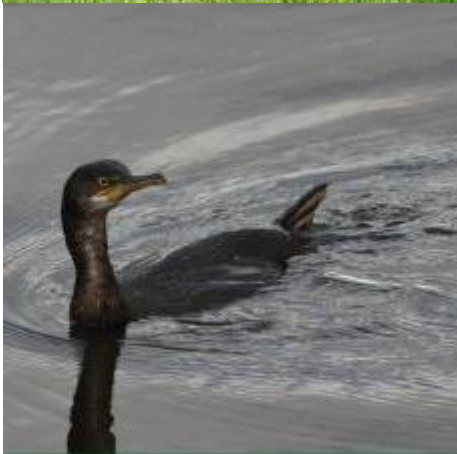




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Preliminary Ecological Appraisal
Family Self Build Scheme, Western
Terrace
East Boldon
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All ecologists employed on this project by Ecosurv Ltd are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) and follow the Institute's code of practice when undertaking ecological surveys and associated work, or were supervised by such a member.

All assessment is based upon, and accurate to, the information made available to Ecosurv Ltd prior to the completion of this report. Any alterations to this information at a later date will reduce the accuracy of this report, to which Ecosurv Ltd cannot be held accountable.

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1 EXECUTIVE SUMMARY

Ecosurv Ltd have been instructed to undertake a Preliminary Ecological Appraisal (PEA) for the proposed Family Self Build Scheme, Western Terrace, East Boldon. The survey area comprised of an area of modified grassland, other broadleaved woodland and a small section of hedgerow. The site has been historically used as a family summer garden, which has since been left unmaintained due to difficulties in upkeep. The purpose of this report is to provide general advice on ecological constraints and appropriate mitigation measures with the proposed development at this site.

A Preliminary Ecological Appraisal (PEA) comprised of a desktop study and site visit were completed in accordance with the CIEEM GPEA document (CIEEM, 2017) which includes: a standard Phase 1 habitat survey (JNCC, 2010); an assessment of the presence, or likely presence, of notable species; and an assessment of the value of habitats present on site. Site visits have been undertaken on the on 4th February 2022 and 16th May 2022 by Scott Taylor PhD BSc (Hons). An updated visit was conducted on 13th February 2025 by Harriet Davis BA Hons.

The desktop study collated publicly available information on the biodiversity of the site and surrounding area, including the presence of any statutory and non-statutory sites. Biological records for a 2km radius surrounding the site were also obtained from the Environmental Records and Information Centre (ERIC) North East.

The site was considered to have local level ecological value overall, the grassland habitats are of low distinctiveness whilst the other broadleaved woodland is of medium distinctiveness. The habitats on site are suitable to support nesting birds and foraging bats. Suitable habitat for amphibians is present on site, but there is a lack of suitable breeding ponds nearby. There is suitable habitat on site to support hedgehogs.

The site lies within 6km of the Durham and Northumbrian Coast Special Area for Conservation (SAC) and Special Protection Area (SPA). Impacts arising from increased recreational pressure as a result in a net gain in housing or consider to be minor at worst, given the proximity away from the sites (>5km) and scale of the development (net increase of one dwelling). As a result of this, it is not considered that a Habitat Regulations Assessment, screening report or Appropriate Assessment is required. Further justification for this is provided within section 5.1.1 of this report.

The following mitigation measures have been recommended

- Any vegetation clearance works to facilitate the development should be timed to occur outside the bird breeding season (March – August inclusive) to avoid impacting any actively breeding birds. Alternatively, if vegetation must be removed within the breeding bird season, a competent ecologist should undertake a breeding bird risk assessment to check for any active birds' nests. If an active nest is discovered, a suitable buffer zone must be implemented in which no vegetation removal may occur until the end of the breeding bird season or the nest can be confirmed as no longer active.
- Care should be taken when clearing the brash piles on site to avoid harming any hedgehogs that may be present on site. Connectivity for small mammals should be afforded within the final development to include small gaps (13cm x 13cm) in any boundary fencing.
- To reduce the impact to wildlife that may use the site, it is recommended that any trenches or voids are dug and filled within the same working day. Should this not be possible, an adequate means of escape should be provided and/ or the trench should be securely covered overnight.

- Any trees to be retained should be protected using *Heras* or equivalent fencing around their Root Protection Areas, in accordance with British Standard documentations BS 5837:2012 – '*Trees in relation to design, demolition and construction. Recommendations.*'

The site is exempt from mandatory BNG, under the self-build exemption. However, additional measures to compensate the loss of bird nesting habitat and to provide gains in the biodiversity value of the site post development, as required by the revised NPPF have also been included within the compensation and enhancement sections of this report.

2 INTRODUCTION

Ecosurv Ltd were instructed by Ian Pratt to undertake a Preliminary Ecological Appraisal (PEA) for the proposed Family Self Build Scheme, Western Terrace, East Boldon. The survey work and preparation of this report has been undertaken by Scott Taylor PhD BSc (Hons). The report has been written in accordance with the CIEEM Guidelines on Ecological report writing (CIEEM, 2017) and BS 42020:2013 (BSI, 2013).

The purpose of this report is to provide general advice on ecological constraints and recommendations for further surveys associated with the proposed development at this site.

To inform this report on potential ecological impacts regarding the proposed development at this site a PEA, comprising a desktop study and a site visit were completed in accordance with the CIEEM GPEA document (CIEEM, 2017) which includes: a standard Phase 1 habitat survey (JNCC, 2010); an assessment of the presence, or likely presence, of notable species; and an assessment of the value of habitats present on site.

The site is centred on Grid Reference NZ 3590 6131 and can be accessed by Western Terrace via the existing entrance and private driveway established in 1902 (Figure 1). The site comprised of modified grassland, other broadleaved woodland and a small section of hedgerow. The site has been historically used as a family summer garden, which has since been left unmaintained due to difficulties in upkeep. The site is situated within the village of East Boldon and is enclosed by a wide range and mixture of residential development from 1800s to 1960s bungalows.

The proposals are for the construction of one residential property on site. The proposals will involve the clearance of ground and vegetation on site to accommodate the footprint of the proposed buildings will improve the existing long established entrance to the private driveway. The aim of the study was to reasonably appraise the ecological value of the study area. The following objectives were set to achieve this aim:

- ❖ To identify potential ecological constraints to the proposed development;
- ❖ To identify the further ecological surveys needed to (inform an ecological impact assessment to be identified and appropriately designed) provide sufficiently robust data to the appropriate planning authority;
- ❖ To allow likely mitigation or compensation measures to be developed;
- ❖ To form a basis for agreeing the scope of the ecological impact assessment to be identified and appropriately designed;
- ❖ Complete a desk study of study area to gather information related to legally protected/ecologically important sites, habitats and/or species;
- ❖ Map all general habitats within the field survey area and identify any habitats that are ecologically important and/or have legal protection;
- ❖ Identify dominant species of vascular plants present within each mapped habitat type;
- ❖ Highlight any parts of the field survey area that support invasive plant species;
- ❖ Assess the potential of each identified habitat to support, and where possible also undertake initial preliminary field surveys for, any ecologically important and/or legally protected fauna species.

This information has then been used to identify potential ecological constraints to development and formulate reasonable ecological recommendations and define the future ecological scope of works.

2.1 Location

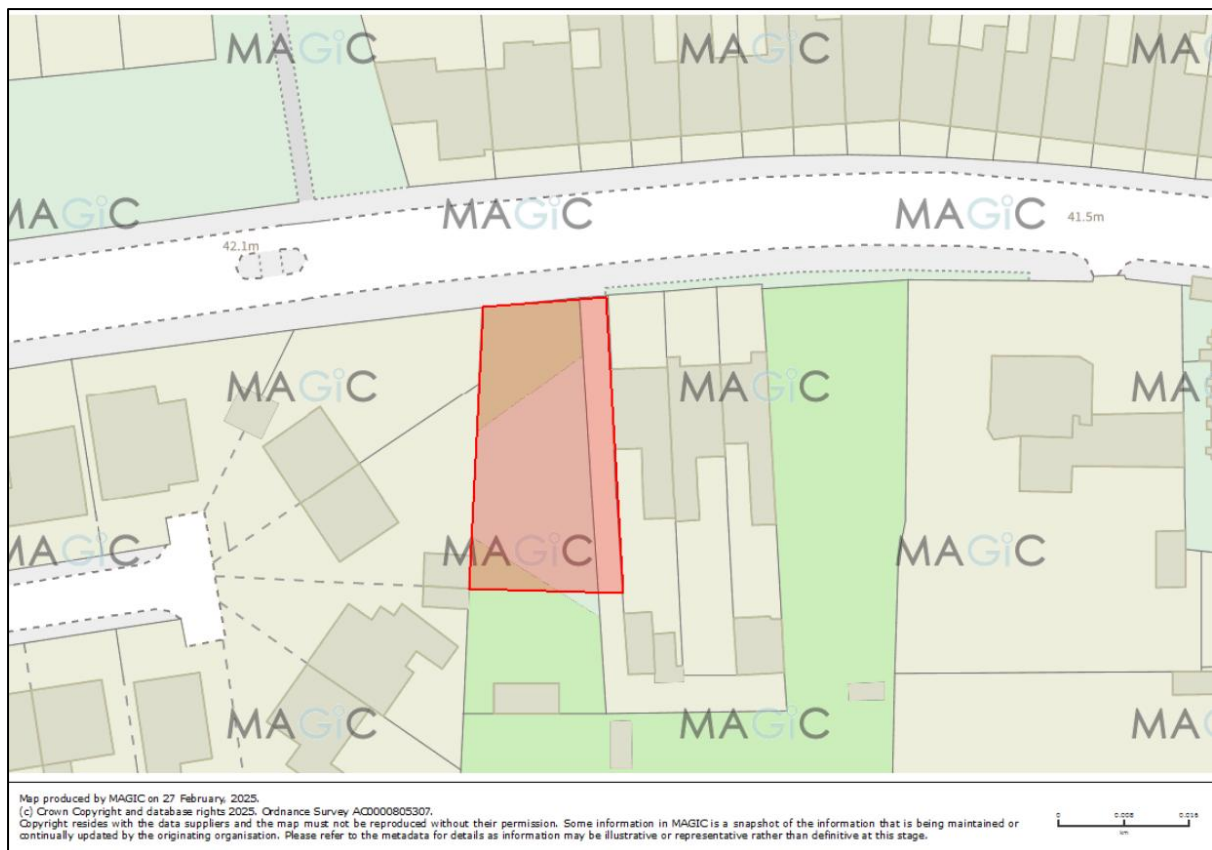


Figure 1. Site location plan. Red line shows the area proposed for development.

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3 LEGISLATION

3.1 Summary of legislation

This section summarises the legislation which is relevant, in ecological terms, to this assessment, i.e. legislation relevant to species present or potentially present within the survey area is included here along with legislation relevant to protected sites in the vicinity.

- ❖ Wildlife and Countryside Act 1981 (as amended);
- ❖ Countryside and Rights of Way (CROW) Act 2000;
- ❖ The Protection of Badgers Act (1992);
- ❖ Wild Mammals (Protection) Act 1996;
- ❖ The Conservation of Habitats and Species Regulations 2017 (as amended);
- ❖ Environment Act 1995;
- ❖ Natural Environment and Rural Communities (NERC) Act 2006.

The most significant legislation governing the protection of British wildlife is the Wildlife and Countryside Act 1981, the Countryside Rights of Way Act 2000 and The Conservation of Habitats and Species Regulations 2017. The Wildlife and Countryside Act, as amended mainly by the Countryside Rights of Way Act, protects animal species listed in Schedule 5 and plant species in Schedule 8 of the Act from being killed, injured, and used for trade. The provisions of this act further protect certain species, such as great crested newts and bats from being disturbed or taken from the wild, as well as protecting elements of their habitats. The Act also specifies that offences occur regardless of whether they were committed intentionally or recklessly. The parts of this legislation that apply to most reptile species are in regard to killing, injury and trade only and do not protect their habitat, nor are they protected from disturbance or from being taken from their habitat.

The Conservation of Habitats and Species Regulations is the English enactment of European legislation and provides similar but subtly different protection for species listed on Schedules 2 and 4 of those regulations. The provisions of this act complement those of the Wildlife and Countryside Act. Species to which these provisions apply are the European Protected Species. Activities that might cause offences to be committed can be legitimised by obtaining a licence from the relevant statutory body.

The following EC Directives and international conventions are applied by some of the above UK Acts and Regulations:

- ❖ Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and wild fauna and flora (as amended);
- ❖ Council Directive 79/409/EEC of 2 April 1979 on the conservation of wild birds (as amended);
- ❖ Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) (1979) (as amended);
- ❖ Convention on the Conservation of Migratory Species of Wild Animals (the Bonn Convention) (1979) (as amended);
- ❖ Agreement on the Conservation of Bats in Europe (1999) (as amended).

3.2 National Planning Policy

The National Planning Policy Framework (NPPF) published in 2012 and revised in December 2023 states that policy should contribute to and enhance the natural and local environments by:

- ❖ Protecting and enhancing valued landscapes, geological conservation interests and soils;
- ❖ Recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including economic and other benefits of best and most versatile agricultural land, and trees and woodland;
- ❖ Maintaining the character of the undeveloped coast, while improving public access where appropriate;
- ❖ Minimising impacts on and providing net gains for biodiversity, included by establishing coherent ecological networks that are more resilient to current and future pressures.
- ❖ preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- ❖ remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

The NPPF also states that planning for biodiversity should be done at a landscape scale across local authority boundaries, identifying components of the local ecological network including nationally and locally important sites for biodiversity and wildlife corridors and stepping stones that connect them.

Of particular significance with the revised NPPF 2023 requires opportunities to incorporate biodiversity improvements in and around development, rather than simply making it optional.

186. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.**

Further details on the legislation protecting species of British wildlife and habitats relevant to this assessment can be found in section 9.1 of this report.

4 METHODS

4.1 Overview

The PEA involved a desktop study and a site visit. The desktop study collected publicly available information regarding the biodiversity of the area, including the habitat structure of the site and wider landscape, as well as the presence of any statutory or non-statutory designated sites, using the Multi-Agency Geographic Information for the Countryside (MAGIC) resource. Biological records within 2km of the site were also requested from the Environmental Records and Information Centre (ERIC) North East, which included records of protected and notable species and any nearby non-statutory designated sites not available through MAGIC.

The objective of the survey was to ascertain if any protected species may be using the site, document the habitats present and identify any potential ecological constraints likely to be encountered with the proposed development. The survey would be completed under suitable weather conditions and by an experienced ecologist. The results of the desktop study and site survey would then be assessed to determine potential ecological impacts posed by the work, the requirement for additional survey work, and recommend how ecological impacts should be mitigated and compensated for.

The survey work and the preparation of this report has been conducted by Scott Taylor PhD BSc (Hons) and Harriet Davis BA (Hons) who is experienced in protected species survey work. All survey and assessment work has been completed in line with official guidelines produced by Natural England and the Chartered Institute for Ecology and Environmental Management, and British Standard document BS 42020: 2013 'Biodiversity – Code of practice for planning and development.'

4.2 Limitations

4.2.1 Desk study limitations

Species specific groups were not contacted for their detailed records within the survey area. However, the combination of data obtained was felt to be sufficient to achieve the objectives of the report.

4.2.2 Field Survey Limitations

Due to the time of year in which the survey was carried out some floral species are likely to have been missed, as most floral species are more readily identifiable during spring or summer. Additional species would undoubtedly be recorded at different times of the year due to the variety of flowering strategies.

4.3 Survey Area

The application site is located at Grid Reference NZ 3590 6131 and can be accessed via the existing private driveway from Western Terrace. The assessment focused on the application site, as well as all habitats in the immediate surrounding area (where access was available).



Figure 2. Satellite Image of the surveyed area. Application site boundary is shown by the red line.

(Image taken from Google Earth Pro: ©2025 Map Data Google 2025)

4.4 PEA Field survey

The field survey followed the CIEEM GPEA document (CIEEM, 2013) and BS 42020:2013 document (BSI, 2013). The PEA was carried out by Scott Taylor PhD BSc (Hons) on the 4th February 2022, with an updated visit undertaken on the 16th May 2022. A further visit was undertaken by Harriet Davis BA (Hons) on the 13th February 2025. The survey area included the site and extended into areas which were deemed to be a potential receptor of ecological impact due to the proposed development.

Habitats found on the site were identified using the standard Phase 1 Habitat Survey methodology (JNCC 2010) with target notes made to describe features of interest.

In addition to mapping habitat types and dominant flora, the potential for the survey area to support any legally protected faunal species and/or faunal species of nature conservation importance, e.g. BAP priority species, was assessed. Detailed surveys were not undertaken; rather the potential for the survey area to support each species/species group was assessed.

Features that would likely support protected species, holes in trees, drainage ditches, ponds, embankments etc. were all examined for the possible presence of species known to utilise these features, in accordance with the methodologies outlined in section 4.5. In addition, field signs or sightings of such species were recorded as seen.

Key features identified during the survey are summarised in the form of Target Notes. Nomenclature for plant species names is taken from Stace (1991) and the Botanical Society of the British Isles (BSBI) plant checklist (2007).

4.5 Protected Species

Based on the habitats present, the site was assessed with particular regard to determine the presence or otherwise of badgers (*Meles meles*), bats, great crested newts (GCN) (*Triturus cristatus*), nesting birds, and reptiles. An overview of the survey methods used is outlined below.

Badgers: An assessment of the site and surrounding habitats (where access was available), with particular focus on any areas of dense vegetation, was carried out in order to identify any evidence of badgers, including:

- ❖ the presence of any setts
- ❖ well-used runs/tracks
- ❖ supplementary evidence, such as hairs or prints
- ❖ badgers themselves

Bats: any habitats suitable for bats to roost, commute and forage both on site and in the surrounding area (where access was available) to determine the suitability of the site for bats and further survey requirement in accordance with the current Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines 4th Ed. (Collins, 2023).

Evidence of roosting bats can include: bat droppings; staining around access points; small scratches around an entrance hole; audible squeaking at dusk or in warm weather; smoothening of surfaces around cavity or an entrance hole; distinctive smell of bats.

The bat risk assessment was completed using ladders, binoculars and a powerful torch. An endoscope was also available to check any small gaps/cracks for evidence of bats.

An external inspection of the structures on site was carried out, focussing on features that may provide roosting opportunities or access points to roosting features internally, such as the roof and ridge tiles. An internal inspection was also carried out, with any accessible roof spaces present checked for any evidence of bats.

The structures were then categorised based on their suitability and potential for roosting bats, which was evaluated in accordance with the BCT guidelines detailed in Table 1 and criteria outlined in the Bat Mitigation Guidelines

Table 1. Guidelines for assessing the potential suitability of structures

Potential Suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No Habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of year, (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate shelter/insect populations available to foraging bats).
Negligible*	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty

	use small and apparently unsuitable features on occasion.	remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	Habitat that could be used by small numbers of bats as flight path, such as 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 in small numbers. The foraging bats, such as a lone Tree (not in a Parkland situation) or a patch of scrub.
Moderate	A structure 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, such as maternity and hibernation - the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths 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	A structure with one or more potential roost sites that are obviously suitable for use by larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths 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, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

In addition, a Ground Level Tree Assessment (GLTA) of any trees on site was carried out. This involves a detailed inspection of the exterior of the tree from the ground to look for features that bats could use for roosting (PRFs) to determine the suitability of the site for bats and further survey requirement in accordance with the current Bat

Conservation Trust (BCT) survey guidelines (Collins, 2023). PRF types that can be exploited by bats include, but not exclusively; woodpecker holes, knot holes, wounds, cankers, forks, lifting bark, cracks, fluting and ivy.

The trees were then categorised based on their suitability and potential for roosting bats, which was evaluated in accordance with the BCT guidelines detailed in Table 2 and criteria outlined in the Bat Mitigation Guidelines,

Table 2. Guidelines for assessing the potential suitability of trees

Suitability	Roosting habitats in Trees	
None	Either no PRFs in the tree or highly unlikely to be any.	
FAR	Further assessment required to establish if PRFs are present in the tree by means of an elevated search to inspect PRFs either by climbing or the use of equipment such as ladders, MEWPS or scaffolding towers.	
PRF	A tree with at least one PRF present	
	PRF-I	PRF-M
	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Further survey effort to determine the presence/likely absence of bats and/or mitigation is site specific and should be carried out in accordance with the BCT Bat Survey Guidelines, however the following can be used as a general guide:

Table 3. Guidelines for further survey effort

Suitability	Further Survey Effort	Timing
PRF-1	No further surveys required.	
Low roost suitability	One dusk emergence survey	May to August. Note: The discovery of a roosting bat during this single bat activity survey will require further survey effort.
Moderate roost suitability	Two separate dusk emergence surveys.	May to September with at least one of the surveys between May and August. Surveys should be at least three weeks apart, preferably more. Note: The discovery of a roosting bat during this single bat activity survey will require further survey effort.

High roost suitability or PRF-M	Three separate dusk emergence surveys.	May to September with at least two of the surveys between May and August. Surveys should be at least three weeks apart, preferably more.
<i>*If the structure has been classified as having low suitability for bats, an ecologist should make a professional judgement on how to proceed based on all of the evidence available and the balance of probabilities. Thought processes and decision making should be adequately recorded as a paper trail. If all areas (including voids, cracks and crevices) of a structure have been inspected and no evidence found (and is unlikely to have been removed by weather or cleaning or be hidden), then further surveys are not appropriate.</i> <i>If complete inspection is not possible then proportionality must be considered. A single survey during the summer months may be adequate to ensure nothing obvious has been missed and/or precautionary measures could be applied during works. This is likely to be a proportionate approach then carrying out multiple surveys.</i>		

Great Crested Newts: The habitats on site were assessed in regards to their suitability to support GCN. Potential refugia (such as logs, stones, discarded building materials etc.) present were also checked for the presence of GCN.

Any ponds on-site or within 500m of the site boundaries (where access was available) were assessed for their habitat suitability for GCN, utilising the modified Great Crested Newt Habitat Suitability Index (ARG UK 2010; Oldham et al. 2000). The Habitat Suitability Index (HSI) is used to evaluate the suitability of ponds to support GCN. It is a numerical index between 0 and 1, where 0 indicates completely unsuitable habitat and 1 represents optimal habitat. The HSI score is then utilised to define the suitability of the pond on a categorical scale. This system provides an indication as to the suitability of ponds to support GCN but is not precise enough to conclude that a pond with a high score will definitely support GCN, whilst those with a low score will definitely not.

Nesting Birds: Whilst the survey was completed outside of the bird nesting season, the habitats on site were also assessed in regards to their suitability for nesting birds, including the identification of any existing disused nests.

Reptiles: The site was also assessed in regards to its suitability to support reptiles, which is largely based on an assessment of the habitats present on site and whether they afford sufficient opportunities to support basking, foraging and sheltering. Any refugia present was also checked for the presence of reptiles or evidence of reptiles, such as sloughs (shed skins).

Other Wildlife: In accordance with good practice, the site was checked for the presence of any other protected/notable species, with particular regard to any other species highlighted in the desktop study.

Invasive Species: The site was also surveyed for the presence of any invasive, non-native flora or fauna. See also statement from Thompsons of Prudhoe Environmental Director 28/07/2021.

4.6 Assessment methodology Biodiversity value

The CIEEM Guidelines

These guidelines provide a framework criterion for determining the value and importance of each potential ecological receptor found within the survey area.

Various characteristics can be used to identify important biodiversity features (sites, habitats, and species) that are likely to represent potentially significant constraints to the development project. These include a feature's:

- ❖ Rarity at various geographical scales;
- ❖ Threat status and vulnerability at various geographical scales;
- ❖ Diversity and/or its synergistic associations;
- ❖ Population size, and;
- ❖ Location in relation to its' known geographical distribution and range at various geographical scales.

The characteristics listed above help define a features' conservation status which can then be used to help determine its biodiversity value. CIEEM (2006) provides further information on how the relative value and importance of a receptor can be determined and states that its biodiversity value should be measured against published selection criteria where available.

It is also useful to distinguish between the biodiversity value of a receptor and its legal status. Features of high biodiversity value may not necessarily attract legal protection and vice versa. For example, a viable area of ancient woodland is likely to be considered of high biodiversity value even if it does not receive any formal statutory designations.

In the evaluation of biodiversity value, reference is also made to HA, UK and Local BAPs, inclusion on national or county Red Data Books, and to conservation status (such as nationally notable/scarce, etc.). However, the inclusion within a BAP reflects the fact that the population of the species/habitat concerned is in a sub-optimal state (and hence that conservation action is required) and does not necessarily imply any specific level of value. Despite this, priority BAP species/habitats may represent a significant ecological constraint if their presence triggers planning guidance implications (as outlined above).

In accordance with CIEEM (2006), each biodiversity feature should be assessed as valuable, or potentially valuable, based on the following geographic frame of reference (some examples of ecological receptors that may be potentially valuable at each geographical scale are provided below):

- ❖ International e.g. biodiversity feature that warrant designation of an area as a SPA, SAC, or Ramsar site;
- ❖ National (i.e. UK), e.g. biodiversity feature that warrants designation of an area as a SSSI;
- ❖ Regional, e.g. biodiversity features valuable at a regional level e.g. North East England;
- ❖ County, e.g. biodiversity features valuable at a county (i.e. South Tyneside) level;
- ❖ District, e.g. biodiversity features of value at the district (i.e. East Boldon) level;
- ❖ Local, e.g. biodiversity features of value in a local (i.e. parish or within ~5km of the scheme extent) context;
- ❖ Biodiversity features of value within the immediate survey area of the scheme only;
- ❖ Local, e.g. species populations of value in a local (i.e. within ~5km of the scheme extent) context;
- ❖ Species of value within the immediate survey area of the scheme only.

5 RESULTS

5.1 Desktop Study

5.1.1 Statutory Protected Sites

There are three statutory sites within 2km of the proposed development. None of the sites are on or directly adjacent to the proposed development. The closest site is West Farm Meadow Boldon Site of Special Scientific Interest (SSSI), located around 1km north of the proposed development. Station Burn and Tilesheds Local Nature Reserves are also present within a 2km radius of the proposed development.

A summary of the sites is provided in table 2 below, with their location presented on the map in figure 3.

Table 4. Summary of Surrounding Statutory Protected Sites

Name	Features	Distance	Impact
Sites of Special Scientific Interest (SSSI's)			
West Farm Meadow Boldon	Species rich grassland	1km N	None
Local Nature Reserves (LNR's)			
Station Burn	Ancient river valley, brownfield and reclaimed land, Population of water vole	1.8km NW	None
Tilesheds	Woodland, wildflower meadow and pond	1.2km NE	None
Special Protection Areas (SPA's)			
Northumbria Coast SPA	Breeding colonies of Arctic and Little Tern. Presence of Turnstone and Purple Sandpiper.	5km E	Negligible
Special Areas for Conservation (SAC's)			
Durham Coast SAC	1230 – Vegetated sea cliffs of the Atlantic and Baltic coasts.	5km E	Negligible
RAMSAR Sites			
Northumbria Coast	Breeding colonies of Arctic and Little Tern. Presence of Turnstone and Purple Sandpiper.	5km E	Negligible

Due to the location, limited footprint of the development and lack of connectivity between the site and surrounding statutory protected sites, it is considered that none of the sites will be directly impacted by the proposed development.

The site is situated 5km away from the Northumbria Coast SPA and Durham Coast SAC (see figure 4), within the 6km zone of influence identified by the Local Authority. (See Paragraph 7.24 below taken from Habitat Regulations Assessment of the South Tyneside Pre-publication Plan, Footprint Ecology, 2019).

Paragraph 7.24 “The interim strategy uses the current visitor survey data to establish where the majority of current, and therefore predicted new visitors, originate from. The strategy should be referred to for a detailed explanation of how the zone of influence is calculated using the available data, but in summary the interim strategy concludes that the ‘zone of influence,’ i.e. any net increase in residential development in this zone is considered to contribute towards increased recreation pressure for which an adverse effect on European site integrity cannot be ruled out, is 6km.”

The development will result in a net increase in residential development of one property and therefore adverse effects on the European sites integrity cannot be ruled out. However, based on the below paragraph taken from the HRA undertaken against the Local Authorities Pre-publication Plan. Given the distance from the coastal sites and size of the development, the scale of recreational impacts is likely to be very low at worst.

Paragraph 7.10 “The plots do show a clear pattern whereby visits per property declines with distance. These would tend to suggest that housing within 3km is likely to generate more access to the coast than housing further away and that by around 6km or 7km, visit rates are low. These results would suggest development at around 7km would need to involve large volumes of housing to generate similar levels of access as houses within one kilometre. Taking the values from the combined plot, within one kilometre around 0.008 interviews per property might be anticipated, and at 7km that value falls to approximately 0.0002; this would suggest around 40 dwellings at 7km might be associated with an equivalent level of access to the coast as one dwelling within 1km. These distances fit with the overall data from the visitor survey work: in which 690 interviews were conducted along the entire coast, from these data 75% of interviewees indicated they lived within a six-mile radius of the location where interviewed.”

Assuming that the proposed development will result in minor negative impacts to the coastal SPA and SAC through increased recreational pressure, the requirement for appropriate mitigation has been considered. This has taken account the two paragraphs taken from the HRA carried out on the Local Authorities Pre-publication Plan 2019. On the basis of the below paragraphs provided in this reference, it is considered that any minor negative impacts arising from the net increase in residential development on this site, will be offset through measures imposed on larger housing development (>10 properties) as part of the Local Authorities ‘Strategic mitigation approach’.

Paragraph 7.25. “Any net increase in housing within the zone must be mitigated for, and the interim recreation mitigation strategy provides for this with a suite of measures that are funded by developer contributions. As noted above, the new visitor survey work and site allocations being taken forward for Publication stage will be used to update this section of this HRA report and the revised recreation mitigation strategy. Whilst the updated analysis will help to ensure that the strategy is robust and up to date, it is likely that the update will provide a consistent conclusion that there is a clear need for a strategic approach to mitigating for the impacts of recreation at the coastal European sites.”

Paragraph 7.26 “The interim recreation mitigation strategy provides a strategic mitigation approach for recreation pressure, using a zone of influence of 6km. Currently the interim approach is to weight the burden of funding this mitigation towards housing proposals of 10 dwelling or more (i.e. major development). Minor developments do not make a contribution, but their impact is mitigated for by the weighted contributions of major developments.”

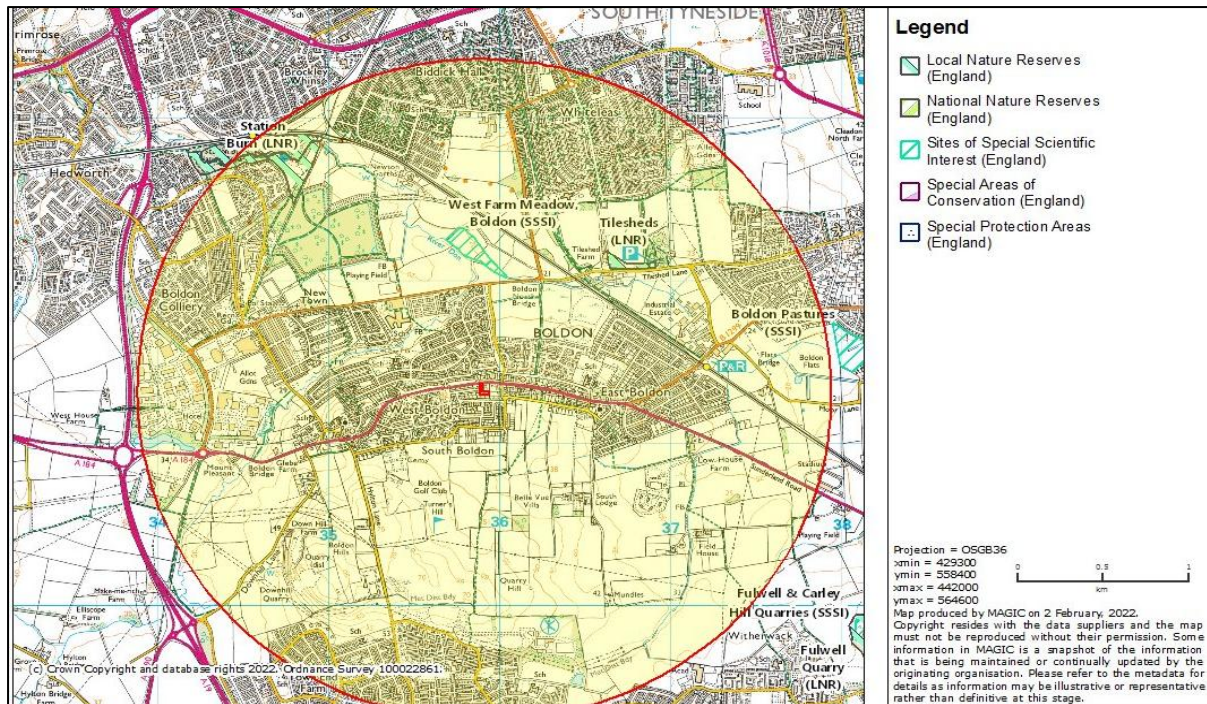
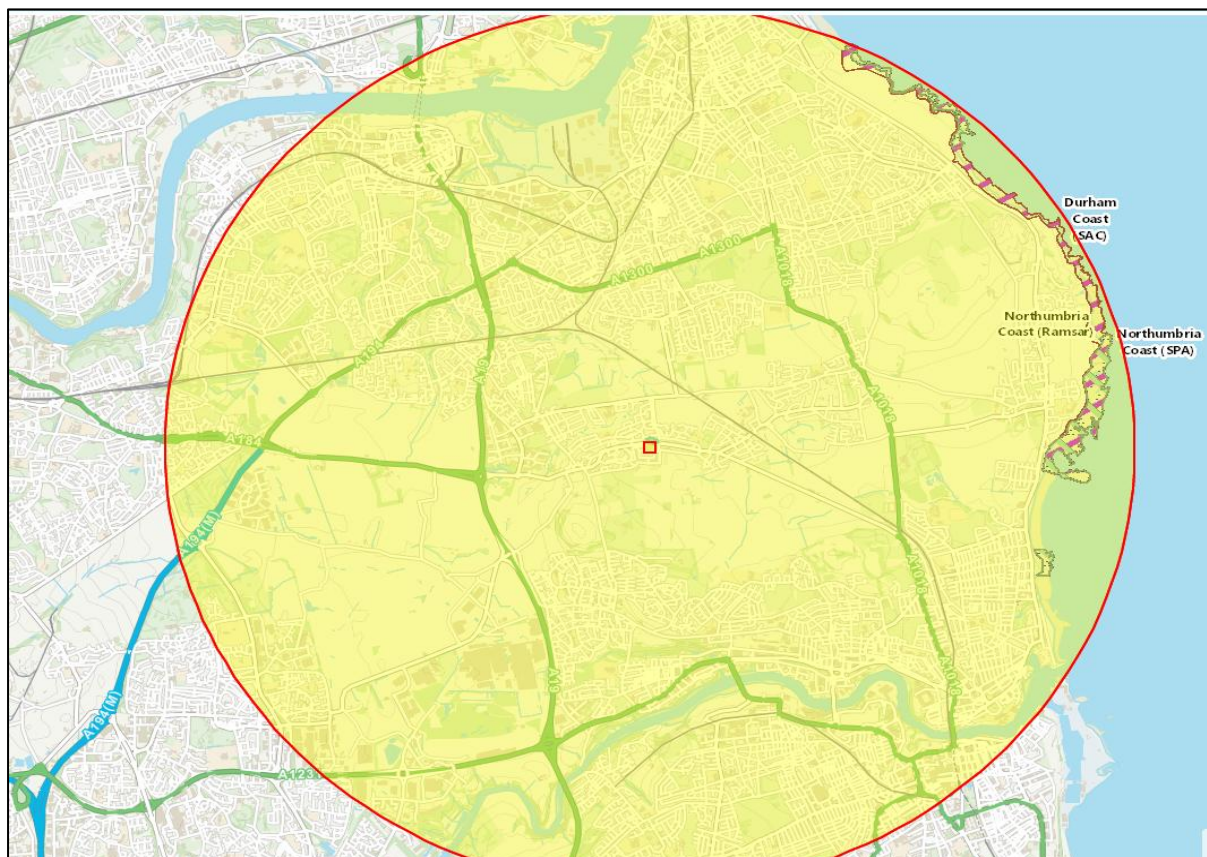


Figure 3. Location of site in relation to surrounding statutory protected sites

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5.1.2 Non-statutory sites

A total of 15 local wildlife sites were identified within 2km of the proposed development site. A summary of the sites is provided in table 5 below with their location shown in relation to the development on figure 5.

Due to the limited footprint of the development and distance away from the identified LWS's, it is unlikely that any of these sites will be significantly impacted.

Table 5. Summary of Surrounding Local Wildlife Sites

Name	Features	Distance	Impact
Local Wildlife Sites			
River Don - West Boldon, New Road, and North Road	Riverine and adjacent habitat	0.6km NW	Negligible
Boldon Crossings Pond	Pond and associated marginal habitat	1.1km N	Negligible
Cotman Gardens	Species rich lowland grassland	1.7km NE	Negligible
Boldon Colliery Former Railway Line	Unimproved neutral grassland, mature scrub, scattered trees and wet ditch communities	1.5km NE	Negligible
Newton Garths	Species-rich, neutral, ridge and furrow pasture sloping down to the River Don		Negligible
Tilesheds Burn	Small area of wetland habitat associated with drainage ditches near Tilesheds Lane, together with two adjacent ridge and furrow fields	1.1km NE	Negligible
Boldon Flatts – North, West and South	Mosaic of habitats	1.6km E	Negligible
Low House Copse	Small area of plantation woodland to the north east of Low House Farm. There is a relatively open canopy comprising of crack willow, ash, pedunculate oak and elm.	1.7km E	Negligible
Turners Hill	No further information available.	1km S	Negligible
Black Plantation	Small, rectangular, area of mature even-aged, broadleaved plantation woodland lying to the south of West Boldon. The canopy is dominated by sycamore, whilst other trees present include wych elm, beech, ash and hybrid poplar	1km S	Negligible

Downhill Old Quarry	Downhill is a Magnesian limestone 'outlier' which forms a prominent domed hill overlooking the low lying, open land north of the Nissan car plant.	1.5km SW	Negligible
Downhill Meadow	Species rich grassland	1.7km SW	Negligible
Boldon Lake	The site comprises a man-made lake (the largest body of open water in the borough) adjacent to the Quadrus building in West Boldon, together with species-rich damp grassland alongside.	1.8km W	Negligible
Make me Rich Meadow	The site is made up of an area of species-rich, damp, unimproved grassland, together with a section of the River Don between the A19 and the A184.	2km SW	Negligible
Mount Pleasant Marsh	Pond, Lowland Fen, Lowland Meadow and Plantation Woodland habitats	1.8km SW	Negligible

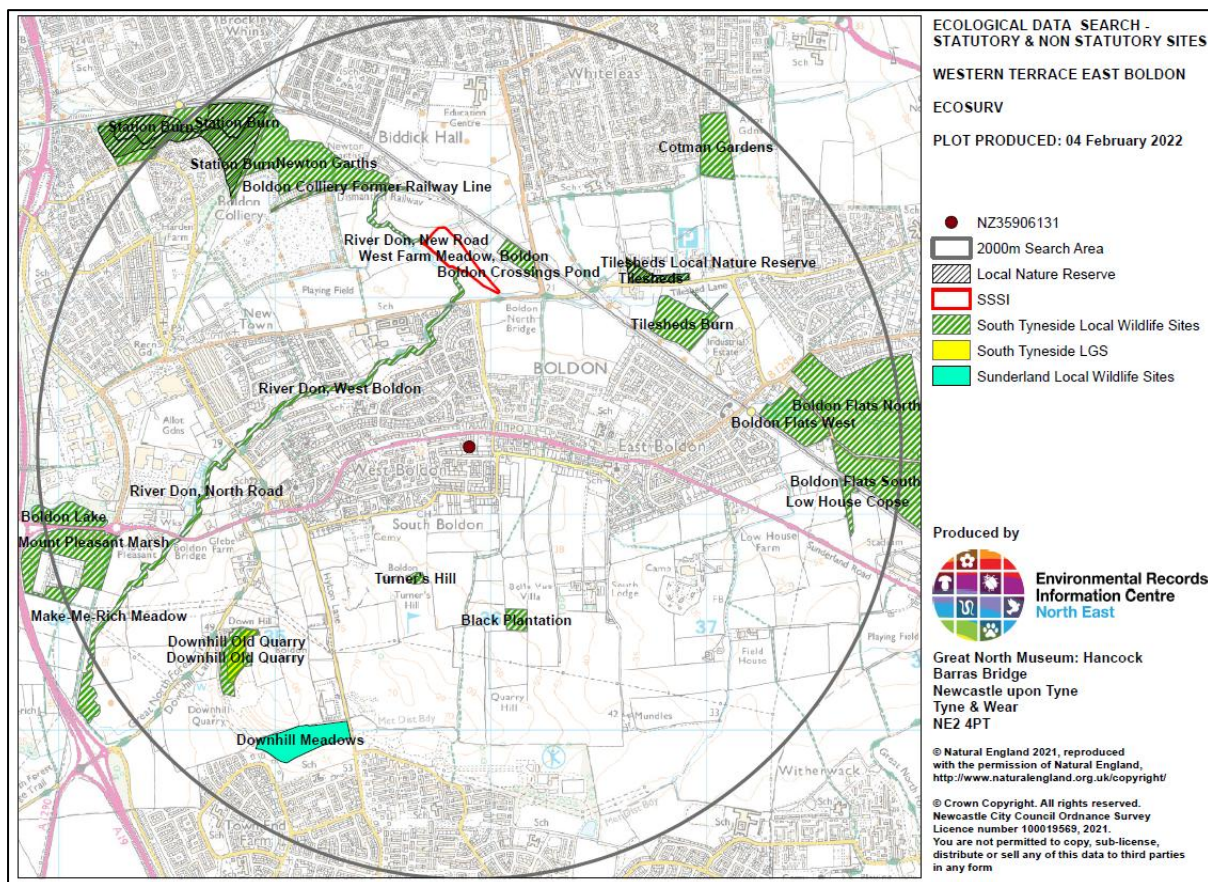


Figure 5. Map of Local wildlife sites located within a 2km radius of the proposed development.

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5.2 Site Assessment

5.2.1 On-site Habitats and Ecological Features

The site comprised of a small area of modified grassland, hedgerow and a small copse of scattered early mature trees, mapped as other broad-leaved woodland. The site has been historically used as a family summer garden, which has since been left unmaintained due to difficulties in upkeep. See figure 9 Appendix 9.3 for habitat map.

Tree species on site comprised predominantly of sycamore *Acer pseudoplatanus*, with one silver birch *Betula pendula* and cherry trees *Prunus sp.* Laurel *Prunus laurocerasus* is present as an understorey to the wooded area within the north of the site.

There is a small section of well-managed privet hedgerow *Ligustrum ovalifolium*. situated between the access road and northern section of the site. The hedgerow was established sometime in the early 1990s.

The small area of poor semi-improved grassland on site differs from the woodland ground flora with a more complete grass sward coverage of predominantly perennial rye *Lolium perenne*. Species noted were largely Spanish bluebell, ribwort plantain *Plantago lanceolata*, common vetch *Vicia sativa*, creeping buttercup *Ranunculus repens*, bramble *Rubus fruticosus*, nettle *Urtica dioica* and herb Robert *Geranium robertianum*. This was across the sward in its entirety, species diversity per m² is low.

5.2.2 Off-site Habitat and Ecological Features

The site is largely enclosed by residential properties and the built environment of East Boldon. Within the wider landscape arable land and a golf course is present to the south. To the north there is arable land, scrub and areas of open grassland. Areas of grassland and scrub are present along the watercourse also located to the north.

5.3 Protected Species

Badgers: The site offers some suitable, albeit sub-optimal habitat for badger sett creation. No badger setts were observed or evidence of badger behaviour. The isolated nature of the site in relation to surrounding habitats and its location in proximity to the built environment may deter badgers. The proposals are unlikely to significantly impact badgers.

Bats: A large number of trees are present on site; however, the majority are only young or early mature specimens and lack the size and or suitable features that would support roosting bats.

The habitats on site are of value for foraging bats. The limited area overall, is unlikely to support large numbers of bats or be of importance to local bat populations at more than a very local level. Indirect impacts, such as disturbance from lighting post construction should be considered.

Great Crested Newts: The habitats on site offer some suitability for amphibians, including great crested newts. The brash piles create suitable refugia, with other sheltering and foraging opportunities present within the vegetation on site. However, no ponds were identified on OS maps within 500m of the proposed development site (see figure 7), limiting the likelihood of GCN being present on site. Four records of GCN are present within 2km of the application site, but these are located beyond 500m away at Boldon Colliery, Boldon Comprehensive and Whitelees clay pits., the most recent of which is dated at 1983. Overall, it is unlikely that GCN will be significantly impacted by the proposed development.

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Reptiles: The habitats on site offer some suitable habitat for reptiles, with opportunities for basking, sheltering, and foraging. Historically the site appears to have been much more overgrown, which may have limited basking spots. In addition, the site is somewhat isolated from suitable habitat within the surrounding area, with the built environment, arable fields and urban greenspace creation barriers to dispersal/colonisation. Records were obtained for adder and grass snake, although quite dated at 1980 and 1956 respectively. Overall, it is unlikely that that reptiles will be significantly impacted by the development.

Hedgehog: The habitats on site offer some suitability for hedgehog, which may forage and shelter on site. Particularly the existing brash piles.

No invasive species – including non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) – were recorded within the site extent at the time of the site survey, or within habitats adjacent to the site. See also statement from Thompsons of Prudhoe Environmental Director 28/07/2021.

6 CONCLUSIONS & RECOMMENDATIONS

The site is of local level ecological value. The development will result in the loss of a number of trees, collectively classified as other broadleaved woodland habitat. The trees are generally self-seeded specimens in relatively poor condition, the understorey and ground flora is somewhat limited due to heavy shading. The value of the site predominantly lies within the suitability of the site to support nesting birds within the trees and hedgerow, alongside the suitable habitat for foraging bats.

The site lies within 6km of the Durham and Northumbrian Coast Special Area for Conservation (SAC) and Special Protection Area (SPA). Impacts arising from increased recreational pressure as a result in a net gain in housing or consider to be minor at worst, given the proximity away from the sites (>5km) and scale of the development (net increase of one dwelling). As a result of this, it is not considered that a Habitat Regulations Assessment, screening report or Appropriate Assessment is required. Further justification for this is provided within section 5.1.1 of this report.

Following the site assessment and upon review of the findings, the following is recommended:

6.1 Further Surveys

Table 6. Recommended further Surveys

Habitats/Species	Action required
Birds	If vegetation must be removed within the breeding bird season, a competent ecologist should undertake a breeding bird risk assessment to check for any active birds' nests. If an active nest is discovered, a suitable buffer zone must be implemented in which no vegetation removal may occur until the end of the breeding bird season or the nest can be confirmed as no longer active.

6.2 Mitigation

- ❖ Works should be timed to occur outside the bird breeding season (March – August inclusive) to avoid impacting any actively breeding birds. Alternatively, if vegetation must be removed within the breeding bird season, a competent ecologist should undertake a breeding bird risk assessment to check for any active birds' nests. If an active nest is discovered, a suitable buffer zone must be implemented in which no vegetation removal may occur until the end of the breeding bird season or the nest can be confirmed as no longer active.
- ❖ Care should be taken when clearing the brash piles on site to avoid harming any hedgehogs that may be present on site. Any animals uncovered should be allowed to disperse on their own accord or moved carefully into retained areas of vegetation in a sheltered location on site. This species can hibernate during the colder months, if there is concern that a hibernating individual has been disturbed, it would be prudent to contact the local rescue centre.
- ❖ To increase connectivity within the completed development, mammal movement (specifically hedgehog) should be considered during development design. Small gaps in boundary fences (13cm x 13cm) should be afforded for the movement of urban wildlife through the built environment.

- ❖ To reduce the impact to wildlife that may use the site, it is recommended that any trenches or voids are dug and filled within the same working day. Should this not be possible, an adequate means of escape should be provided and/ or the trench should be securely covered overnight.
- ❖ Any trees to be retained should be protected using *Heras* or equivalent fencing around their Root Protection Areas, in accordance with British Standard documentations BS 5837:2012 – ‘*Trees in relation to design, demolition and construction. Recommendations.*’
- ❖ Consideration should be given to sensitive lighting to avoid unnecessary light spill on to the retained trees and vegetation on site. A sensitive lighting scheme should be implemented during and after construction to avoid indirect disturbance to foraging and commuting bats and should include the following elements:
 - Sensitive positioning of lighting to avoid unnecessary spill onto retained trees and vegetation, as well as any habitat enhancement features (e.g. bat boxes) to be incorporated into the development (see below);
 - Angle of lighting: avoidance of direct lighting and light spill onto areas of habitat that are of importance as commuting pathways and/or foraging areas;
 - Type of lighting: studies have shown that light sources emitting higher amounts of UV light have a greater impact to wildlife. Use of narrow-spectrum bulbs that avoid white and blue wavelengths are likely to reduce the number of species impacted by the lighting;
 - Reduce the height of lighting columns to avoid unnecessary light spill.

6.3 Compensation

- ❖ As some suitable bird nesting habitat will be lost through the clearance of vegetation on site, it is recommended that bird nesting features are installed on any retained trees or integrated within the final building design. Some suggested designs can be seen in Appendix 9.5. A minimum of one box should be included within the scheme.

6.4 Enhancement

- ❖ External or integrated bat roosting features could be installed on the building or within the boundary trees to enhance the biodiversity value of the site post development. Some suggested designs can be seen in Appendix 9.5. A minimum of one box should be included in the scheme.

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8 SITE IMAGES

No.	Description	Image
1.	Northern section of site – species poor grassland ,scattered trees and privet hedgerow	
2.	Scattered trees to be removed	

3.	Existing driveway	
4.	Species poor and damaged modified grassland	

9 APPENDIX

9.1 Additional Information for the Legislation of Protected Habitats and Species

Species Legislation

European protected species (EPS)

These animals are fully protected through inclusion within Schedule II of The Conservation of Habitats and Species Regulations 2010(as amended).

This legislation makes it an offence to deliberately capture, kill or disturb an EPS. For the purposes of this legislation disturbance has been defined by the European Commission (EC) and Natural England as that likely to significantly affect: i) the ability of a significant group of an EPS to survive, breed, rear or nurture their young or ii) the local distribution or abundance of the species (EC, 2007, Natural England, 2007). Further detail on what constitutes significant disturbance and significant groups in relation to most EPS can be obtained from these guidance documents.

It is also an offence under the Habitats Regulations 1994 (as amended) to damage or destroy and/or obstruct access to a breeding site or resting place of these species; please note the former is a strict liability offence. This legislation applies to all life stages of an EPS, including eggs. Former defences relating to actions being the incidental result of a lawful operation or taking place within a dwelling house no longer apply to offences under the Habitats Regulation 1994 for EPS.

EPS potentially present in the survey area:

- ❖ All bats within England and Wales.
- ❖ Great Crested Newt.

Bats

The primary legislative protection for bats is under the Habitats Regulations 1994 through designation as an EPS (see above). However, bats are also partially protected in England and Wales through their inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly disturb a bat whilst it is using a place of rest or shelter. This applies to individuals, but is subject to a number of defences including if the disturbance was the 'incidental result of a lawful operation that could not reasonably have been avoided'. The legislation applies to all life stages.

Great crested newt

The primary legislative protection for GCNs is under the Habitats Regulations 1994 through designation as an EPS (see above). However, the GCN is also partially protected in England and Wales through its inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to intentionally or recklessly disturb a GCN whilst it is using a place of rest or shelter. This applies to individuals, but is subject to some defences including if the disturbance was the 'incidental result of a lawful operation that could not reasonably have been avoided'. The legislation applies to all life stages.

Breeding birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act, 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs. Species listed on Schedule 1 of The Act, e.g. kingfisher *Alcedo atthis*, receive further protection which makes it an offence to intentionally or recklessly disturb these species while building a nest, or in, on or near a nest containing eggs or young; or to disturb dependent young of such a bird. Further enhanced statutory protection is provided for bird species included on Annex 1 of the Wild Birds Directive.

Badger

Badgers receive protection under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981 (as amended), under Schedule 6, Section 11. Under this legislation badgers receive protection from killing or taking by certain methods. It is also an offence to wilfully kill, injure, take or attempt to kill, injure or take a badger or interfere with a badger sett by damaging a sett or any part thereof. It is also an offence to wilfully destroy a sett, obstruct access to a sett or disturb a badger while occupying a sett. The 1992 Act defines a badger sett as “any structure or place, which displays signs indicating current use by a badger”.

Penalties for offences can be severe with fines of up to £5000, plus six months imprisonment for each illegal interference, badger death or injury. It is recognised however that there exists a range of certain legitimate activities which need to be conducted in spite of badger presence.

Other wildlife protection/control

The main legislation dealing with species protection/control at the national level is the Wildlife and Countryside Act 1981 (as amended). Plants listed under Schedule 8 and animals under Schedule 5 of the Act receive varying levels of protection. There are also measures to control the spread of non-native species contained in Schedule 9. Other relevant legislation may include the Protection of Badgers Act 1992 and the Wild Mammals (protection) Act 1996. Details of the protection/control afforded to the following species/groups considered of relevance to the survey area are given below.

Invasive plant species

Heracleum mantegazzianum giant hogweed, *Fallopia japonica* Japanese Knotweed and *Impatiens glandulifera* Indian Balsam are listed in Schedule 9, Part II of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to plant these species or otherwise cause them to grow in the wild. Any material containing Japanese knotweed or giant hogweed is also identified as ‘controlled waste’ under the Environment Protection Act 1990 and must be disposed of properly at landfill.

Rare and/or protected plants

Some plants are listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally pick, uproot, destroy or trade in these plants. Other plants appear on national red data lists, or are considered nationally, regionally or locally scarce, though these classifications do not confer any legal protection.

Other invertebrates

In England and Wales the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 (as amended) offer legal protection to certain invertebrate species. Under the aforementioned legislation, 17 invertebrate species in Britain have European protection and 45 species in England and Wales are fully protected at a national level.

Other Mammals

All non-domesticated mammal species including common species, such as rabbit *Oryctolagus cuniculus* and deer, receive protection under the Wild Mammals (Protection) Act 1996. This act protects wild mammals from certain cruel acts and makes it an offence to intentionally inflict unnecessary suffering on wild mammals.

Habitat Legislation Statutory Protected Sites & Features

Ramsar sites

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. Originally intended to protect sites of importance, especially as waterfowl habitat, the Convention has broadened its scope over the years to cover all aspects of wetland conservation and wise use, recognising wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. They generally receive legal protection under the Wildlife and Countryside Act 1981 (as amended) as most UK Ramsar sites are also designated as SSSIs (see below). The majority are also SPAs (see below). Planning Policy Statement (PPS) 9 (see Section 2.3) also recommends that all Ramsar sites receive similar protection from development as Natura 2000 sites.

Special Areas of Conservation (SAC)

SACs receive full protection under the EC Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora). SACs are areas that have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II of the Directive. SACs, together with Special Protection Areas (SPAs), form the Natura 2000 network. Natura 2000 sites are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and any development likely to have significant impacts upon such a site will have to be assessed for its implications on the site's conservation status, an obligation under the aforementioned Regulations.

Special Protection Areas (SPAs)

SPAs receive full protection under the EC Birds Directive (Council Directive 79/409/EEC on the conservation of wild birds). SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union. SPAs, together with SACs, form the Natura 2000 network. Natura 2000 sites are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and any development likely to have significant impacts upon such a site will have to be assessed for its implications on the site's conservation status, an obligation under the aforementioned Regulations.

Sites of Special Scientific Interest (SSSIs)

SSSIs provide full statutory protection for the best examples of the UK's flora, fauna, geological, or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs are now notified under the Wildlife and Countryside Act 1981 (as amended). Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000. They are designated in England by Natural England who have powers to prevent damaging operations within and around the site. There is an obligation upon landowners and relevant authorities to notify Natural England if any activity they undertake may impact upon the conservation status of a SSSI.

National Nature Reserves (NNRs)

NNRs are fully protected from damaging operations within and around them under the National Parks and Access to the Countryside Act 1949 (as amended) and the Wildlife and Countryside Act 1981 (as amended). NNRs contain examples of nationally important natural and semi-natural terrestrial and coastal ecosystems in Great Britain.

Local Nature Reserves (LNRs)

LNRs are designated under the National Parks and Access to the Countryside Act 1949 (as amended) as areas of geological or wildlife interest of special local interest. They are normally owned and managed by local authorities, though increasingly local wildlife trusts are taking over this role. They can be protected from damaging operations within or around them through local bylaws or the policies of the local development framework.

Local Wildlife Sites (LWS) / Sites of Importance for Nature Conservation (SINC's)

SINC's/LWSs are identified by local planning authorities (in this case Durham County Council) on account of their value for wildlife. These receive a measure of protection through local planning policies.

Important hedgerows

The Hedgerows Regulations 1997 seek to protect 'important' hedgerows in the countryside by controlling their removal through a system of notification to the relevant local planning authority.

Tree Preservation Orders (TPOs)

TPOs give some measure of protection to individual trees, groups of trees or even entire woodlands that are considered by the Local Planning Authority (LPA) to be of value. They are protected under the Town and Country Planning Act 1990 and the Town and Country Planning (Trees) Regulations 1999. Trees subject to a TPO are protected from deliberate damage, and an application to the LPA would be necessary to remove any such tree.

9.2 Proposed Development Plan

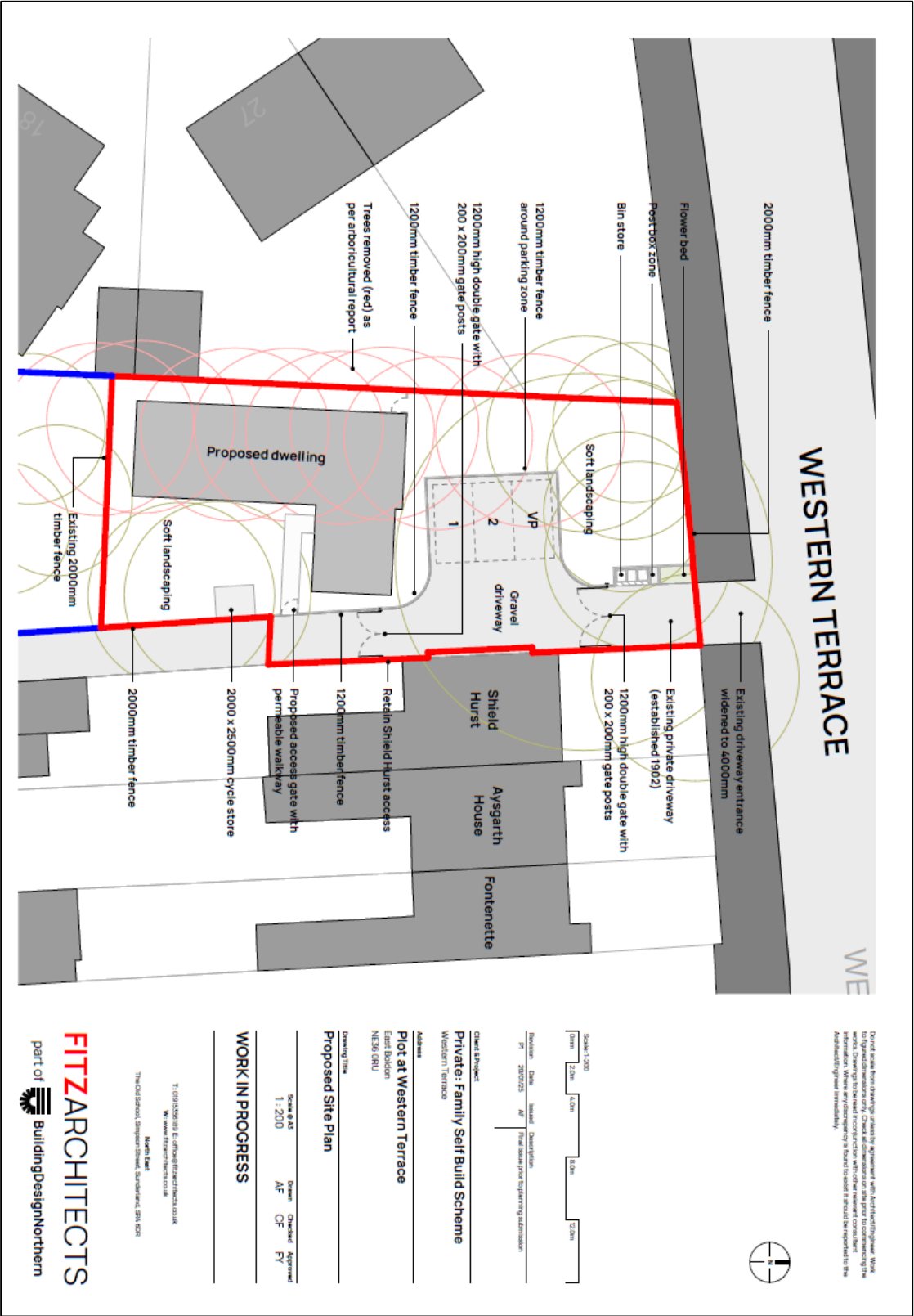


Figure 8. Proposed Site Plan

9.3 Phase One Habitat Map



Figure 9. Phase One Habitat Map

9.4 Suggested Biodiversity Compensation and Enhancement Features



Integrated Bat Boxes



Habibat 001 Bat Access Box



Habibat 3S Bat Access Box



Habibat 2S Bat Access Box

Integrated Bird Boxes



Habibat Swift Box



Habibat Bird Nest Box



Habibat Bird Box Range

Full range available from www.habibat.co.uk Telephone: 01642 724626 Email: enquiries@habibat.co.uk

External/ Tree Mounted Bat Boxes



Habibat 017 Bat Box



Habibat Triple Chambered Bat Box



Habibat Rocket Box

External/ Tree Mounted Bird Boxes



Habibat Timber Nest boxes



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