

Little Haven Hotel

Ecological Impact Assessment (EcIA)

Little Haven Hotel

March 2026

V1

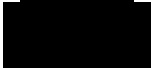


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LITTLE HAVEN
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1.0 EXECUTIVE SUMMARY

Durham Wildlife Services was commissioned by Little Haven in July 2025 to provide an Ecological Impact Assessment (EclA) for land at The Little Haven Hotel, South Shields. The approximate National Grid Reference for the centre of the site is **NZ 36810 68147**. The survey is required prior to proposed construction of extensions between each wing of the building and the development of additional buildings on the site including a gym and nursery.

An initial Preliminary Roost Assessment and habitats walkover survey was carried out by Melissa Young BSc, ACIEEM, Ecologist (Bat Licence: **2025-85013-CL18-BAT**) and Gemma Jones MSc, Assistant Ecologist on 23rd October 2024. A follow-up habitat survey and condition assessment was carried out by Melissa Young and Dominic Maxwell, BSc, Seasonal Ecological Assistant, on 22nd July 2025

During the site visit, 7 habitats were recorded on site under the UK Habitat Classification habitat system.

- g4 – modified grassland
- h2b – non-native and ornamental hedge
- h3h – mixed scrub
- u1 – built up areas and gardens
- u1b5 – buildings
- u1b6 – other developed land
- u1c – artificial unvegetated, unsealed surface

Herring gull *Larus argentatus* and starling *Sturnus vulgaris* were observed using the site for foraging and the site is suitable for nesting birds with old house martin *Delichon urbicum* and feral pigeon *Columba livia domesticus* nests observed around the building.

The gazebo to the north of the building was noted as having a low roost potential.

Discussion on likely significant impacts of the development, their magnitude and nature conservation significance are including within this report and complies with EclA guidance. Recommendations of avoidance and mitigation are provided and include:

- Development of a CEMP to avoid and mitigate for potential pollution events, noise and visual disturbance during works.
- All vegetation clearance to be performed outside of the nesting bird season (Mar – Aug inclusive) unless preceded by a nesting bird check.
- Method statement to cover the bat roost potential for the building.

- A minimum of 1 nocturnal survey on the gazebo prior to demolition.
- Restricting working hours to minimise disturbance to nearby birds and bats using the site.
- A contractor to deal with invasive non-native species.
- Works on the building to be preceded by a weekly nesting bird check during the nesting bird season.
- Inclusion of bat and bird boxes in the landscaping or an Ecological Design Strategy.
- Production of a Habitats Regulations Assessment (HRA) with regard to disturbance issues to SPA birds/European designated sites.

2.0 INTRODUCTION

2.1 Background

Durham Wildlife Services was commissioned by Little Haven in July 2025 to provide an Ecological Impact Assessment (EclA) for land at The Little Haven Hotel, South Shields. The approximate National Grid Reference for the centre of the site is **NZ 36810 68147**. The survey is required prior to proposed construction of extensions between each wing of the building and the development of additional buildings on the site including a gym and nursery.

An initial Preliminary Roost Assessment and habitats walkover survey was carried out by Melissa Young BSc, ACIEEM, Ecologist (Bat Licence 2024-11970-CL18-BAT) and Gemma Jones MSc, Assistant Ecologist on 23rd October 2024. A follow-up habitat survey and condition assessment was carried out by Melissa Young and Dominic Maxwell, BSc, Seasonal Ecological Assistant, on 22nd July 2025.

2.2 Site Description

The hotel sits at the edge of South Shields with the estuary of the River Tyne approximately 20m north and 100m east. It comprises of a 2-storey hotel building with 3 wings, with an associated car park that has a central raised and grassed roundabout. There are a variety of outdoor areas for hospitality and dining around the hotel with some more open grassland to the southeast. The site is separated from the estuary by a paved walkway and sea wall to the north, and sand dunes leading to a sandy beach to the east. The town of South Shields lies 120m to the west which has a mix of parkland, residential and commercial areas.

2.3 Survey Objectives

The objective of this report is to assess the impacts of the proposal on ecological features, identifying and significant effects as well as impacts on any designated sites or protected species. This report will detail both the mitigation measures required and how these will be secured (CIEEM, 2017).

3.0 PLANNING POLICY AND LEGISLATION

3.1 Habitat and Species Legislation

Species and habitats receive legal protection in the UK under various legislation, including:

- The Wildlife and Countryside Act (WCA) 1981 (as amended);
- The Conservation of Habitats and Species Regulation 2017 (as amended) (also known as the Habitat Regulations, it implements the EU Habitats Directive in England and Wales);
- The Countryside Rights of Way (CROW) Act 2000;
- The Hedgerows Regulations 1997;
- The Protection of Badgers Act 1992;
- The Natural Environment and Rural Communities (NERC) Act 2006;
- Town and Country Planning Act 1990;
- Environment Act 2021.

Where relevant, this report considers the legislative protection afforded to specific habitats and species.

3.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how local planning authorities should incorporate them into their own policies and plans. Section 11 of the NPPF contains several policies targeted at enhancing the natural environment and requires local authorities to consider how impacts on biodiversity can be minimised and provide net gains in biodiversity. Additional Planning Practice Guidance (PPGs) supports the NPPF and includes guidance on:

- Landscape;
- Biodiversity, ecosystems and green infrastructure; and
- Brownfield land, soils and agricultural land.

3.3 UK Post-2010 Biodiversity Framework

The UK Biodiversity Action Plan (UK BAP) was succeeded in 2012 by the 'UK Post-2010 Biodiversity Framework' which demonstrates a whole-environment strategy on how the UK contributes to achieving the Convention on Biological Diversity's (CBD) 20 Aichi Biodiversity Targets. In England, 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' (Defra, 2011) sets out the strategic direction for biodiversity policy in the future.

The former UK BAP was used to draw up lists of species and habitats of 'principal importance' which continue to be regarded as priorities under the Post-2010 Biodiversity Framework and are identified under Section 41 of the NERC Act 2006; these species have been considered throughout this report.

3.4 Local Planning Policy & Biodiversity Action Plan

3.4.1 Local Biodiversity Action Plan

The Durham Biodiversity Partnership has produced a Local Biodiversity Action Plan (LBAP) which has been adopted by the council. These documents detail how planning authorities should safeguard and seek to enhance biodiversity and includes actions for specific habitats and species. The LBAP provides a clear plan of action for wildlife in the district and promotes conservation of key habitats/ species. The BAP provides visions and goals for biodiversity conservation by setting out objectives and actions and the key organisations to achieve them.

3.5 Local Policy

3.5.1 South Tyneside Local Development Plan

All councils are required to have a plan for development in their area. In this instance, it's the South Tyneside Local Development Framework. Together with the national planning guidance, it sets out the spatial strategy and policies for the use of land and buildings in the borough and helps the council to assess planning applications and other development proposals. The LDF is currently in review in the form a new style Local Plan.

South Tyneside Council have the following ecological policies within their Core Strategy.

3.5.2 Policy EA1 Local Character and Distinctiveness

- A. To conserve the best qualities of South Tyneside's built and natural environment the Council will:
- B. Improve the distinctive urban characters of South Shields, Jarrow and Hebburn;
- C. Protect and enhance the openness of Green Belt;
- D. Preserve the special and separate characters of the urban fringe villages of Boldon Colliery, West Boldon, East Boldon, Cleadon and Whitburn; and
- E. Implement the Great North Forest's strategies for access, education, enterprise and biodiversity in a forestry framework by:
 - I. Enhancing the River Don Valley farmland into a well-wooded recreational landscape enclosing a network of open corridors;
 - II. Reconstructing the Boldon/Cleadon fringe as an informal and wooded local recreation area that softens intrusive urban edges;
 - III. Conserving the open limestone grassland character of the Cleadon Hills;
 - IV. Enhancing North Sunderland fringe by significantly increasing tree cover; and

V. Restoring the small-scale agricultural field pattern of Downhill.

3.5.3 Policy EA2: The Coastal Zone

To reinforce the coastal zone as a strategic multi-purpose corridor the Council will work with partners to:

- A. Conserve and enhance the character of Undeveloped Coast as a high-quality natural environment and resource for biodiversity and outdoor recreation;
- B. Promoting the Developed Coast as a major leisure and tourism destination with strong links to South Shields town centre; and
- C. Reduce the risk of coastal erosion, especially at;
 - I. Littlehaven;
 - II. Trow Quarry;
 - III. A183 near Marsen Lime Kilns; and
 - IV. Old Harbour Quarry, Whitburn
- D. Reduce the risk of flooding along the developed and undeveloped coast.

3.5.4 Policy EA3 Biodiversity and Geodiversity

To optimise conditions for wildlife, implement the Durham Biodiversity Action Plan and tackle habitat fragmentation the Council will:

- A. Secure and enhance the integrity of designated sites;
- B. Maintain, enhance, restore and add to biodiversity and geological conservation interests;
- C. Ensure that new development would result in no net loss of biodiversity value of any of the following Priority habitats:
 - I. Magnesian limestone grassland;
 - II. Coastal sand dunes;
 - III. Maritime cliffs and slopes;
 - IV. Mudflats;
 - V. Rivers and wetlands;
 - VI. Species rich neutral grasslands;
 - VII. Rocky shores;
- D. Reduce the fragmentation of, improve or extend existing Priority habitats;
- E. Create new Priority Habitats, especially in the Habitat Creation Sones of;
 - I. Cleadon Hills;
 - II. Downhill;
 - III. Riber Don Valley;
 - IV. Wardley Colliery;

- F. Protect and strengthen populations of Priority or other protected species;
- G. Enhance the biodiversity value of wildlife corridors; and
- H. Where appropriate, restrict access and usage in order to conserve and area's biodiversity value.

3.6 Biodiversity Net Gain

The Environment Act 2021 introduced a 10% net gain in biodiversity. From January 2024, this is mandatory under Schedule 14 of the Town and Country Planning Act 1990. This means that developers must deliver a minimum of 10% measurable biodiversity net gain resulting in more or better-quality natural habitat than was present prior to development.

3.7 Species Specific Legislation

3.7.1 Birds

All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally (or recklessly in Scotland) kill, injure or take any wild bird or to take, damage or destroy the nest (whilst being built or in use) or its eggs.

Bird species listed in Schedule 1 of the 1981 Act, 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.

In addition to statutory protection, some bird species are classified according to their conservation status, such as their inclusion on the Red and Amber lists of Birds of Conservation Concern (BoCC) in the UK (Eaton et al. 2021):

- Red list (high conservation concern) species are those that are Globally Threatened according to IUCN criteria; those whose population has declined rapidly (50% or more) in recent years; and those that have declined historically and not shown a substantial recent recovery.
- Amber list (medium conservation concern) species are those with an unfavourable conservation status in Europe; those whose population or range has declined moderately (between 25% and 49%) in recent years; those whose population has declined historically but made a substantial recent recovery; rare breeders; and those with internationally important or localised populations.
- Green list (low conservation concern) species fulfil none of the above criteria.

3.7.2 Mammals

3.7.3 Bats

All bat species and their roosts in Britain are protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. The implementation of the Countryside and Rights of Way Act 2000 (CRoW, 2000) has amended the WCA 1981 to include 'reckless' damage to, or destruction of a roost, or disturbance of bats whilst in a roost.

Bats are also included on Annex IV of Council Directive 92/43/EEC of 21st May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (known as the Habitats Directive). As a result of the United Kingdom ratifying this directive, all British bats are protected under The Conservation of Habitats and Species Regulations, 2017 (as amended). Combined, these make it an offence to kill, injure, capture or disturb bats or obstruct access to, damage or destroy roosts.

Paragraph 43 of the Regulations states: a person who deliberately disturbs wild animals of any such (European Protected) species, is guilty of an offence. For the purposes of this paragraph, the disturbance of animals includes any disturbance which is likely: -

a.to impair their ability-

i.to survive, to breed or reproduce, or to rear or nurture their young, or

ii.in the case of animals of a hibernating or migratory species, to hibernate or migrate; or

b.to affect significantly the local distribution or abundance of the species to which they belong.

Under the law, a bat roost is any structure or place used for shelter or protection e.g. a building, bridge or tree. Bats use many roost sites and feeding areas throughout the year and they tend to re-use the same roosts for generations.

3.7.4 Badger

Badgers *Meles meles* receive strict protection under the Protection of Badgers Act 1992, which makes it an offence to wilfully 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'. Work that disturbs badgers whilst occupying a sett is illegal without a licence.

3.7.5 West European Hedgehog

The west European hedgehog *Erinaceous europaeus* is protected by under Schedule 6 of the WCA (1981 as amended), making it illegal to kill or capture the species using certain methods. Hedgehogs are also protected under the Wild Mammals Protection Act (1996) making it illegal to treat a hedgehog cruelly. Due to a rapid decline in numbers the hedgehog is included on the International Union for Conservation of Nature (IUCN) Red List (IUCN, 2020).

3.7.6 Brown Hare

Brown hare *Lepus europaeus* is an introduced, but naturalised species. They are protected in the UK under the Wildlife and Countryside Act, 1981 and are a priority species under the UK Post-2010 Biodiversity Framework. Protection is limited due to their classification as a game animal.

3.7.7 Other Small Mammals

Other small mammals such as shrews, for example, are protected under Schedule 6 of the WCA 1981 (as amended).

3.7.8 Great Crested Newt

The great crested newt (GCN) *Triturus cristatus* is fully protected through its inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations, 2017 (as amended) as a European protected species.

3.7.9 Reptiles

All reptile species present in England i.e., slow-worm *Anguis fragilis*, common lizard *Lacerta vivipara*, adder *Vipera berus*, grass snake *Natrix helvetica* (formerly *Natrix natrix*), smooth snake *Coronella austriaca*, and sand lizard *Lacerta agilis* are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) in respect of Sections 9(1) and 9(5) which makes it an offence to intentionally or kill, injure or sell the animals. In addition, smooth snake and sand lizard are also fully protected under UK and EU law and require a European protected species licence from Natural England if a development affects them or their habitat.

3.7.10 Dingy Skipper

The dingy skipper *Erynnis tages* is not legally protected in Great Britain. Between the periods 1970-82 and 1995-2004 the number of occupied 10km squares in Britain fell by 48% leading to its inclusion in the UK BAP as a Priority Species.

3.7.11 Grayling Butterfly

The grayling *Hipparchia semele* is not legally protected in Great Britain. Between the periods 1970-82 and 1995-2004 the number of occupied 10km squares in Britain fell by 45% leading to its inclusion in the UK BAP as a Priority Species.

4.0 METHODOLOGY

4.1 Desk Based Study

An area search was conducted using the Multi Agency Geographic Information for the Countryside (MAGIC) website to ascertain whether there are any designated sites of interest, on or near the site being surveyed. The local environmental records office, Environmental Records Information Centre North East (ERIC NE) were contacted for records of protected species and sites within 2km of the site.

4.2 Surveys

The ecological assessment took place on 23rd October 2024 by Melissa Young BSc, Ecologist (Bat Licence 2024-11970-CL18-BAT) and Gemma Jones MSc, Assistant Ecologist, both employed by Durham Wildlife Services. The survey was carried out in the morning when the temperature was around 10°C with a very light breeze and 30 – 50% cloud cover.

The assessment was carried out in accordance with the UK Habitat Classification methodology (Butcher et al., 2020), using the most up to date version of the UK Habitat Classification Version 2.0). Habitats were recorded on site and then mapped using QGIS, using the fine-scale minimum mapping unit as detailed within the UK Habitat Classification User Manual (25m², 5m length). Use of Secondary Codes was not restricted and both mandatory and optional Codes were used to add more detail to the survey.

The results of these initial surveys may be found in DWS (2024) Preliminary Ecological Appraisal.

A follow-up habitat survey and condition assessment was carried out by Melissa Young and Dominic Maxwell, BSc, Seasonal Ecological Assistant, on 22nd July 2025.

4.3 Controlled Invasive Species

The site was surveyed during an Ecological Walkover survey for the presence of invasive non-native species including Japanese knotweed *Fallopia japonica*, Himalayan balsam *Impatiens glandulifera* and giant hogweed *Heracleum mantegazzianum*, which are listed under Schedule 9 part ii of the Wildlife and Countryside Act 1981 (as amended). Under section 14 of the Act, it is an offence to cause the spread or relocation of either species.

4.4 Protected Species and Other Species of Nature Conservation Importance

An appraisal of the habitats present on the site was undertaken during the Ecological Walkover survey, to identify whether there were any signs to suggest the presence of populations of legally protected species or other species of nature conservation importance including mammals, birds, reptiles,

amphibians, and invertebrates or that the features present could potentially provide these species with suitable habitats.

4.5 Biodiversity Net Gain

As a planning application will not be submitted for these works a Biodiversity Net Gain (BNG) assessment is not legally required. The woodland where the works are located is classed as a Priority Habitat under UK Habs v2.0 and adjoins an ancient woodland site. However, the works will not significantly alter the character of the woodland.

4.6 Surveyor Experience

The survey was carried out by;

Melissa Young, BSc, ACIEEM, Ecologist, Bat Licence 2025-85013-CL18-BAT

Melissa has been working with Durham Wildlife Services since 2022 as a sub-contractor and became a full time Ecologist with the company in 2023. Prior to that she volunteered with a variety of groups including the Wildlife Trusts at Durham and Northumberland, Durham Bat Group, Durham Botany Group and The Mammal Society where she helped with a range of projects and surveys. She has also been a biodiversity volunteer with the Wildfowl and Wetlands trust since 2012, assisting in undertaking surveys covering great crested newts, water voles, reptiles, birds, bats, small mammals, insects, invertebrates, botany and biodiversity across the group's sites. She is a class 2 bat licence holder, licenced to survey small mammals including shrews through trapping and holds a class 1 licence for great crested newt.

Gemma Jones, MSc, Ecologist

Gemma started as an Assistant Ecologist in 2023 after completing a Masters degree in Conservation and Ecosystem management from Newcastle University where she gained experience in both plant and bird ID. She received in house training and has been gaining experience in breeding and wintering bird surveys, bat PRAs and risk assessments, water vole and otter surveys as well as PEAs and surveys for protected species such as Great crested newts. She has completed technical reports including ECIA's, as well as survey reports for PEAs and bat nocturnal surveys. Gemma also has voluntary experience with Northumberland Wildlife trust surveying for water voles, reptiles and amphibians at a range of sites. She currently holds a qualifying membership for CIEEM.

Dominic Maxwell, BSc, Seasonal Ecological Assistant

Dominic is currently employed by Total Ecology as a seasonal ecological assistant. He has been employed with a variety of different ecology companies doing various bat surveys such as transect & static, during dusk and dawn hours. This has been undertaken within a wide range of different

environments such as schools, housing estates, heritage sites, etc, in all parts of the country. He has over 9 years' experience and is proficient with all the associated equipment used when conducting surveys.

5.0 ECOLOGICAL IMPACT ASSESSMENT

5.1 Guidelines

The CIEEM (2018) guidelines are referred to when undertaking an EclA. The impact assessment process involves identifying and characterising impacts and their effects, and then incorporating measures to avoid and mitigate negative impacts. Following this, the assessment then requires a statement of whether there are any likely significant residual effects after mitigation or avoidance proposals are in place. Where there are significant residual effects, appropriate compensatory measures are proposed to offset the remaining impacts. The EclA also allows for identifying opportunities for ecological enhancement in line with relevant planning policies.

The assessment considers the impacts on each ecological feature determined as 'important' (Important Ecological Feature (IEF)), assessing these against all phases of a project (before, during, and post-development) with a decision made on whether they are positive or negative effects. Impacts are characterised by their magnitude and/or extent, duration, frequency, and reversibility where applicable. Impacts may also be direct, indirect, or cumulative as a result of high volume of similar developments in the area for example. The impacts are based on data collected so that site and project specific details can be given as part of the assessment, and where reasonable doubt remains or any uncertainty exists, a significant effect is assumed.

5.1.1 Determining what is an Important Ecological Feature (IEF's)

Determining what is an IEF is based on the outcome of field surveys and data gathering described in the above sections. In accordance with the CIEEM EclA Guidance (2018), the conservation importance of an IEF is determined through a number of characteristics. These can include rarity, legal protection/conservation status, national and local policy, and a species ability to adapt to change. The conservation importance is represented on a geographical scale and is determined according to the criteria in Table 2 below.

Table 1: Nature conservation importance

Conservation importance	Criteria – Habitats	Criteria - Species
International/ European	Habitats which are listed in Annexe 1 of the Habitats Directive or are included as candidate or proposed SPA, SAC or Ramsar sites.	Species which are listed under Schedule 2 of the Habitats Directive and form a population which would qualify the site for consideration as a SPA or SAC. A species of bird which is part of the cited interest of a SPA, and which regularly occurs in internationally or nationally important numbers. A species of bird present in internationally important numbers (>1% of international population).
National	Habitats which meet the criteria for designation of or occur within a Sit of Special Scientific Interest (SSSI).	Species which are protected under national wildlife legislation such as the Wildlife and Countryside Act or are listed in a national Red Data Book, where the population is a critical part of a wider population or part of a population or assemblage of national significance (e.g. would meet the criteria for the site being designated as a SSSI). A nationally important assemblage of breeding or over-wintering species of bird. A species of bird present in nationally important numbers (>1% UK population). Rare breeding species. Sites with over 115 species of bird breeding on site (Fuller (1980)).
Regional	Habitats that are rare or uncommon in the Region.	Species of principle importance under S41 of the NERC Act, which are not covered above, and which regularly occur in regionally important numbers. Species of bird present in regionally important numbers (>1% of regional population). Sustainable populations of rare or scarce species within a region. Species on the Birds of Conservation Concern ('BoCC') Red List and which regularly occurs in regionally important numbers. Sites with over 114-85 species of bird breeding on site (Fuller (1980)).
County	Habitats that are rare or uncommon in the County that would meet the criteria or are included in a second-tier nature conservation site (Sites of Importance for Nature Conservation ('SINC')/Local Wildlife Site ('LWS'). or which for part	Species that are rare or uncommon within the County or form part of a population or assemblage that would meet the criteria for inclusion in a SINC. Species of principle importance under S41 of the NERC Act, which are not covered above, and which regularly occur in county important numbers. Species of bird present in county important numbers (>1% of county population).

	of a local BAP or Habitat Action Plan ('HAP').	Sustainable populations of rare or scarce species within a county or listed in a county BAP. Species on the BoCC Red List and which regularly occur in county important numbers. Sites with over 84-55 species of bird breeding on site (Fuller (1980)).
District	Habitats that are rare or uncommon on a district level and contribute to biodiversity at a district level.	Species that are rare or uncommon on a district level and contribute to biodiversity at a district level. Species of principle importance under S41 of the NERC Act, which are not covered above, and are rare in the locality or in the relevant Natural Area profile. Species present in numbers just short of county importance. Sustainable populations of rare or scarce species within the locality. A site whose designation falls just short for inclusion for its county important assemblage of birds (e.g., a SINC Site). Other species on the BoCC Red List and which are considered to regularly occur in district important numbers. Sites with over 54-25 species of bird breeding on site.
Local	Habitats that are uncommon or threatened in the local area.	Species that are uncommon or threatened in the local area. Other species of conservation interest (e.g., all other species of principle importance under S41 of the NERC Act and on the BoCC. Red and Amber list birds which are not covered above) regularly occurring in locally sustainable populations. Sites with over <25 species of bird breeding on site.
Site	Habitats of low importance and rarity	Species that are not protected or rare in the local area. All other BoCC Green-listed common and widespread species.

5.1.2 Characterising Ecological Impacts

The CIEEM EclA guidance states that when describing ecological impacts and effects, reference should be made to the following characteristics as required:

- Positive or negative
 - Positive – a change that improves the quality of the environment e.g. by increasing species diversity, extending habitat, or improving water quality. This may also include halting or slowing an existing decline in the quality of the environment.
 - Negative – a change which reduces the quality of the environment e.g. destruction of habitat, removal of foraging habitat, habitat fragmentation, pollution.
- Extent - the spatial or geographical area over which the impact/effect may occur under a suitably representative range of conditions (e.g. noise transmission under water).
- Magnitude - refers to size, amount, intensity, and volume. It should be quantified if possible and expressed in absolute or relative terms e.g. the amount of habitat lost, percentage change to habitat area, percentage decline in a species population.
- Duration - defined in relation to ecological characteristics (such as the lifecycle of a species) as well as human timeframes. The duration of an activity may differ from the duration of the resulting effect caused by the activity.
 - Frequency and timing
 - Frequency – frequency of a negative impact
- Timing – negative impacts may be more significant depending on timing of works.
- Reversibility – are negative impacts reversible.

These characteristics are each assessed separately in Section 8 below and are used to assess the magnitude of impacts on a scale of nil impact through to high impact.

Table 2: Classification of characteristics used to evaluate Impacts on IEFs

Characteristic	Magnitude of Impact			
	Nil	Low	Medium	High
Extent	Nil area impacted	Small, localised area/site only	<>	Over a wide area e.g. district wide
Magnitude	Nil loss/change	Minimal loss/change	<>	Substantial loss/change
Duration	Nil duration	Short term (length depending on IEF being impacted and type of impact) – e.g. weeks or several months	<>	Long term (length depending on IEF being impacted and type of impact) – e.g. several years
Timing	Timing has no impact	Non-critical timing	<>	Critical timing
Frequency	Nil impacts	Single or rare event	<>	Frequent and/or numerous event
Reversibility	Nil impacts	Reversible	<>	Irreversible

5.1.3 Assigning Significance

The likely effects of the Proposed Development on each IEF is determined by combining the magnitude of impact and the importance of the IEF to give a level effect as shown in Table 3. The initial evaluation is based on no mitigation works being implemented, and with professional judgement applied based on the various site assessments. Once measures to avoid and mitigate ecological impacts have been taken into account, assessment of the residual impacts are undertaken to determine the significance of their effects on the IEF's. For the purpose of an EclA, a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for the IEF's or for biodiversity in general (CIEEM 2019).

Table 3: Classification of characteristics used to evaluate Impacts on IEFs

Magnitude of Impact	IEF Importance							
	Negligible	Site	Local	District	County	Regional	National	International/ European
Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil
Low	Nil	Negligible	Negligible	Negligible	Minor	Minor	Moderate	Moderate
Medium	Nil	Negligible	Minor	Minor	Moderate	Moderate	Major	Major
High	Nil	Minor	Minor	Moderate	Moderate	Major	Major	Major

5.2 Mitigation hierarchy

Mitigation suggested within section 8.0 of the report is done so using the mitigation hierarchy of avoidance, mitigation, compensation. Impacts on IEFs should be avoided where possible, with impact minimised where complete avoidance is not an option. Only as a last resort should compensation occur for unavoidable impacts.

5.3 Constraints and Assumptions

At any time of year, some flowering species can be underrepresented. However, due to the identification of a variety of common and widespread species, habitats present and the experience of the surveyors, it is considered that there is sufficient information to produce a reasonable ecological assessment of the areas of site to be affected by the current proposals.

6.0 BASELINE ECOLOGICAL SURVEY RESULTS

6.1 Desk Based Study

6.1.1 Designated Sites

The results obtained from the MAGIC website revealed a single statutory site. Consultation with ERIC NE revealed no non-statutory sites. A summary of designated sites within 2km of the site is provided in Table 5 below.

Table 4: Designated sites within 2km

Site Name	Designation	Approx. Distance from Site	Further Information
Northumberland Shore	SSSI	446m north	The Northumberland Shore includes most of the coastline between the Scottish border and the Tyne Estuary. This complements the Lindisfarne SSSI, which it abuts, in providing important wintering grounds for shore birds, and it is of international, or national significance for six species, • Purple Sandpiper <i>Calidris maritima</i> • Turnstone <i>Arenaria interpres</i> • Sanderling <i>Calidris alba</i> • Golden Plover <i>Pluvialis apricaria</i> • Ringed Plover <i>Charadrius hiaticula</i> • Redshank <i>Tringa totanus</i> The Northumberland shore consists largely of sandy bays separated by rocky headlands with wave-cut platforms, backed by dunes or soft and hard cliffs. Discrete areas of estuarine intertidal mudflats and saltmarsh are also included. Annual counts carried out during the winters of 1983/84 to 1989/90 show that two species of shorebird are present in internationally important numbers (i.e. at least 1% of the East Atlantic Flyway population), turnstone (regularly over 1300) and purple sandpiper (regularly over 600). The populations of four other species regularly exceed 1% of the British wintering populations and thus are of national importance, i.e. 240 sanderling (1.6% of the British population), 37 ringed plover (1.6%), 1100 redshank (1.5%), and 3500 golden plover (1.8%). Along with other waders, redshank and golden plover use the estuarine areas of the site. The Northumberland Shore as a whole is used by a wide variety of other shorebirds in winter, including • up to 400 curlew <i>Numenius arquata</i>, • 1000 oystercatcher <i>Haematopus ostralegus</i>, • 2000 dunlin <i>Calidris alpina</i>, • 600 knot <i>Calidris canutus</i>, • 150 bar-tailed godwit <i>Limosa lapponica</i> • 4000 lapwing <i>Vanellus vanellus</i>.

Site Name	Designation	Approx. Distance from Site	Further Information
			Arctic <i>Sterna paradisaea</i> and little terns breed on the shore during the summer. The inter-tidal zone is also favoured all year round as a feeding area for eiders <i>Somateria mollissima</i> , which are present along the coast in nationally important numbers and use the mudflats by the Coquet estuary as a feeding ground for their young.
Durham Coast	SSSI	600m southwest	The boundary of the Durham Coast has been extended during the 1999 revision and incorporates the following sites previously notified under Section 28 of the Wildlife and Countryside Act, 1981 (as amended): • Trow Point to Whitburn Steel, • Seaham Harbour, • Shippersea Bay and Warren House Gill, • Blackhalls Rocks • Hart Warren Dunes. The site is adjacent to Tees and Hartlepool Foreshore and Wetlands SSSI, Castle Eden Dene SSSI and Hawthorn Dene SSSI. Part of the site is listed as Hart Warren to Hawthorn Dene Coast in 'A Nature Conservation Review', edited by D. A. Ratcliffe (1977), Cambridge University Press. The site contains six Geological Conservation Review (GCR) sites: • Marsden Bay, • Whitburn, • Blackhalls Rocks, • Seaham Harbour, • Shippersea Bay • Warren House Gill. Parts of the site are within the Castle Eden Dene National Nature Reserve and the Durham Coast National Nature Reserve. Parts of the Durham Coast fulfil criteria for consideration as part of a proposed Wetland of international importance under the Ramsar Convention and proposed Special Protection Area under the European Community Directive 79/409/EEC on the Conservation of Wild Birds. The site supports the following species which are listed in British Red Data Books: Birds, edited by L. A. Batten, 1990: little tern <i>Sternula albifrons</i> and British Red Data Books Insects, edited by D. B. Shirt, 1987: <i>Photodes captiuncula</i> (least minor moth) and <i>Helophorus dorsalis</i> (water beetle)

Site Name	Designation	Approx. Distance from Site	Further Information
South Shields Dunes	Local Wildlife Site	625m southwest	South Shields Dunes is bounded by the mean high-water level to the east and the south pier to the north. Construction of the south pier was completed in 1895. This is thought to have resulted in increased deposition of sand and an eastward shift in the location of Sandhaven beach. It is thought that the area where the dunes are now has been subject to tipping of waste material. This process may have taken place as recently as 1955 and may have played a major part in the development of the dunes. The area has subsequently been covered by windblown sand. This site comprises young dunes with pioneer species and the associated foreshore, with larger dunes behind. The system is unable to develop any further inland due to the presence of the adjacent pre-made and amusement park. The overall extent of vegetation cover is unstable due to human and coastal erosion and varies noticeably from year to year. The vegetation is that of a relatively immature dune system, with yellow (i.e. relatively unstable) dunes sparsely vegetated with lyme-grass <i>Leymus arenarius</i> and sand couch <i>Sporobolus virginicus</i>. Other specialist plants present include marram grass <i>Ammophila arenaria</i> and sand sedge <i>Carex arenaria</i>. Occasional broadleaved species such as colts foot <i>Tussilago farfara</i>, mugwort <i>Artemisia vulgaris</i> and creeping thistle <i>Cirsium arvense</i> are scattered across the landward edge of the site. To the north cover increases and the vegetation becomes transitional to dune grassland. Though not a prime example of the habitat, South Shields Dunes is the largest single area of dunes within the Durham Biodiversity Action Plan area, a fact that reflects the small area/number of such habitats present. The dunes are subject to human disturbance and consequently the area only supports at most a few pairs of breeding meadow pipits <i>Anthus pratensis</i> and, possibly, linnets <i>Linaria cannabina</i>. They occasionally hold migrant birds in the autumn and provide a valuable winter-feeding area for flocks of pipits, finches and buntings such as the uncommon snow bunting <i>Plectrophenax nivalis</i>. The adjacent beach, below the high-water mark, is a Site of Special Scientific Interest and is regularly used by feeding sanderling and dunlin during the winter. The beach is also used by several tern species in autumn, including sandwich tern <i>Thalasseus sandvicensis</i>, little tern and the threatened roseate tern <i>Sterna dougallii</i>. The pier forms part of a Special Protection area and holds a winter roosts of purple sandpiper whilst the adjacent tidal zone, of rocks and boulders, provides feeding/roosting for the purple sandpipers and also turnstones.

Site Name	Designation	Approx. Distance from Site	Further Information
South Marine Park Lake	Local Wildlife Site ST3	670m southwest	The lake was built as an ornamental feature when South marine Park was created in 1890. It has a small island and is heavily used for boating during the holiday season. The edges are hard with no slopes or fringing vegetation to encourage/facilitate wildlife. The main interest lies in the wildfowl that visit during the winter months. During the 1990s, mute swan <i>Cygnus olor</i> numbers increased dramatically to levels of approximately 70 permanent non-breeders, increasing to as much as 200 swans during winter. Daily feeding by the council had assisted this trend. In Feb 2005 declining water quality (i.e. dangerous levels of bacteria) necessitated the lake being emptied, cleaned of silt and refilled. Large numbers of swan mussels <i>Anodonta cygnea</i>, up to the size of 'a small dinner plate' were found, especially around the fountains. Despite the cessation of council feeding, swan numbers have since returned up to 100 over the winter months, the largest gathering of mute swans in the country. Winter also sees the lake used by up to 100 tufted duck <i>Aythya fuligula</i>, up to 20 pochard <i>Aythya ferina</i>, coot <i>Fulica atra</i> and occasional ring-necked duck <i>Aythya collaris</i> and greater scaup <i>Aythya marila</i>. Less common gulls in recent years have included Mediterranean <i>Ichthyophaga melanocephalus</i>, glaucous <i>Larus hyperboreus</i>, Iceland <i>Larus glaucoideus</i> and yellow-legged <i>Larus michahellis</i>.
Northumbrian Coast	SPA UK9006131	700m north	This site has been designated for the following species: • Breeding arctic tern • Breeding little tern • Non-breeding purple sandpiper • Non-breeding turnstone
Tynemouth to Seaton Sluice SSSI	SSSI	1,230m northeast	The site is of considerable importance for interpreting the palaeogeographical structure of Britain during the Middle Carboniferous. This section of the coast supports a significant proportion of the internationally important winter populations of the following species which occur on the Northumberland Coast. • purple sandpiper (over 10%), • sanderling (over 10%) and • turnstone (over 5%) In addition, there are locally important numbers of knot, ringed plover and golden plover.

6.1.2 Wildlife and green corridors

The South Tyneside Council core strategy identifies the site as being within a wildlife corridor and part of the Developed Coast Zone.

6.1.3 Protected / Notable Species Data (2km)

The search of the MAGIC website revealed a single European Protected Species licences within 2km of site.

Table 5: Granted EPS Licences within 2km.

Licence No.	Distance From Site	Date	Species	Type
2019-40412-EPS-MIT	11.2km east	15/04/2019 – 30/06/2024	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	Destruction of a resting place.

ERIC NE returned nearly 10,000 records for the site area which were filtered down to protected and notable species within 2km in the past 25 years. These are summarised in the tables below.

Table 6: Relevant protected/notable species within 2km in the past 25 years.

Common Name	Scientific Name	No. Records	Date
Dingy skipper	<i>Erynnis tages</i>	2	2019
Badger	<i>Meles meles</i>	2	2011
Otter	<i>Lutra lutra</i>	2	2016
Red squirrel	<i>Sciurus vulgaris</i>	2	2011
Hedgehog	<i>Erinaceus europaeus</i>	32	2021
Bat	<i>Chiroptera sp.</i>	2	2014
Bats	<i>Vespertilionidae sp.</i>	2	2012
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	28	2018
Myotis bat	<i>Myotis sp.</i>	1	2011
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	2	2009
Noctule bat	<i>Nyctalus noctule</i>	2	2013
Pipistrelle bat	<i>Pipistrelle sp.</i>	3	2009
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	4	2014
Whiskered/Brandt's bat	<i>Myotis mystacinus/brandtii</i>	2	2009

Both records of badger were from North Tyneside with no recent records south of the river and within the buffer zone. Both otter records were for the River Tyne on the South Shields side of the river. Bat and hedgehog records were widely dispersed across the area with a number of returns from the nearby residential and commercial districts of Beach Road and Marina Drive in South Shields, although none were within the immediate vicinity of the hotel.

Data from ERIC included over 50 bird species of conservation note (i.e. Red or Amber listed). The full table for these species is included in Appendix B. Table 8 includes the information for birds mentioned in the designation for European and local wildlife sites as well as those included in the Durham BAP.

Table 7: Relevant bird records within 2km

Common name	Scientific Name	No. Records	Max. Count	Date (Most Recent)	Conservation Status	Schedule 1	NERC	UK BAP	Durham BAP
Arctic tern	<i>Sterna paradisaea</i>	64	45	2023	Amber	x	x	x	x
Bar-tailed Godwit	<i>Limosa lapponica</i>	14	25	2023	Amber	x	x	x	x
Black tern	<i>Chlidonias niger</i>	6	2	2017	Green	✓	x	x	x
Curlew	<i>Numenius arquata</i>	21	50	2024	Red	x	✓	✓	x
Dunlin	<i>Calidris alpina</i>	44	180	2023	Red	x	x	x	x
Eider	<i>Somateria mollissima</i>	199	62	2023	Amber	x	x	x	x
Glaucous gull	<i>Larus hyperboreus</i>	145	5	2021	Amber	x	x	x	x
House sparrow	<i>Passer domesticus</i>	45	100	2023	Red	x	✓	✓	✓
Iceland gull	<i>Larus glaucoides</i>	154	3	2023	Amber	x	x	x	x
Knot	<i>Calidris canutus</i>	23	125	2023	Amber	x	x	x	x
Lapland bunting	<i>Calidris lapponicus</i>	38	12	2013	Amber	✓	x	x	x
Lapwing	<i>Vanellus vanellus</i>	8	176	2023	Red	x	✓	✓	✓
Linnet	<i>Linaria cannabina</i>	52	70	2023	Red	x	✓	✓	✓
Little tern	<i>Sternula albifrons</i>	23	4	2023	Amber	✓	x	x	x
Meadow pipit	<i>Anthus pratensis</i>	58	591	2024	Amber	x	x	x	x
Mediterranean gull	<i>Ichthyophaga melanocephalus</i>	153	15	2024	Amber	✓	x	x	x
Oystercatcher	<i>Haematopus ostralegus</i>	130	130	2024	Amber	x	x	x	x
Pochard	<i>Aythya ferina</i>	73	29	2023	Red	x	x	x	x
Purple sandpiper	<i>Calidris maritima</i>	117	33	2024	Red	✓	x	x	x
Redshank	<i>Tringa totanus</i>	77	301	2023	Amber	x	x	x	✓
Reed bunting	<i>Emberiza schoeniclus</i>	38	26	2023	Amber	x	✓	✓	✓
Ringed plover	<i>Charadrius hiaticula</i>	62	107	2024	Red	x	x	x	x
Roseate tern	<i>Sterna dougallii</i>	169	31	2017	Red	✓	✓	✓	x
Sanderling	<i>Calidris alba</i>	172	120	2023	Amber	x	x	x	x
Sandwich tern	<i>Thalasseus sandvicensis</i>	84	250	2024	Amber	x	x	x	x
Scaup	<i>Aythya marila</i>	6	2	2006	Red	✓	x	x	x
Shore lark	<i>Eremophila alpestris</i>	12	1	2010	Amber	✓	x	x	x
Skylark	<i>Alauda arvensis</i>	58	280	2024	Red	x	✓	✓	✓
Snipe	<i>Gallinago gallinago</i>	21	6	2024	Amber	x	x	x	✓
Snow bunting	<i>Plectrophenax nivalis</i>	99	20	2023	Amber	✓	x	x	x

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Common name	Scientific Name	No. Records	Max. Count	Date (Most Recent)	Conservation Status	Schedule 1	NERC	UK BAP	Durham BAP
Song thrush	<i>Turdus philomelos</i>	41	40	2024	Amber	×	✓	✓	✓
Spotted flycatcher	<i>Muscicapa striata</i>	13	2	2017	Red	×	✓	✓	✓
Starling	<i>Sturnus vulgaris</i>	98	300	2023	Red	×	✓	✓	✓
Tree sparrow	<i>Passer montanus</i>	5	1	2013	Red	×	✓	✓	✓
Turnstone	<i>Arenaria interpres</i>	204	56	2024	Amber	×	×	×	×
Yellow wagtail	<i>Motacilla flava</i>	9	8	2013	Red	×	✓	✓	✓
Yellow legged gull	<i>Larus michahellis</i>	7	1	2006	Amber	×	×	×	×

The coast from South Shield to Whitburn, including Sandhaven beach, Marine Park, and Trow Quarry, are well known local birding sites which has no doubt added to the large number of records for this area. It is a 'stopping off' point for migratory birds, either entering or leaving the country. As a result, there is a wide range of bird species recorded including those more commonly associated with inland habitats during the breeding or wintering season, as well as less common pelagic species.

6.2 Walkover survey

During the site visit, 7 habitats were recorded on site under the UK Habitat Classification habitat system.

- g4 – modified grassland
- h2b – non-native and ornamental hedge
- u1 – built up areas and gardens
- u1b5 – buildings
- u1b6 – other developed land
- u1c – artificial unvegetated, unsealed surface

In addition, the following secondary codes were recorded.

- Essential Secondary Codes
 - 10 – scattered scrub
 - 32 – scattered trees
- Additional Secondary Codes
 - 108 – frequently mown
 - 524 – invasive non-native species
 - 804 – car park
 - 847 – introduced shrub

Figure 3 in Appendix A shows the habitat map for the site, with photographs included where relevant in Table 9.

6.3 Habitat Descriptions

Table 8: Habitat Descriptions

Primary Habitat Code	g4	Secondary Codes	32 – Scattered trees 108 – Frequently mown
Habitat Name	Modified grassland		
Parcel	Description		
1	This strip of grassland was typical of the modified grassland on site with perennial rye grass <i>Lolium perenne</i>, red fescue <i>Festuca rubra</i>, yarrow <i>Achillea millefolium</i>, white clover <i>Trifolium repens</i>, black medick <i>Medicago lupulina</i>, ribwort plantain <i>Plantago lanceolata</i> and dandelion <i>Taraxacum officinale</i>. Several trees have been planted in a line along this area including rowan <i>Sorbus aucuparia</i>, holm oak <i>Quercus ilex</i> and cedar gum <i>Eucalyptus gunnii</i>, with some hawthorn <i>Crataegus monogyna</i>. Rockspray cotoneaster <i>Cotoneaster horizontalis</i> was seen growing through the fence line and New Zealand flax <i>Phormium tenax</i> is also planted towards the maintenance buildings. The brick-built utilities shed (parcel 51) is covered in ivy <i>Hedera helix</i>.		
	Photograph(s)		
			
Primary Habitat Code	g4	Secondary Codes	10 – Scattered scrub 32 – Scattered trees 108 – Frequently mown
Habitat Name	Modified grassland		
Parcel	Description		
8	Adjacent to the southern boundary of the site and the 'Weebles' statues, this sloped area of grassland includes the species outlined in parcel 1 along with bird's-foot trefoil <i>Lotus corniculatus</i>. A folly stands on the grass, resembling an ancient Greek monument, with white columns under a circle of capping stones. There are larger areas of mixed scrub that have been mapped separately, but scattered trees of red pine <i>Pinus resinosa</i> are present, and areas of scattered scrub consisting of gorse <i>Ulex europaeus</i>, New Zealand holly <i>Olearia macrodonta</i> and French tamarisk <i>Tamarix gallica</i> are present.		
	Photograph(s)		

			
Primary Habitat Code	g4	Secondary Codes	10 – Scattered scrub 108 – Frequently mown
Habitat Name	Modified grassland		
Parcel	Description		
5, 9	Parcel 5 is the modified grassland at the northern end of the site where the tortoise statue is. There are some picnic benches in this area as well. The grassland species are typical of the site and include additional species such as false oat grass <i>Arrhenatherum elatius</i>, creeping thistle <i>Cirsium arvense</i> and creeping buttercup <i>Ranunculus repens</i>. There is scattered gorse <i>Ulex europaeus</i> across the parcel. Parcel 9 is the central grassland area in the middle of the car park that is surrounded by small box plants <i>Buxus sempervirens</i> that look like they were initially planted as a hedge, but have remained small and widely spaced, forming scattered scrub instead. The grassland species include perennial rye grass, common bent <i>Agrostis capillaris</i>, Yorkshire fog <i>Holcus lanatus</i>, red clover <i>Trifolium pratense</i>, white clover, selfheal <i>Prunella vulgaris</i>, and creeping cinquefoil <i>Potentilla reptans</i>.		
	Photograph(s)		
			

			
Primary Habitat Code	g4	Secondary Codes	108 – Frequently mown
Habitat Name	Modified grassland		
Parcel	Description		
3	This parcel of land is modified grassland that is often used to pitch a marquee for functions such as weddings. As a result, the grass exposed has increased bare ground and more forbs are starting to colonise this area compared to the other grassland on site. Additional species noted in this area include American willowherb <i>Epilobium ciliatum</i>, shepherd's purse <i>Capsella bursa-pastoris</i>, annual meadow grass <i>Poa annua</i>, common chickweed <i>Stellaria media</i>, common nettle <i>Urtica dioica</i>, annual pearlwort <i>Sagina apetala</i>, prostrate knotgrass <i>Polygonum aviculare</i>, spear thistle <i>Cirsium vulgare</i>, common mouse-ear <i>Cerastium fontanum</i>, pineapple weed <i>Matricaria discoidea</i> and thyme-leaved speedwell <i>Veronica serpyllifolia</i>.		
	Photograph(s)		
			
Primary Habitat Code	g4	Secondary Codes	108 – Frequently mown
Habitat Name	Modified grassland		
Parcel	Description		
2, 4, 6, 7, 8	The remaining areas of modified grassland on site are all frequently mown with a very short sward. Typical species include perennial rye grass, common bent, Yorkshire fog, dandelion, black medick, ribwort plantain, yarrow, selfheal and white clover.		

	Photograph(s)		
			
Primary Habitat Code	u1	Secondary Codes	828 – Vegetated garden
Habitat Name	Built-up areas and gardens		
Parcel	Description		
70	This small area to the south of the conservatory has been planted up as a vegetated garden but it is largely overgrown with common bent and false oat grass.		
	Photograph(s)		
			
Primary Habitat Code	h2b	Secondary Codes	847 – Introduced shrub
Habitat Name	Non-native and ornamental hedgerow		
Parcel	Description		
11, 13, 14, 15	Sections of ornamental hedge run around the edges of the paths and outside of the building. In most places these back on to patches of mixed scrub formed from introduced shrubs. The hedges were dominated by silver ragwort <i>Jacobaea maritima</i> with evergreen spindle <i>Euonymus japonicus</i> , New Zealand broadleaf <i>Griselinia littoralis</i> and Feijoa <i>Acca sellowiana</i> .		
	Photograph(s)		

		
Primary Habitat Code	h2b	Secondary Codes 524 – Invasive non-native species 847 – Introduced shrub
Habitat Name	Non-native and ornamental hedgerow	
Parcel	Description	
12	This is another area of ornamental hedgerow that stretches along the east of the car park and around the eastern edge of the building. Species composition is similar, but there are two trees in the parcel: a holm oak <i>Quercus ilex</i> and an Italian alder <i>Alnus cordata</i> . As the hedge extends along the outside of the building, it becomes more dominated by Japanese rose <i>Rosa rugosa</i> , which is an invasive non-native species.	
	Photograph(s)	
		
Primary Habitat Code	u1	Secondary Codes 847 – Introduced shrub
Habitat Name	Introduced shrub	
Parcel	Description	
20 - 28	There are multiple pockets of introduced shrubs around the building which form areas of mixed scrub. Parcel 20 is located at the north of the site adjacent to the area where gas bottles and kitchen equipment are stored. Formed of privet <i>Ligustrum ovalifolium</i> and red claws <i>Escallonia rubra</i> , it forms a tall hedge to screen this area from general view.	

	Parcels 21 and 22 are on the eastern side of the site adjacent to the hedgerow and comprise some of the species from those hedgerows along with other species such as gorse, French tamarisk, dog rose <i>Rosa canina</i> and burnet rose <i>Rosa spinosissima</i>. Parcels 23 and 24 are borders behind the hedgerow at the front of the building. Parcels 25 to 28 are areas of ornamental planting at the southern end of the site. These areas are a little untidier and include native species which appear to be self-seeded alongside the non-native species. Parcel 25 also has a large area of vegetative waste inside it where it appears cuttings from the rest of the site have been deposited. Species in this area include common nettle <i>Urtica dioica</i>, bramble <i>Rubus fruticosus</i> agg., sea buckthorn <i>Hippophae rhamnoides</i>, gorse, sycamore <i>Acer pseudoplatanus</i>, ash <i>Fraxinus excelsior</i>, elder <i>Sambucus nigra</i>, New Zealand holly <i>Olearia macrodonta</i>, euonymus <i>Euonymus japonicus</i>, burnet rose, common dogwood <i>Cornus sanguinea</i> and buddleia <i>Buddleja davidii</i>.		
Photograph(s)			
			
			
Primary Habitat Code	U1c	Secondary Codes	
Habitat Name	Artificial unsealed, unvegetated surface		
Parcel	Description		
30 - 32	Parcels 30 and 32 are boardwalks set as paths to lead from the hotel to the nearby beach area.		

Parcel 31 is an area in the central roundabout that is block paved around a grate that looks like it was once a water feature. The area is still damp and has creeping bent <i>Agrostis stolonifera</i> starting to encroach across it.			
Photograph(s)			
			
Primary Habitat Code	u1b6	Secondary Codes	None
Habitat Name	Other developed land		
Parcel	Description		
40 – 44	These parcels are the pathed areas around the perimeter of the building and the car park area.		
Primary Habitat Code	u1b6	Secondary Codes	804 – Car park
Habitat Name	Other developed land		
Parcel	Description		
60	This parcel is the main car park on site.		
Primary Habitat Code	u1b5	Secondary Codes	None
Habitat Name	Buildings		
Parcel	Description		
50 – 54	Parcel 50 is the main maintenance area for the hotel. It is a single storey brick built building with a pitched, pan tiled roof. Parcels 51 and 52 are the utilities sheds on the grassland in parcel 1. They are small, single storey buildings with flat roofs.		

Parcel 53 is the main hotel itself, a 2 storey brick and concrete cladding building with three wings around a central reception area that also houses a third storey penthouse. The roof is clay pan tiles and pitched. A single storey glass conservatory act as the restaurant on the north eastern face.

Parcel 54 is small gazebo to the north of the building which is used for BBQs and bar service.

Photograph(s)



6.3.1 Conservation Importance

Following Table 8 above, the on-site habitats have been assigned a level of conservation importance.

Table 9: Conservation importance of habitats

Habitat Type	Conservation Importance	Justification (Table 2 above)	Approximate area of On-Site habitat (hectares)
Modified Grassland	Site	Of limited value and in high abundance locally	0.59
Introduced Shrub	Negligible	Of limited value due small size and species composition	0.046
Ornamental Hedgerows	Negligible	Of limited value due small size and species composition	0.046

6.4 **Controlled Invasive Species**

Rockspray cotoneaster *Cotoneaster horizontalis* was observed growing through the fence at the west of the site. The plant is not growing within the site boundary. This is a species listed on Schedule 9 of the WCA 1981 (as amended). It is an offence to spread this species into the wild. Therefore, if this plant is pruned at any point the cuttings should be disposed of in accordance with the guidelines for this species.

Japanese rose *Rosa rugosa* is abundant in the ornamental hedgerow and seedlings were observed starting to grow in the grassland on site with small shrubs establishing themselves in the sand dunes opposite site, which is a designated area. As this is a Schedule 9 species it is strongly advised that action is taken to eradicate this from site and neighbouring areas, through the engagement of a specialist contractor, to prevent any possible legislation being broken if this species is allowed or enabled to spread. This may currently be the case through the regular cutting of the hedge and mowing of the lawn causing seeds to disperse, as well as the potential for fruits and seeds remaining on the plants post flowering that are then dispersed by strong winds and/or birds.

Sea Buckthorn *Hippophae rhamnoides* is growing in amongst the introduced shrub and small seedlings were observed in the mown grass areas. It is not clear if this has been deliberately planted as part of the ornamental scheme or if it is self-seeded. Again, it is strongly advised that consultation with an invasive species specialist is sought to remove and eradicate this species before it has an opportunity to spread further.

6.5 Protected Species and Notable Species

6.5.1 Breeding and Wintering Birds

Desk Study Results

ERIC NE returned 7,800 records of bird including Schedule 1 and red and amber listed species. There are 50 species of conservation interest including a number of species mentioned in the designations for nearby protected areas such as dunlin, redshank, turnstone and purple sandpiper.

Field Study Results

A number of birds were observed on site during the survey including herring gull *Larus argentatus* and carrion crow *Corvus corone* on the roof of the hotel, and small birds including wren *Troglodytes troglodytes* and robin *Erithacus rubecula* in the ornamental shrub. Two woodpigeon *Columba palumbus* nests were seen on the drainpipes of the hotel. Herring gull are a red listed species with wren and wood pigeon both amber listed.

The habitats on site are unlikely to be attractive to the species mentioned in the nearby designations, although oystercatcher and turnstone may forage across the grassland and along the paths, particularly to the north where fishermen are a frequent occurrence. Woodpigeon clearly nest on site, and it is likely that herring gull will attempt to do so as well, although this could not be confirmed outside of the nesting season. Small birds will take advantage of the thicker parts of the ornamental hedge and scrub as well as the trees on site, and potentially even secluded areas of the workshop complex for nesting.

Site Evaluation – Birds

This site is considered to be of **Site** importance to breeding and wintering birds.

6.5.2 Bats

There are 17 bat species found across the UK with species ranging from abundant and widespread (typically common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*) to rare (including Bechsteins' bat *Myotis bechsteinii*, barbastelle *Barbastella barbastellus*, and the horseshoe bats *Rhinolophus spp.*).

Desk Study Results

ERIC returned 46 records of bats within the past 25 years. Most of the records related to sites further inland, particularly around the residential and commercial streets nearby.

Field Study Results

The onsite habitat provides limited opportunities for foraging and roosting and none of the trees held any potential roost features. A full PRA was carried out on the hotel as this will be subject to works

during the building of the extensions. The gazebo in the grounds was also examined as this is immediately adjacent to an area identified for construction, although not with the construction plans itself. The workshop complex was not examined as this is outside of the scope of works. Full results of the assessment are shown in Table 12.

The hotel itself is a modern, two-storey building consisting of 3 wings with a central penthouse suite taking it to three floors in that area. It is in a very exposed position and therefore has been constructed to ensure maximum protection for the elements, with rain and salt water blown in from the sea. The building is of brick and timber construction with concrete render. The roof is metal sheeting that replicates clay tiles, sealed with flashing along all edges. Inside each wing and the penthouse suite there are roof voids. However, due to the alignment of the hatch openings with the ceiling tiles on the suspended ceiling underneath it was not possible to get full access to the void.

During the survey no potential roost features were observed and no evidence of bats was found. Therefore, the hotel is deemed to hold **Negligible** potential for bat roosts and works can proceed without the need for further surveys.

The gazebo in the grounds is a metal construct that had small gaps at the tops of the pillars where they met the roof. These could potentially provide a roosting opportunity for a single bat or small numbers across the different pillars. However, given that the structure is very exposed and used regularly throughout the summer at nighttime for cooking and hospitality, the likelihood of any bats being present is deemed to be **Low**. Furthermore, this structure was not highlighted as being affected by any of the construction works. The new extension is being built nearby but there are no plans to alter or change this gazebo structure. Should these plans change in future, further examination and a nocturnal survey would be required to determine the actual level of roost potential.

Table 10: Building Structural Features

Building Code (Refer to Appendix C for photos)	Building construction details	Structural features present						Other structural features of note	Internals	Potential bat access and roosting points	Evidence	Bat Roost Potential Classification
		Gables	Barge boards	Soffit/Eaves	Fascia Boards	Flashing	Roof void					
Hotel	Two storey brick and timber with concrete render. Central third storey penthouse suite. Metal roof with flashing.	X	✓	✓	X	✓	✓	N/A	Fully sealed internal area. Not fully accessible.	None	None noted	Negligible Risk Nil hibernation potential
Gazebo	Metal 'band stand' style construction used as an outdoor kitchen/bar/serving area	X	X	X	X	X	X	N/A	N/A	Small gaps from rusting at the top of the supporting columns where they meet the roof.	None noted.	Low Risk Negligible hibernation potential

Foraging & Commuting

There is a short tree line towards the west of the site which may provide limited opportunities for foraging bats, but the road does provide a small barrier to connectivity with the wider area.

Site Evaluation - Bats

The site is deemed to be of **Site** importance to roosting, foraging and commuting bats.

6.5.3 West European Hedgehog

In rural areas, preferred habitats include woodland edges, hedgerows in meadowland and rough pasture, where sufficient cover is provided for nesting. Hedgehogs are rarely found in marshy or upland habitats and in coniferous woodland. Hedgehog presence is a good indicator of plentiful ground-dwelling invertebrates, especially worms, caterpillars, snails, slugs and beetles which are preferred food items, and of varied habitat features, such as hedges and copses. Hedgehogs hibernate to conserve energy between November and March, when food is scarce, remaining largely inactive. During the rest of the year, they are predominantly nocturnal and may travel 1-2km in a night within home ranges of 10-50ha. Badgers are the hedgehogs' natural predators, and the highest numbers are found in urban and suburban gardens where badgers are largely absent. Hedgehogs are widespread in lowland Britain but are patchily distributed.

Desk Study Results

A total of 32 recent records of hedgehog were returned within 2km of site.

Field Study Results

No signs of hedgehog were noted during the survey, though this was carried out during the day, so this is to be expected. Due to the position of the site and the surrounding habitats, it is unlikely that hedgehogs will be a regular species on site. However, they may cross the grounds from time to time whilst foraging. Care should be taken in the construction phase to prevent any accidental injury to resting hedgehogs or to those commuting across a site where there may be open trenches for utilities access.

Site Evaluation – West European Hedgehog

The area is considered to be of **Site** level value to hedgehogs.

6.5.4 Other species

It is not deemed likely that the site will support other species not discussed here due to the limited habitats present. Riparian mammals are unlikely to be present as, although there is a small watercourse running alongside the site, the habitat type and terrain make it unsuitable for these species.

6.6 Conservation Importance Summary Table

Table 11: Summary of the Conservation of Importance of all Ecological Features

Habitat/ Species	Conservation Importance
European Designated Sites	International / European
Local Wildlife Sites	County
Habitats on site	Site
Birds	Site
Bats	Site
Western Hedgehog	Site

7.0 BASELINE DESIGNATED SITE IMPACTS EVALUATION

7.1 Summary of the Conservation Importance of Designated Sites

Those designated sites which fall within 2km of the development site are detailed in Section 6 above. Within this section, each category of designated site is evaluated with the likely impact of proposals detailed.

Table 12: Summary of the Conservation Importance of Designated Sites

Designation	Conservation Importance
European Designated Sites: SPA, SAC, Ramsar	European
SSSI, National Nature Reserves	National
LWS, Local Nature Reserves	County

7.2 European Designated Sites

A Habitats Regulations Assessment Stage 2: Appropriate Assessment is being created to be submitted to the local planning authority prior to construction commencing. This will include details of proposed construction methods and their potential impacts on the surrounding designated sites along with avoidance and mitigation methods that will be used to minimise those impacts during both the construction and operational phases of the project.

7.3 SSSI Impact Risk Zones

The site is within a SSSI Impact Risk Zone although the proposed development should not require consultation.

7.4 Local Wildlife Sites

There are a number of nearby Local Wildlife Sites that have the potential to be impacted by the works and the increase in traffic and footfall resulting from the upgrades to the hotel. However, avoidance and mitigation methods will be used during the construction phase and the overall increase in usage is not expected to have a significant impact on those nearby sites.

8.0 IMPACT ASSESSMENT

8.1 Description of Development

The proposed works at this site are as follows:

- Extension to the hotel on the northeast elevation by the current conservatory to increase conference/restaurant capacity. This will be built over the current hardstanding although a small area of introduced shrub may be removed for access during construction.
- Construction of a gym for hotel guests on the current 'roundabout' in the carpark which will involve the loss of some modified grassland habitat.
- Construction of a nursery to the south of the hotel which will include both inside and outside areas for the children to play and learn in. The construction of this building will result in the loss of some modified grassland and introduced shrub. There may be a small increase in vehicular traffic to and from the carpark at peak drop-off/pick up times.

8.2 Assessment of effects and mitigation measures

Potential impacts on any receptor of Site level importance and over are evaluated below. Initial assessment of impacts is undertaken as worst-case scenario, assuming no mitigation measures are in place.

8.2.1 Item 1: Designated Sites

Receptor:
Statutory and non-statutory designated sites surrounding the proposed development (up to 2km).
Potential Impacts:
There are a number of designated sites within 2km of the works area including SSSIs and a SPA.
<u>Construction Phase</u>
During the construction phase all construction traffic and activities are confined to site. There is a potential risk of damage to neighbouring sites through noise, visual disturbance and pollution events. In addition, there is a risk to surrounding areas from the spread of non-native invasive plant species present on site.
<u>Operational Phase</u>
There is the potential for the designated sites to be impacted in the operational phase through an increase in visitor numbers to the area.
Proposed avoidance or mitigation:
<u>Construction Phase</u>

During the construction phase a CEMP must be put in place to address any impacts from noise, visual disturbance or pollution events.

In the first instance, avoidance will include restricting working hours to 8am to 6pm or daylight hours, whichever is shortest. There will be no unnecessary idling of equipment and all equipment used must be appropriate for the job with the quietest possible options chosen.

Acoustic and visual barriers will be used around the works areas to mitigate for disturbance in surrounding designated sites.

The CEMP will include provisions for the safe storage of chemicals, work materials and other substances that may be harmful to wildlife and the environment. A designated area will be created for refilling and refuelling of equipment that is equipped with appropriate spill prevention measures such as bunds and plant nappies.

An appropriate specialist must be engaged to assist with the eradication and safe disposal of any non-native invasive species removed from site to prevent spread to the surrounding areas.

Operational Phase

The overall increase in visitors and users of the site will not be significant when compared to the current number of visitors in the local area. Therefore, no additional avoidance, mitigation or compensation is required.

Significance of effects of residual impacts after mitigation

Designated sites range in importance from European level (SPA, Ramsar, SAC), National level (SSSI) and County level (LWS).

Construction Phase Magnitude of Impact = Nil

Operational Phase Magnitude of Impact = Nil

8.2.2 Item 2: Habitats

Receptor:

Habitats on site including ornamental hedgerow and modified grassland.

Potential Impacts:

Construction Phase

Habitats on site will be largely lost during the construction phase with habitats being stripped for construction over phases covering 3 years. Once construction is complete, habitats will be replaced with the grass reinstated and new planting to introduce native hedgerow and individual trees in place of ornamental planting. Additional new habitats will be constructed with the addition of green roofs and living walls.

Operational Phase

Fencing will be introduced to protect large areas of existing and new habitats with other areas designed to protect habitats from desire lines and pedestrian trespass through appropriate paths and seating areas.

Proposed avoidance or mitigation:

Construction Phase

Clear fencing and routes for construction traffic to be put in place to protect new or retained habitats.

Operational Phase

Not applicable

Significance of effects of residual impacts after mitigation

Habitats on site will be temporarily lost on site during construction be replaced and enhanced. Therefore, the magnitude of impact is Medium and Positive.

8.2.3 Item 3: Birds

Receptor:

Birds utilising the habitats on and adjacent to the Site

Potential Impacts:

Construction Phase

Construction requires the removal of onsite habitats used for foraging and nesting shrubs and hedgerows. There will also be construction to the building itself. Whilst replacement habitats are being created, there is the potential to disturb nesting birds and a reduction in foraging habitats available to birds during the construction period.

Operational Phase

New habitats will be created.

Proposed avoidance or mitigation:

Construction Phase

Clearance will avoid the nesting bird period March – August. However, the CEMP will include appointment of an ECoW who will carry out nesting bird checks during the nesting season as works progress. This will include checks on all vegetation to be cleared within 48 hours of clearance beginning and continuing every 48 hours until that clearance is complete. If construction works to the building take place during the nesting bird season, a nesting bird check will be undertaken at the start of each working week. If any nests are found a suitable buffer will be put in place and works may not progress in that area until nesting is complete and/or any chicks have fledged.

Operational Phase

Not applicable

Significance of effects of residual impacts after mitigation

With nesting bird checks in place and buffer zones observed, the impact on nesting birds during the construction phase will be nil.

Some foraging habitats will be lost during construction but there are abundant suitable alternative foraging areas nearby leading to a low to nil impact during construction.

Overall, the magnitude of impact on birds during construction is Nil.

8.2.4 Item 4: Bats

Receptor:

Bats using the habitats on site and in surrounding areas for foraging and commuting

Potential Impacts:

Construction Phase

The building has a negligible bat roost potential and a nil hibernation potential. The gazebo has a low potential for roosting bats and a nil hibernation potential. Therefore, there is a potential risk to roosting bats during the construction phase.

Foraging habitats on site are minimal, and works will not be taking place during dark hours so there is a negligible impact to foraging and commuting bats.

Operational Phase

The creation of new habitats will enhance foraging habitats on site. The loss of the gazebo can be compensated for by the inclusion of bat boxes on the new trees as they mature.

Proposed avoidance or mitigation:

Construction Phase

A method statement will be produced that must be followed by all contractors on site, so they are aware of the potential of finding bats and what to do if that occurs. If any bats are found within the building

during works, all works on the building must cease immediately and appropriate additional surveys conducted as required.

A minimum of 1 nocturnal survey is required on the gazebo prior to demolition. A method statement will then be put in place for that structure if no bat roosts are found.

Operational Phase

The creation of new habitats on site will enhance foraging and commuting opportunities for bats. To compensate for the loss of the gazebo, a bat box may be placed in the new trees planted around the beach school (nursery) or incorporated into the green wall design of that building.

Significance of effects of residual impacts after mitigation

The magnitude of impact on bats during both the construction and the operational phases is Nil.

8.2.4 Item 5: Hedgehog & Other Small Mammals

<i>Receptor:</i>
Hedgehogs and other small mammals utilising the habitats on Site
Potential Impacts:
<u>Construction Phase</u>
Possible disturbance of resting/hibernating hedgehogs in thick scrub through vegetative removal. Accidental injury to resting/hibernating hedgehogs from machinery used to clear vegetation, e.g. strimmer.
Accidental trapping of hedgehogs in exposed ditches and trenches dug during construction to accommodate new utilities.
<u>Operational Phase</u>
Not Applicable
Proposed avoidance or mitigation:
A method statement and toolbox talk should be put in place during the construction phase to ensure all workers know how to spot and avoid disturbing/injuring hedgehogs during vegetation clearance. Any trenches left open overnight should be covered to prevent nocturnal mammals from falling in or fitted with a suitable escape ramp.
<i>Significance of effects of residual impacts after mitigation</i>
With the adherence to the CEMP the magnitude of impact on hedgehogs and other small mammals will be Nil.

8.3 Summary

Below is a summary of all residual effects and the mitigation measures required, which have either been submitted as part of the planning application or should be conditioned.

Table 13: Significance of Residual Effects of Each Feature

Receptor	Importance	Impact Before Avoidance & Mitigation	Impact After Avoidance & Mitigation	Residual Effect	Mitigation Summary
European Designated Sites	International / European	Low	Nil	Nil & Not Significant	Provision of a CEMP for noise, visual disturbance and pollution prevention. Appointment of a specialist contractor for invasive non-native species removal.
Local Wildlife Sites	County	Low	Nil	Nil & Not Significant	Provision of a CEMP for noise, visual disturbance and pollution prevention. Appointment of a specialist contractor for invasive non-native species removal.
Habitats	Site	Medium	Medium (Positive)	Medium (Positive)	Suitable pollution prevention and control policies. Reinstatement and creation of habitats post works with a suitable habitat maintenance and monitoring plan
Birds	Local	Low	Nil	Nil & Not Significant	Avoidance of the breeding bird season (March – August) for vegetation clearance or checks for nesting birds would be required.
Bats	Site	Low	Nil	Nil & Not Significant	Recommendations for bat surveys and method statements to be followed. Inclusion of a bat box into landscaping designs as compensation for lost structures.
Hedgehog and other small mammals	Site	Low	Nil	Nil & Not Significant	Measures through a CEMP, two stage cut when clearing denser areas to avoid harming hedgehogs. Any excavations must be covered or filled on an evening, or a ramp included to provide exit to any mammals which may become trapped.

8.4 Cumulative Impacts

A search of the South Tyneside Planning Portal shows only 1 relevant application within the area of the site which relates to the extension of a neighbouring building. No details for new, large scale or major developments were found in the local area.

Given the nature of the works proposed at this site, and the current planning applications in the local area, the cumulative impact on the site is considered to be negligible.

8.5 Biodiversity Net Gain Calculation

A Biodiversity Net Gain Calculation is required for this site and has been produced in a separate document (DWS 2026)

9.0 RECOMMENDATIONS

9.1 Avoidance, Mitigation and Compensation Measures

9.1.1 Avoidance

To prevent disturbance to nesting birds, all works that have the potential to affect nesting birds such as vegetation clearance should take place outside of the nesting bird season (Mar to Aug Inclusive). Where this is not possible, a nesting bird check will be required, and buffer zones may need to be enforced around active nests to prevent disturbance.

Works should only take place during daylight hours or between the hours of 8am – 6pm (whichever is the shortest) to prevent disturbance to roosting birds and foraging bats.

A method statement must be put in place for building works that have the potential to affect roosting bats. No works may take place on the gazebo until at least 1 nocturnal survey has been undertaken during the active bat season (May – August) and in appropriate weather conditions.

An appropriate contractor should be appointed to advise on the safe removal of invasive non-native plant species on site to prevent spread.

9.1.2 Mitigation

During construction a number of mitigation measures should be employed:

A suitable CEMP to prevent any pollution damage to the site as well as minimise visual and noise disturbance.

Works on the building should be preceded at the start of each working week by a nesting bird check (Mar – Aug inclusive) to check for the presence of nesting birds including herring gulls and house martins. If nests are found, works in an area around the nest will need to cease until the nesting is complete and/or chicks have fledged. A weekly check is deemed sufficient in this situation due to the continuous nature of the works on the building and the existing level of background disturbance from day to day operations of the hotel.

9.1.3 Compensation / Enhancements

A bat box should be incorporated into the landscape design to compensate for the loss of the existing gazebo. This may be placed in the new trees when they are mature or incorporated into the green walls of the beach school.

Additional mitigation methods may be considered including the erection of bird boxes around the site in new and existing trees plus the incorporation of swift blocks and bee bricks into the extension to the hotel and the new buildings on site. These factors may be incorporated into an Ecological Design Strategy (EDS).

An appropriate Biodiversity Net Gain Plan must be produced for this site and any habitats retained, enhanced or created must be subject to a Habitat Management and Monitoring Plan (HMMP).

9.2 **Habitat Regulations Assessment**

Due to the proximity of the site to a European Designated Site a shadow HRA must be produced to assess the potential impacts on that site.

10.0 REFERENCES

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APPENDIX A

Figures



Legend

- ★ Site Location
- 2km Buffer

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Rainton Meadows
Chilton Moor
Houghton-le-Spring
Tyne and Wear
DH4 6PU

info@dwsecology.co.uk
www.dwsecology.co.uk

Project	Little Haven PEA
Title	Location Plan
Client	Little Haven Hotel
Date	November 2024
Ref	Figure 1



Legend

★ Site Location

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Rainton Meadows
Chilton Moor
Houghton-le-Spring
Tyne and Wear
DH4 6PU

info@dwsecology.co.uk
www.dwsecology.co.uk

Project	Littlehaven Hotel
Title	Aerial Overview
Client	Little Haven Hotel
Date	November 2024
Ref	Figure 2



Legend

HABITATS

UK Habs Code

- u1c Artificial unvegetated, unsealed surface
- u1b6 Other developed land
- u1b5 Buildings
- h3h Mixed scrub
- h2b Non-native and ornamental hedgerow
- g4 Modified grassland
- u1 Built-up areas and gardens

Secondary Codes

- (10) Scattered scrub
- (32) Scattered trees
- (108) Frequently mown
- (524) Invasive non-native species
- (804) Car park
- (828) Vegetated garden
- (847) Introduced shrub

Contains Google UK Satellite Map Datat © copyright 2025



Rainton Meadows
Chilton Moor
Houghton-le-Spring
Tyne and Wear
DH4 6PU

info@dwsecology.co.uk
www.dwsecology.co.uk

Project	Little Haven Hotel
Title	Habitats Plan
Client	Little Haven Hotel
Date	July 2025
Ref	Figure 3

APPENDIX B
Report Conditions

Durham Wildlife Services

REPORT CONDITIONS

Little Haven

This report is produced solely for the benefit of Little Haven and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Durham Wildlife Services. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of Durham Wildlife Services using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary, and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted, and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to Total Ecology by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted, or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete, or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Durham Wildlife Services accept no liability for issues with performance arising from such factors