

Biodiversity Net Gain Assessment & Strategy

(includes baseline and post development habitat maps)

1 Kendal Drive, East Boldon NE36 0UB



Client: Devyn Grainger

Date: 29th September 2025

Author: Debbie Goldsmith

Client	Devyn Grainger
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Local Planning Authority	South Tyneside
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Baseline Habitat Survey	09/09/2025

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Versioning and Quality Assurance

Status	Version	Author	Reviewed by	Date
Final	1.0	Debbie Goldsmith	Tim Sexton	29 th September 2025

DISCLAIMER

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The evidence which we have prepared and provided is true, and in accordance with the guidance of The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

This report will remain valid for a maximum period of 18 months from the date of the last survey¹ site survey 09/09/2025. In the case of certain exceptions, data may only be valid for 12 months, examples include:

- where a site may support existing or new features which could be used by mobile species, such as bats and birds, within a short timeframe;
- where bats and birds are present on site or in the wider area, and can create new features of relevance to the assessment; and
- where specific guidance dictates otherwise.

Further surveys may be required to update the site information if planning is not obtained, or works do not commence within this time period.

¹ CIEEM (2019). *Advice Note: On the Lifespan of Ecological Reports and Surveys*. Chartered Institute for Ecology and Environmental Management, Winchester.

SUMMARY

Purpose

Tyne Ecology was commissioned by Devyn Grainger (the client) to undertake a Biodiversity Net Gain Assessment (BNG) and Strategy for proposed development at 1 Kendal Drive, East Boldon NE36 0UB, centred at grid reference NZ 3622 6145.

The site is subject to a planning application for 'Proposed rear extension (including demolition of existing conservatory) and internal reconfiguration'. This is exempt from BNG as it is a householder development.

The development also includes change of use of an adjacent area of open access land which is to be adopted as curtilage of the dwelling. This part of the development is subject to statutory BNG.

This brings the whole development within the red line boundary within statutory BNG regulations and the householder development is no longer exempt.

In England, BNG became mandatory from 12th February 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a minimum BNG target of 10%.

Work undertaken

A Baseline Habitat Survey was undertaken consisting of a desk study and field survey in February 2025 using UK Habitat Classification version 2.01 codes (UKHab Ltd, 2023).

All habitats present within the red line boundary were assessed using the Habitat Condition Assessment process and proforma, following the Statutory Biodiversity Metric – _Technical Annex 1: Condition Assessment Sheets and Methodology, July 2025 (v1.0.2).

The Statutory Biodiversity Metric (v1.0.4 - July 2025) was used to calculate the baseline biodiversity units pre-development and the post-development biodiversity units, to calculate the biodiversity net change score of the proposed development.

Baseline habitats

The site is approx. 0.0550 ha. This includes an area of 0.0105 ha that has been open access land and is being adopted within the curtilage of the dwelling.

The baseline biodiversity value for the site was calculated as follows:

- 0.21 Habitat Units

Post development habitats

None of the created habitats could be guaranteed for 30 years as they are within a private garden. The trees have been retained within the development. BNG guidance allows for trees of medium size to be retained in private gardens if they can be maintained in original condition. This applies to the cherry tree onsite. Although the smaller copper beech will be retained, its value cannot be

accounted for in the metric as only trees of medium and above can be retained. The small tree becomes part of the vegetated garden habitat.

The post development biodiversity values for the site, based on target condition, were calculated as follows:

- 0.17 Habitat Units

Habitat Management and Monitoring

No significant habitats will be created or enhanced on site.

Strategy to achieve BNG

The statutory biodiversity metric calculations show a net loss of habitat value, with a total net loss of 0.03 habitat units (16.35%). This leaves a deficit 0.05 habitat units to be delivered to achieve 10% net gain.

To deliver the required minimum target of 10% net gain the client will purchase the deficit of 0.05 area habitat units from a habitat bank.

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1 INTRODUCTION

- 1.1 Tyne Ecology was commissioned by Devyn Grainger (the client) to undertake a Biodiversity Net Gain Assessment (BNG) of 1 Kendal Drive, East Boldon NE36 0UB, centred at grid reference centred at grid reference NZ 3622 6145.
- 1.2 The principal author of this report is Debbie Goldsmith, who holds a Natural England Bat Licence Level 2 no: 2023-11643-CL18-BAT, and qualifying membership of the Chartered Institute of Ecology and Environmental Management (CIEEM), membership no: 21506.

Site description

- 1.3 The site is in a residential area of East Boldon, South Tyneside. See Fig 1 below.



Figure 1: Aerial image of the site (red dot denotes site location). Image used under licence (Google 2025). Imagery date 09/09/2025.

Proposed development

- 1.4 The site is subject to a planning application for 'proposed Rear Extension (including demolition of existing conservatory) and internal reconfiguration'. This is exempt from BNG as it is a householder development. The development includes change of use for an adjacent area of open access land which is to be adopted as curtilage of the dwelling.

Purpose of this report

- 1.5 The purpose of this report is to provide sufficient information for the local planning authority to fully assess whether the development can achieve the minimum mandatory requirement for biodiversity net gain of 10%.

2 METHODOLOGY

Baseline Biodiversity Value

- 2.1 The baseline BNG Calculation was informed by the baseline habitat survey. A baseline habitat plan is provided in Appendix I.

Habitat Classification

- 2.2 The Baseline Habitat Survey classified habitats according to UK Habitat Classification version 2.0 codes (UKHab Ltd, 2023).

Habitat Area/Length

- 2.3 The area or length of each habitat was calculated using QGIS software, with each parcel across the site assessed and entered individually into the metric. Red line boundary and post developmental areas were provided by the client's architect.

Habitat Condition

- 2.4 Habitat condition was assessed according to Statutory Biodiversity Metric Condition Assessment Sheets and Methodology (July 2024, v1.0.2).

Strategic Significance

- 2.5 The strategic significance of baseline and proposed habitats was assessed referring to LNRS Map for South Tyneside.

Habitat degradation

- 2.6 The Environment Act 2021 requires any habitat degradation since 30th January 2020 to be taken into consideration and the earlier habitat state used as the baseline.
- 2.7 Google earth/streetview was used to ascertain if habitats on site have been degraded since 30th January 2020.

Priority habitats

- 2.8 Defra Magic map application was used to find out if there are any priority habitats on site.

Post Development Biodiversity Value

- 2.9 The post development BNG Calculation was informed by the development plans which are included in Appendix II. A post development habitat plan is provided in Appendix I.

Assessor information

- 2.10 This assessment was undertaken by Debbie Goldsmith, who holds a Natural England Bat Licence Level 2 no: 2023-11643-CL18-BAT, and qualifying membership of the Chartered Institute of Ecology and Environmental Management (CIEEM), membership no: 21506. Debbie has been completing BNG assessments for 3 years and has undergone relevant training in UKHabs.

Limitations and assumptions

- 2.11 The desk study and field survey will not produce a comprehensive list of plants and animals as this will be limited by factors that influence their presence (e.g. activity and dormancy periods). An assessment can however be made of the habitats within the survey area, their nature conservation value and potential to support protected or priority species.
- 2.12 No other limitations were encountered, or assumptions made, during either the desk study or the field survey and it is considered that with the access gained and recording undertaken an accurate assessment of the site's ecological value has been made.

3 Mitigation Hierarchy Compliance

- 3.1 Discussions have been undertaken between Tyne Ecology and the clients to follow, where possible, the mitigation hierarchy and BNG hierarchy.

Avoidance - Measures taken to avoid biodiversity loss.

- 3.2 The development will see a loss of a small area of modified grassland and introduced shrub common and widespread habitats of low ecological value, replaced by vegetated garden of a similar value.
- 3.3 The two trees in the adopted area will be retained.

Minimisation - Actions to reduce harm

- 3.4 None

Restoration - Efforts to restore affected habitats

- 3.5 All area habitats on site will automatically become vegetated garden, a low value habitat reflecting the inability of any improvements to be guaranteed for 30 years due to intended use.

Compensation - off-site biodiversity enhancements if net gain cannot be achieved on-site

- 3.6 To achieve the minimum required 10% BNG this will be achieved through purchasing units from a habitat bank.

4 RESULTS

Desk study

Habitat degradation

- 4.1 A review of google earth found no evidence of habitat degradation. See last aerial image available prior to January 2020 (May 2018) below;



Figure 2: Google Earth Image May 2018. Image used under licence (Google 2025). Imagery date 09/09/2025.

Priority Habitats

- 4.2 A search of the magic.gov.uk database found no priority habitats on site.

Field Survey

- 4.3 A baseline habitat survey was undertaken by Tyne Ecology on 09/09/2025.

Timing and conditions

- 4.4 Prevailing weather conditions during the field survey are summarised in Table 3 below.

Table 1: Summary of weather conditions during the field survey

Date	Weather conditions			
	Temp [°C]	Cloud cover [Oktas]	Wind speed [Beaufort scale]	Precipitation
09/09/2025	17	2	1	Nil

- 4.5 The distribution and extent of habitat parcels at the site, along with the locations of any target notes, are included within the baseline habitat plan in the Appendix I. Condition assessment sheets are included in Appendix V.
- 4.6 The baseline habitats present onsite were as follows:

g4 Modified grassland .

- 4.7 Parcel 1 was in the area of open access to be adopted as garden. The grassland is likely to have been created using an amenity grass mix and consisted of closely mown grasses with frequent yarrow (*Alchillea millefolium*) present. No other forbs were seen in mown areas.
- 4.8 Parcel 2 was to the front of the house and parcel 3 was to the rear. Both were closely mown lawns with a low number of occasional forbs including yarrow, creeping buttercup (*ranunculus repens*) and white clover (*trifolium repens*).

Condition assessment

This grassland was assessed as having a poor condition as it did not meet the essential criterion A for moderate or good condition.

A: There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.

u1b Sealed surface

- 4.9 Area of paving, path and hardstanding.

u1b5 Building.

- 4.10 Parcel 1 was existing house with conservatory.
- 4.11 Parcel 2 was a small garden room/shed .

U1/848 Introduced shrub

- 4.12 Parcel 1 was in the area of open access land to be adopted. It consisted of more than 50% ornamental non-native species such as and Portugese laurel, scarlet firethorn, rose sp. , pampas grass and domestic plum. Native shrubs present included bramble (*Rubus fruticosus*) and elder (*Sambuca nigra*). Ground flora included cow parsley (*Anthriscus sylvestris*), nettle (*Urtica dioica*), and ivy (*Hedera helix*) which had also covered the fence at the rear of parcel.
- 4.13 Parcel 2 was at the front of the house and included ornamental species such as *Cotoneaster sp.* and scarlet firethorn.

Individual urban tree.

- 4.14 T1 was a medium sized cherry tree (*Prunus sp.*). The tree had been coppiced at some time and had 6 stems from approx. 1 m high. The tree looked healthy and was condition assessed as moderate.
- 4.15 T2 was a small sized copper beech tree. The tree was condition assessed as moderate.

Onsite fauna/birds

- 4.16 Blackbird (*Turdus merula*)

Baseline Biodiversity Metric Calculation

- 4.17 A summary of the baseline biodiversity units is provided in Table 2 below, as illustrated on the baseline habitat map (see Appendix I). Full details can be found in the completed statutory biodiversity metric spreadsheet, provided separately to this report.
- 4.18 The minimum unit shown by the metric is 0.01. The actual measurement of units is more detailed hence the total figures shown can be affected by rounding up and down.

Table 2: Summary of the on-site baseline habitats.

Habitat	Ref	Area (ha)	Condition	Baseline Units	Area retained (ha)	Area enhanced (ha)	Units Lost
g4 - Modified grassland	1	0.004	Poor	0.01	0	0	0.01
g4 - Modified grassland	2	0.0062	Poor	0.01	0	0	0.01
g4 - Modified grassland	3	0.0042	Poor	0.01	0	0	0.01
u1b5 - Building	1	0.0115	N/A	0.00	0	0	0.00
u1b5 - Building	2	0.0007	N/A	0.00	0	0	0.00
u1/847 – Introduced shrub	1	0.0065	N/A	0.01	0	0	0.01
u1/847 – Introduced shrub	2	0.0014	N/A	0.00	0	0	0.00
U1b – Developed land. Sealed surface		0.0205	N/A	0.00	0	0	0.00
Urban tree (medium cherry)	T1	0.0163	Moderate	0.13	0.13	0	0.00
Urban tree (small copper beech)	T2	0.0041	Moderate	0.03	0.00	0	0.03

Post Development Biodiversity Metric Calculation

4.19 A summary of the post development biodiversity units is provided in Table 3 below, as illustrated on the post development habitat map (see Appendix I). Full details can be found in the completed Statutory Biodiversity Metric spreadsheet, provided separately to this report.

Table 3: Summary of on-site habitat creation

Habitat	Ref	Area (ha)	Target Condition	Strategic significance	Units Delivered
u1b5 - Building	1	0.0137	N/A	Low	0
u1b5 - Building	2	0.0007	N/A	Low	0
u1b - Developed land/sealed surface		0.0181	N/A	Low	0
u1- 828 - Vegetated Garden		0.0225	N/A	Low	0.04

Headline Results of BNG Calculation

4.20 The proposed development will result in a loss of 0.03 habitat units (16.35%). See Fig 3 below - headline results below.

On-site baseline	Area habitat units	0.21		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.17		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-16.35%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.21	0.23	0.05
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Figure 3: BNG Headline Results

5 HABITAT MANAGEMENT AND MONITORING

5.1 Not required as no habitats of significance will be created or enhanced on site.

6 BNG STRATEGY

- 6.1 The statutory biodiversity metric calculations show a net loss of habitat value, with a total net loss of 0.03 habitat units (16.35%).
- 6.2 To deliver the deficit of 0.05 habitat units to achieve 10% net gain, the client will purchase 0.05 units from a habitat bank.

7 REFERENCES

British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain

CIEEM-CIRIA-IEMA (2019) Biodiversity Net Gain – Good Practice Principles for Development

Department for Environment, Food & Rural Affairs (2025). Statutory Biodiversity Metric: User Guide, published 3 July 2025. Available online: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Department for Environment, Food & Rural Affairs (2025). Statutory Biodiversity Metric: Condition Assessments, published 3 July 2025. Available online: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Department for Environment, Food & Rural Affairs (2025). Statutory Biodiversity Metric Calculation Tool – Macro Disabled, published 3 July 2025. Available online: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

UK Habitat Classification Working Group (2023). UK Habitat Classification – Version 2.01. Available at: <https://www.ukhab.org/ukhab-documentation/>

<https://www.natureplan.org.uk/article/27730/Map-of-areas-of-particular-importance-for-biodiversity>

APPENDIX I: HABITAT MAPS

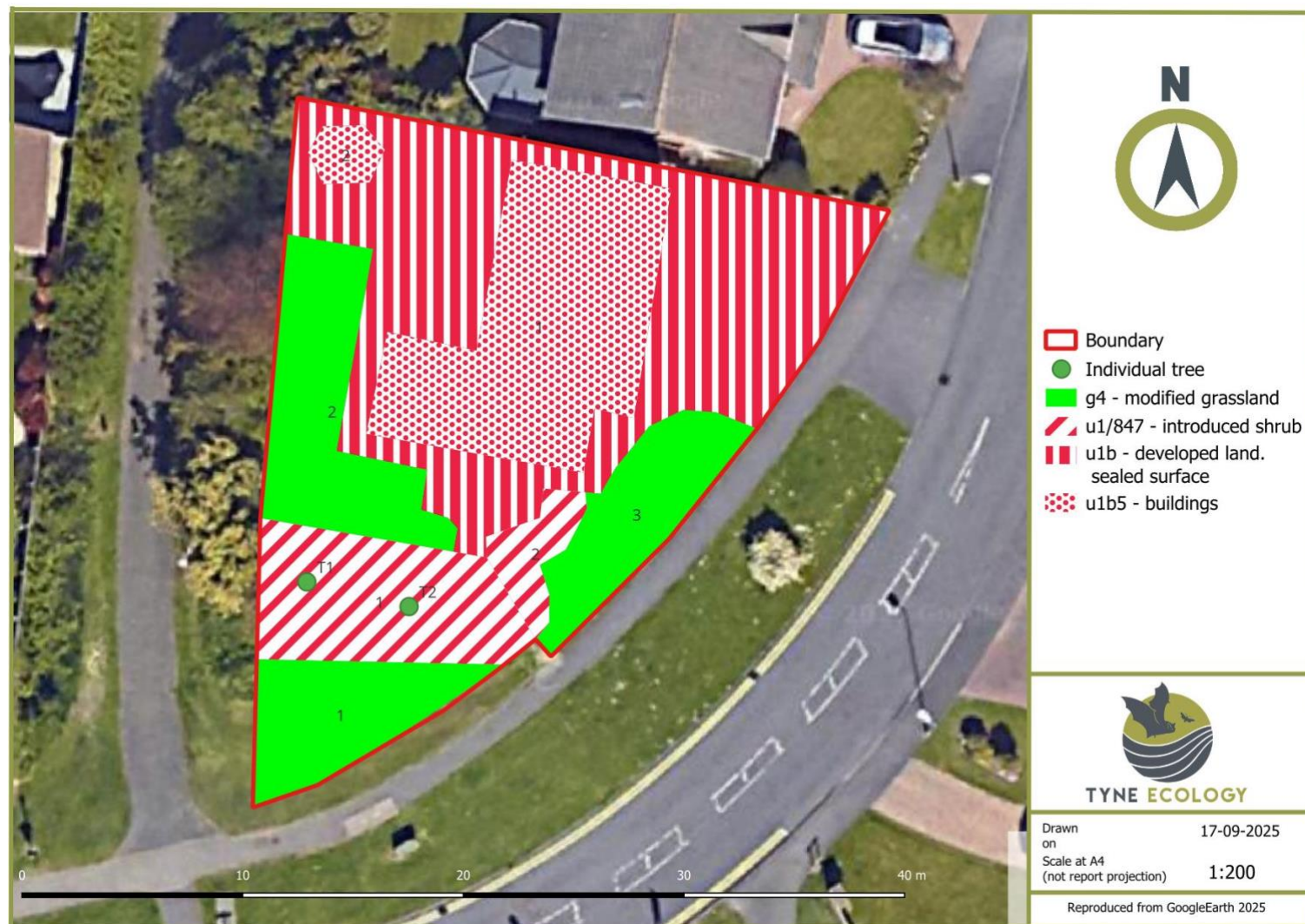


Figure 4: Baseline habitat map.

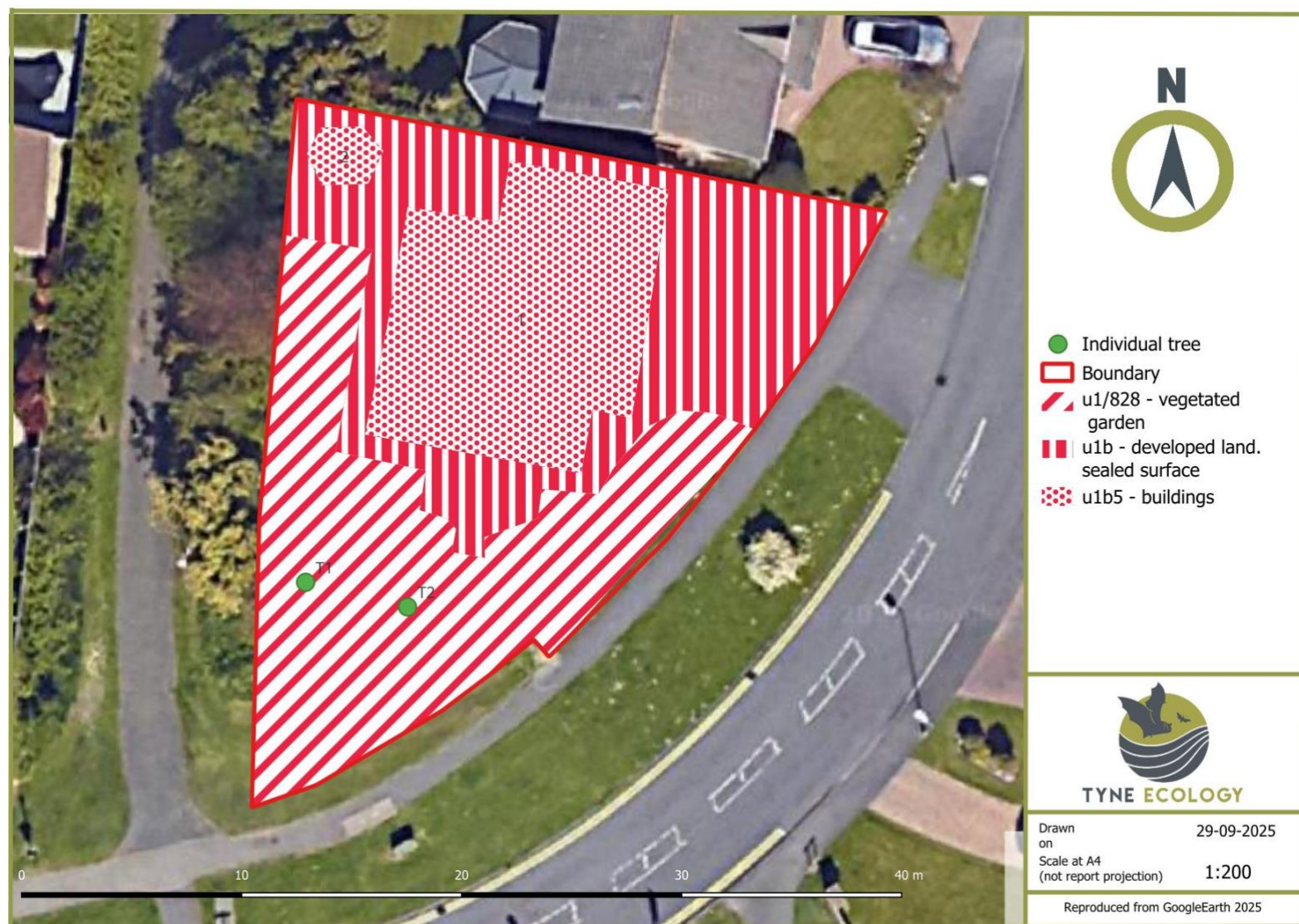


Figure 5: Post development habitat map.

APPENDIX II: PROPOSED DEVELOPMENT PLANS

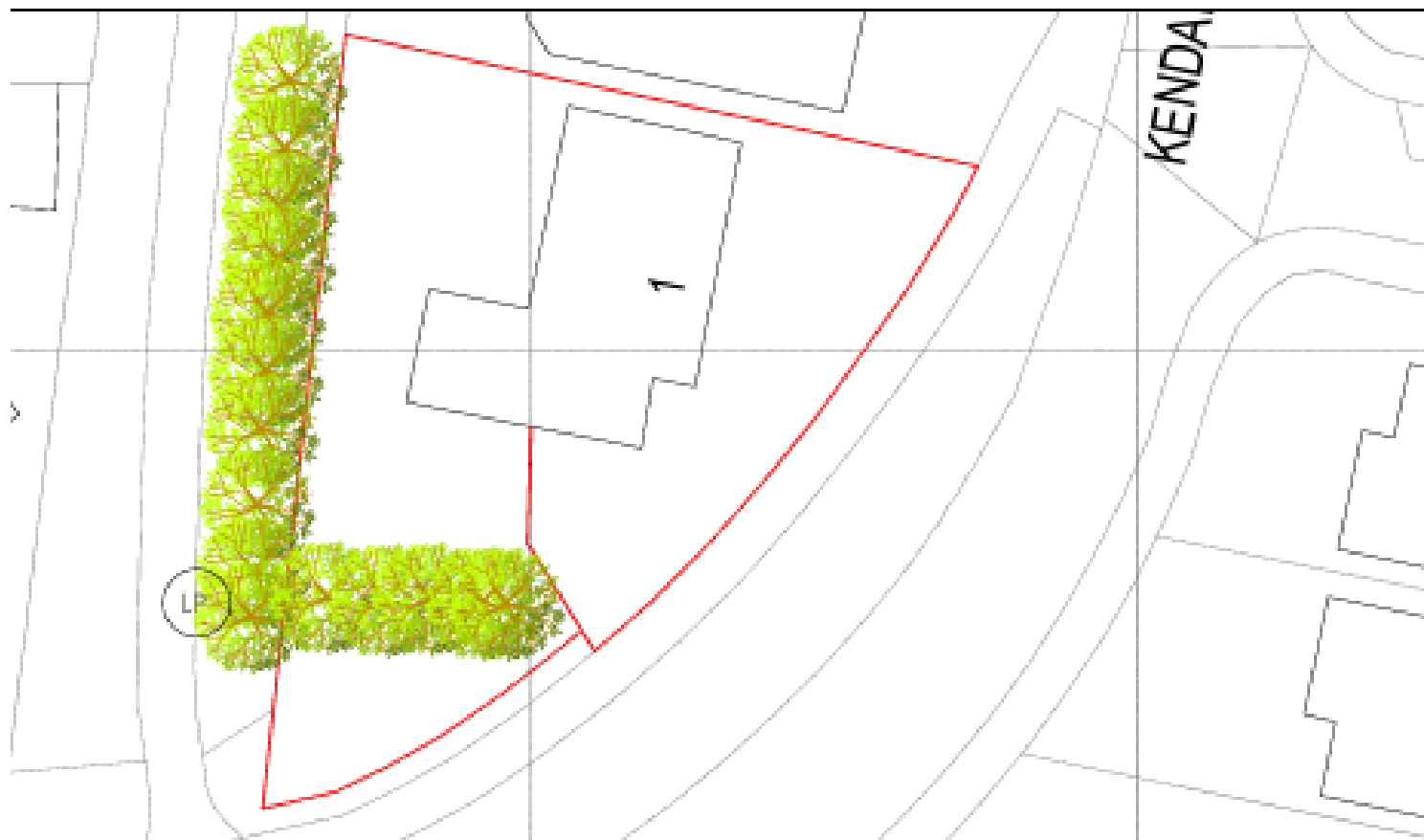


Figure 6: Existing plans



Figure 7: Proposed development plans

APPENDIX III: DESKTOP RESEARCH

South of Tyne and Wear Local Nature Recovery Strategy (LNRS): Map of Areas of Particular Importance for Biodiversity

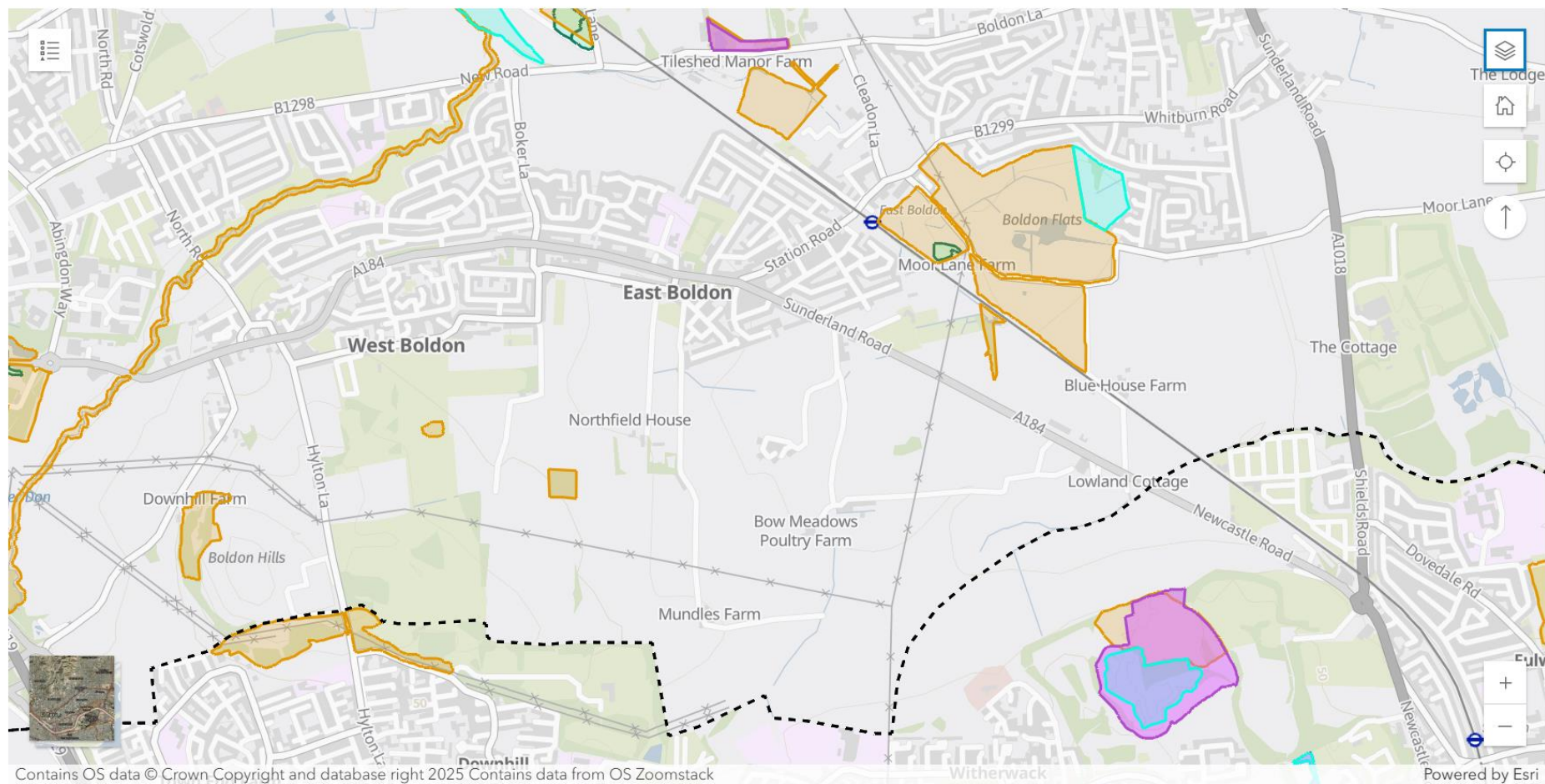


Figure 8: South of Tyne and Wear LNRS Map.: Map of areas for importance of biodiversity

APPENDIX IV: FIELD SURVEY PHOTOGRAPHS



Figure 9: Area of land to be adopted into curtilage of dwelling



Figure 10: Introduced shrub parcel 1



Figure 11: Modified grassland parcel 1



Figure 12: House to front. Modified grassland parcel 3 and introduced shrub parcel 2

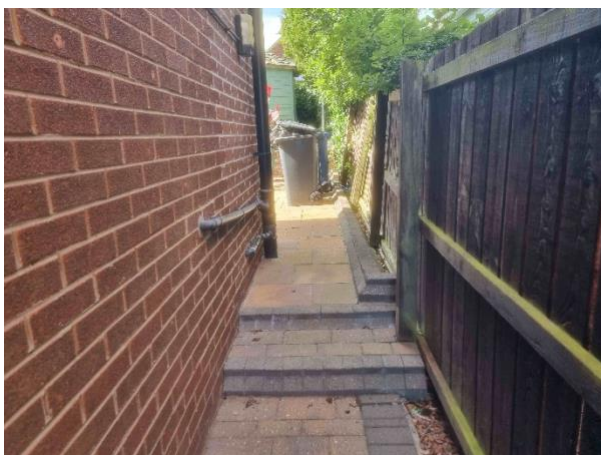


Figure 13: Side/north of house, hardstanding



Figure 14: Rear garden looking north



Figure 15 : Garden to south. Fence separating from land to be adopted.



Figure 16: Lawn sward

APPENDIX V: BASELINE HABITAT CONDITION SHEETS

Limitations (if applicable)		Habitat parcel reference									
		1	2	3							
Condition Assessment Criteria		Grid reference									
		Criterion passed (Yes or No)									
	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	N	N	N							
A	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.										
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	N	N							
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Y	Y							
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Y	Y							
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	N	N							
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Y	Y							
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	Y	Y							
Essential criterion achieved (Yes or No)		N	N	N							
Number of criteria passed		4	4	4							
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓									
Passes 6 or 7 criteria including passing essential criterion A	Good (3)										
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)										
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Y	Y	Y							

Figure 17: Modified grassland condition sheet

Limitations (if applicable)		Habitat parcel reference									
		T1	T2								
Condition Assessment Criteria		Grid reference									
		Criterion passed (Yes or No)									
A	The tree is a native species (or at least 70% within the block are native species).	Y	N								
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y								
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	N								
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	N	Y								
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N								
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y								
Number of criteria passed		4	3								
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√									
Passes 5 or 6 criteria	Good (3)										
Passes 3 or 4 criteria	Moderate (2)	Y	Y								
Passes 2 or fewer criteria	Poor (1)										

Figure 18: Individual tree condition sheet

APPENDIX VI: POST DEVELOPMENT TARGET HABITAT CONDITION SHEETS

N/A

APPENDIX VII: SPECIES LIST

To be submitted to the Local Environmental Records Centre.

Site Name:	East Boldon	Submitted by:	Tyne Ecology
Grid Ref:	NZ 3622 6145	Verified by:	Debbie Goldsmith

Blackbird (*Turdus merula*).

APPENDIX VIII: LEGISLATION

The following local and national planning policy and both primary and European legislation relating to nature conservation and biodiversity status are considered of relevance to the current proposal.

Planning and biodiversity

Local Authorities have a requirement to consider biodiversity and geological conservation issues when determining planning applications under the following planning policies.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, Feb 2025) states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- (c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- (e) 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*
- (f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) requires developers to deliver a biodiversity net gain of 10%. It states:

- (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.*
- (2) The biodiversity value attributable to the development is the total of—*
 - (a) the post-development biodiversity value of the onsite habitat,*
 - (b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and*
 - (c) the biodiversity value of any biodiversity credits purchased for the development.*
- (3) The relevant percentage is 10%.*