited potential to be used by bats due to the limited potential to access the roost sites.

7 Conclusion & Recommendations

Conclusion

7.1 Desktop surveys identified:

a. The proposals are within the vicinity of the Northumberland Coast – Strategic solutions are in place and the LPA will advise.

b. The proposals are within the present building footprint with no additional uptake of land.

c. A site in the vicinity of low-quality bat foraging habitat, with limited numbers of common pipistrelle reported in the area.

7.2 Field surveys were conducted during 2022 identified:

a. A building with some potential roost features but limited potential flight access points. Unlikely to support a large or important roost.

b. No invasive species were identified on site.

c. Bat activity surveys are not considered necessary.

7.3 The size and nature of the proposed development is unlikely to significantly impact on the local wildlife.

Recommendations

7.4 Further survey requirements:

a. Should it be considered necessary to remove the roof and/or the soffits it is advised these are supervised by the project ecologist to prevent accidental damage to either bats or their roosts.

b. Should bats be identified work will stop and the appropriate licence obtained.

c. No additional species surveys are considered necessary.

7.5 Ecological considerations

a. The building has limited potential to support the occasional transient day roosting bats – the enclosed Method Statement should be followed during any roof removal or soffits.

b. During the development the presence of nesting birds should be considered.

7.6 Ecological Enhancements:

a. Suitable bat roost features should be included within the alterations.

7.7 Any building demolition, tree or hedge removals considered necessary during the breeding bird season March 1st to August 31st inclusive will require nesting bird surveys.

For and on behalf of
AllAboutEcology

Tricia Snaith BSc BA PGCE PGCEst MIFL ACIEEM

Appendix 1 - References

8.1 References

- The Wildlife and Countryside Act 1981.
- The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019. (updated)
- BS 42020:2013 Biodiversity Code of Practice for planning and development.
- National Planning Policy Framework – (revised on 20 July 2021).
- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.
- Handbook for Phase 1 habitat survey – a technique for environmental audit – England Field Unit Nature Conservancy Council 1990 revised 2007.
- Bat Conservation Trust – Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition 2016.
- Great Crested Newt Suitability Index – Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal 10 (4), 143-155.

8.2 Legal Status Of Protected Species - Background

8.2.1 The Conservation Of Habitats & Species Regulations 2017 (updated)

All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

Paragraph 43 - A person commits an offence if they deliberately capture, injure or kill any wild animal of a European protected species; or deliberately disturbs wild animals of any such species impairing the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong; deliberately takes or destroys the eggs of such an animal, or damages or destroys a breeding site or resting place of such an animal.

Paragraph 42 - Schedule 2 lists those species of animals listed in Annex IV(a) to the Habitats Directive which have a natural range which includes any area in Great Britain.

8.2.2 Key Principles Of Planning

The National Planning Policy Framework (NPPF), updated July 2021 to include minor clarifications to the revised version published in July 2018. Setting out the Government's planning policies for England and how they should be applied.

Chapter 2. Achieving sustainable development.

Para 8.c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment;…helping improve biodiversity….

Para 11 Plans and decisions should apply a presumption in favour of sustainable development.

Chapter 11. Making effective use of land

Para 119…in a way that makes as much use as possible of previously developed or ‘brownfield’ land.

Para 120 a), b) c) d)

Chapter 15. Conserving and enhancing the natural environment.

Para 174 Planning policies and decisions should contribute to and enhance the natural and local environment by: a) to f)

Para 171 to 178

Habitats and Biodiversity par 179 to 182

8.3 Terminology

Bat Roost Type

Roost type	NE definition
Day roost	A place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
Night roost	A place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding roost	A place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
Transitional/occasional roost	Used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Swarming site	Where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites
Mating sites	Where mating takes place from late summer and can continue through winter.
Maternity roost	Where female bats give birth and raise their young to independence.
Hibernation roost	Where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
Satellite roost	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Northern bat info

We are lucky enough to have 18 species of bat in the UK, 17 of which are known to be breeding here - that's almost a quarter of our mammal species.

		SPI	North
Brown Long-eared	*Plecotus auritus*	*Y*	*Y*
Noctule	*Nyctalus noctula*	*Y*	*Y*
Soprano pipistrelle	*Pipistrellus pygmaeus*	*Y*	*Y*
Brandt's bat	*Myotis brandtii*		*Y*
Common pipistrelle	*Pipistrellus pipistrellus*		*Y*
Daubenton's bat	*Myotis daubentonii*		*Y*
Nathusius pipistrelle	*Pipistrellus nathusii*		*Y*
Natterer's bat	*Myotis nattereri*		*Y*
Whiskered bat	*Myotis mystacinus*		*Y*
Serotine	*Eptesicus serotinus*		*P*
Alcathoe bat	*Myotis alcathoe*		*?*
Barbastrelle	*Barbastella barbastellus*	*Y*	
Bechstein's bat	*Myotis bechsteinii*	*Y*	
Greater horseshoe bat	*Rhinolophus ferrumequinum*	*Y*	
Lesser horseshoe bat	*Rhinolophus hipposideros*	*Y*	
Grey long-eared bat	*Plecotus austriacus*		
Leisler's bat	*Nyctalus leisleri*		

SPI – Species of Principal Importance aka Priority Species under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006

Appendix 2 – Assessments

9.1 Potential Impact On Sites Of Biodiversity Interest

Is the development within 2km of a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site	Y
Is the development within 500m of a Site of Special Scientific Interest (SSSI)	Y

9.2 Potential To Support Important Habitats Or Species

Are any of the following important habitats present?

	On site	Within 100m
Broad-leaved woodland	N	N
Water courses (rivers, streams or canals)	N	N
Wetlands (ponds, lakes, marshland, fenland, reed bed)	N	N
Flower-rich meadow/grassland	N	N
Heathland (habitat/plants that thrive on acidic soils, such as heather and gorse).	N	N
Trees of ecological value	N	N
Mature hedgerow (field hedgerows over 1m tall and 0.5m wide)	N	N
Existing buildings (occupied or derelict)	Y	Y

9.3 Potential To Support Important Species

Bats

Initial Bat Site Assessments

Commuting & Foraging Habitats	
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e., not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Medium	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, treelined watercourses and grazed parkland. Site is close to and connected to known roosts.

Potential Roosting Habitats	
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential
Medium	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions a and surrounding habitat.

	Minimal	Low	Medium	High
Setting	Inner city	Urban with little green space	Rural upland/ urban green space	Rural lowland
Distance to wetlands	>1km	500m-1000m	200m-500m	<200m
Distance to woodlands	>1km	500m-1000m	200m-500m	<200m
Commuting routes	Isolated by unsuitable development	No clear flyways linking the site to wider countryside	Some potential commuting routes to and from site	Site well connected to surrounding areas with multiple flyways
Recent records				Roost records within 1km

Building Assessment

	Minimal	Low	Medium	High
Building type	Industrial type / materials	Single small building	Several buildings, large old single structure	Traditional farm buildings, castle, hospital etc
Storeys	Flat roofed	Single	Multiple	Multiple large roof voids
Materials/ condition	Modern sheet materials – steel, concrete frame	Good condition, tight joints	Few cracks and crevices	Notable cracks and crevices
Roof condition	Modern sheet materials	Good condition no gaps, weatherproof	Some access, slates, tiles	Uneven with gaps, not too open
Key features	No features	Very limited features	Some features	Hanging tiles, cladding, barge boards, soffits with access
Residents information	No bats recorded	'few' bats	'many' bats seen	Known roost

Bats - Trees

No trees associated with the proposals.

	Minimal	Low	Medium	High
Tree	Young/ no suitable features	Sufficient size and age to contain bat roosts but with no obvious potential roost features seen, ie small amounts of ivy	Some suitable potential roost features	Several features with bat roost potential

Appendix 3- Raw Data

Only raw data not already used within the report will be presented here.

Site	Fairfax, East Street
Post Code	SR6 7DG
Grid Reference	NZ 40842 61748

10.1 MAGIC - Multi Agency Geographic Information for the Countryside (including the Ancient Woodland Inventory)

Site check – November 2022.

SSSI IRZ Impact Zone Assessment

– using Appendix 1 – Flow Chart from User Guidance – Natural England's Impact Risk Zones for Sites of Special Scientific Interest.

	Yes	No
Does the development sit within an SSSI IRZ (if yes how many)	1	
Does the proposed development fall into one or more of the development categories listed on the left-hand margin of the table	Yes	
Does the nature and scale of the proposed development match the corresponding development description listed in the right-hand margin of the table		No

Identify the result from table either:

- The proposed development is unlikely to pose a risk to SSSIs.
- The proposed development has the potential to impact upon a SSSI – Natural England should be consulted for advice on how impacts might be avoided or mitigated.

All Planning Applications	All planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures.
Notes 1	Strategic solutions are in place. Please contact your Local Planning Authority as they have the information to advise on specific requirements.

The following features have been found in the search area:

Designations
Land-Based Designations
Statutory

Areas of Outstanding Natural Beauty	No Features found
Local Nature Reserves	1 Features found – Whitburn Point
Moorland Line	No Features found
National Nature Reserves	No Features found
National Parks	No Features found
Ramsar Sites	1 Features found – Northumbria Coast
Proposed Ramsar Sites	No Features found
Sites of Special Scientific Interest	1 Features found – Durham Coast SSSI
Special Areas of Conservation	1 Features found – Durham Coast
Possible Special Areas of Conservation	No Features found
Special Protection Areas	1 Features found – Northumbria Coast
Possible Special Protection Areas	No Features found
Biosphere Reserves	No Features found

Historic non-Statutory

Registered Parks and Gardens	No Features found

Non-statutory

Heritage Coasts	No Features found
RSPB Reserves (GB)	No Features found

Habitats - National Habitat Network All Habitats Combined (England)
Used to identify the priority habitats within the 2km search zone.

Habitats Networks –41 Network maps	
habitats + habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones.	
Habitats – 2 Priority Habitats – 5 parcels	
Ancient woodland	0
Rivers	0
Wood pasture and parkland	0
Maritime cliff & slope	2
Lowland calcareous grassland	3
Priority Habitat Restoration and Creation	
Restorable Habitat	0 identified
Habitat Restoration-Creation	0 identified

Habitats Networks –41 Network maps	
habitats + habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones.	
Habitats – 2 Priority Habitats – 5 parcels	
Habitat Creation	0 identified
Network Zones – where action may be taken	
SSSI	5 identified
Network Enhancement Zone 1	10 identified
Network Enhancement Zone 2	9 identified
Fragmentation Action Zone	8 identified
Network Expansion Zone	2 identified
PHI_Other	2 identified

Woodland habitats	
Ancient Woodland	0 Features found
Traditional Orchard	1 parcel identified
Deciduous Woodland	20 parcels identified totalling 99.86ha
Woodpasture and Parkland	0 Features found

Predominantly habitat within the area – habitats associated with the coast – Maritime Cliffs

European Protected Species Licensing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

European Protected Species	
Amphibian	None identified
Bats	None identified
Cetacean	None identified
Invertebrate	None identified
Other mammal	None identified
Plant	None identified
Reptile	None identified

Great Crested Newts

Great Crested Newt Class Survey Licence Returns	
	None identified
Great Crested Newt Pond Surveys 2017-2019	
	None identified

Additional Relevant searches

Important Bird Areas	Northumberland Coast
Important Plant Areas	None identified

10.2 Local Data Searches

NBN atlas

The NBN Atlas was used to provide a basic overview of the biodiversity of the area. No unexpected species or habitats were identified.

Local Records Centre

No data searches have been conducted due to the size and nature of the site.

Local Wildlife Group

The nature of the proposal and local knowledge negate the need for a data search

AllAboutEcology

Ecological Consultant

The Old School
Quarry Lane
Butterknowle
Co Durham
DL13 5LN

Telephone 01388 710481

Email – tricia@allaboutecology.co.uk

Bat Method Statement

To define methods which will be employed during the works to minimise the risk of an offence being committed to any bats or other protected species potentially present and sets out how bat roosting opportunities will be retained as part of the development activity at:

Fairfax, East Street

In order to avoid harming any bats potentially present, damaging or blocking access to their habitats the following method statement should be followed.

Copies should be given to the site owner, Architect, Clerk of Works and contractors involved in the building works and on display at the development.

Should any bats (or any other protected species) be found during any procedures works will be placed on hold and the ecologist Tricia Snaith to be informed (01388710481) immediately for assistance, further survey work and a Natural England Species licence may be required before works can proceed.

Bats, their breeding sites and resting places are protected by law.
The law protects them throughout their lifecycle.

This document applies to all structures within the development proposals

All UK bats and their roosts are fully protected by law. To avoid breaking the law by damaging or disturbing bat roosts, resulting in possible imprisonment, fines or confiscation of equipment, certain procedures have to be followed.

You will be breaking the law if you:

- capture, kill, disturb or injure bats (on purpose or by not taking enough care)
- damage or destroy a breeding or resting place (even accidentally)
- obstruct access to their resting or sheltering places (on purpose or by not taking enough care)
- possess, sell, control or transport live or dead bats, or parts of them

Fines of up to £5000 per bat affected and confiscation of vehicles used can be imposed for deliberate or reckless disturbance of bats or damage to a roost site.

Bat Roost

A bat roost is interpreted as 'any structure or place which is used for shelter or protection', whether or not bats are present at the time.

Bat roosts can be difficult to locate. It is possible that small colonies may be present within a building and no external signs are visible. British bats vary in size, the smallest being the crevice roosting Pipistrelle with a body the size of a matchbox. This means these animals can roost within the smallest cracks or crevices. When disturbed the bat is likely to be torpid and unable to fly effectively for some minutes during this time, they are vulnerable to injury. During removal of material from the roof and tops of the walls any crevices underneath should be checked to ensure that no bat has been disturbed.

Figure 1 - Examples of bat droppings. If examined carefully, when crumbled exoskeletons of insects can be seen shining.

Common locations for crevice roosting bats within buildings include beneath roof coverings, within mortice joints, rubble fill and cavity walls and between loose stones or bricks.

Other traces that can indicate a past presence of bats are their droppings. These resemble mouse droppings but unlike mouse droppings can be crumbled to dust between finger and thumb.

Droppings may be found on wall tops and beneath slates and tiles on top of any sarking.

Timing

Any development work involving dismantling any stonework and the removal of the existing roof materials will be carried out avoiding the hibernation period (November to March inclusive). Periods of cold weather (below 5ºC including night temperatures) will be avoided as any bats present will be in hibernation torpor and be extremely vulnerable.

Although no nesting birds were observed during the survey if the works commence during the bird nesting season (1st March to 31st August) the buildings should be checked for active bird's nests prior to alterations.

Summary Of Bat Survey Findings

No evidence of bats was identified within the building. The roof has features suitable of supporting occasional/transitional bats – the soffit and fascia boarding at the eaves.

To facilitate the proposals a section of soffits and roof on the northern elevation will be removed. This area is unlikely to contain bats or a roost – to prevent accidental damage the following Method Statement to be followed.

If it is considered necessary to remove the whole roof and/or soffits the work to be supervised by the project ecologist.

Work Schedule

Any roof works are to avoid both the bat maternity season May – August inclusive and the bat hibernation season November – February inclusive

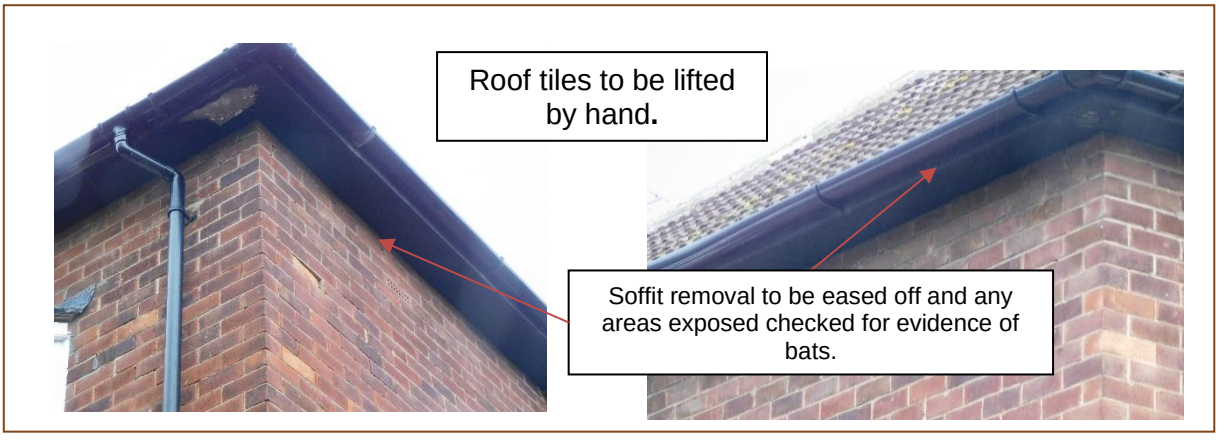
Prior To Any Work Commencing

All site operatives including contractors and sub-contractor staff will be made aware of particular issues relating to the site and their responsibilities in the event of any bats being found.

During Construction

Roof Work

The removal of the soffit and fascia boards to be completed prior to the removal of the main roof section, boards to be eased off, all areas to be investigated for the presence of bats. If considered bat free the removal of the section of the main roof can commence.



Should it be considered necessary to remove/ replace the entire roof and/or soffit board it is advised to be conducted under the supervision of the project ecologist, should bats be identified work will stop and the appropriate licence obtained.

Guidance

Within the new roof it is advised that bitumen roofing felt or a similar material should be used as an underlay for roofing tiles. It is advised that breathable roofing membranes (BRM) are avoided in particular along the eaves area.

Any timber treatment should follow guidelines TIN212 published by Natural England. Permethrin and cypermethrin compounds are the most 'bat friendly' wood treatments currently available.

Summary Of Protected Species Survey Findings

Any bat or protected species found during operations will have the area re-covered or protected and work to cease in that area. AllAboutEcology to be informed (01388710481) immediately, to contact Tricia Snaith the project Ecologist for assistance.