TYNE ECOLOGY

Daytime Bat Walkover Survey

9 Laburnum Grove, Cleadon SR6 7RJ

Client: Kevin Cunningham

Date: 4th August 2025

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Desk Study | Field Survey Dates	July 2025 | 29/07/2025

VERSIONING AND QUALITY CONTROL

Status	Version	Author	Reviewed by	Date
Final	1.0	Jamie Wood	Tim Sexton	04/08/2025

DISCLAIMER

This document has been prepared by Tyne Ecology for Kevin Cunningham solely as a Daytime Bat Walkover Survey Report for bats and birds. Tyne Ecology accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

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.

LONGEVITY

Survey data should ideally be from the last survey season before a planning or licence application is submitted, although the length that survey data remains valid should be decided on a case-by-case basis and is dependent upon several factor (Collins, 2023).

If development works do not begin within eighteen months to two years of the date the last site survey (29/07/2025), an update survey may be required in accordance with guidance in BS 42020:2013[1] and CIEEM (2019), to determine if conditions and evidence of bat use has changed since described in the current report.

[1] As set out in Section 6.2.1, Point 7 which states that ecological information should not normally be more than two/three years old, or as stipulated in good practice guidance.

SUMMARY

Brief and site location	This report presents the findings of a Daytime Bat Walkover (DBW) survey for bats and birds of a detached bungalow at 9 Laburnum Grove, Cleadon SR6 7RJ (Ordnance Survey Grid Reference centred at: NZ 3828 6218)
Planned development	Plans are for building to be demolished.
Survey methodology	The DBW comprised a daytime internal and external inspection of buildings on-site, searching for signs of bats and nesting birds. The survey provides a preliminary assessment of the potential of the site to support roosting bats and nesting birds. Other ecological constraints were also noted such as the likelihood of presence of other protected and priority species.
Survey assessment for bats	The building was considered to have **negligible suitability** for bats.
Foreseen impacts on bats	None
Recommendations for bats	No further surveys required. Should bats or evidence of bats be found, works must cease and a suitably qualified ecologist contacted.
Survey assessment for birds	No gaps were found that could provide access for nesting birds.
Foreseen impacts on birds	None
Recommendations for birds	If active bird nests are found works impacting the nest site must cease until young have fledged.
Survey assessment for other protected/priority species/habitats	There is suitable habitat for hedgehogs in close proximity and are likely to be present nearby.
Foreseen impacts on other protected/priority species/habitats	Hedgehogs could be trapped in pits/trenches dug during the construction phase.
Recommendations for other protected/priority species/habitats	Any pits or holes dug during construction phase must be covered at night and or a rough plank left in trenches positioned with the bottom of the plank against and parallel with the side of the trench, at an angle no greater than 30 degrees, to allow animals to escape.
Conclusions	Providing the recommendations given within this report are successfully implemented, works can proceed without detriment to the maintenance of the local population of bats at a favourable conservation status and without impacts on other protected/priority species and habitats.

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1 INTRODUCTION

1.1 Tyne Ecology was commissioned by Kevin Cunningham (the client) to undertake a Daytime Bat Walkover Survey (DBW) of a detached bungalow at 9 Laburnum Grove, Cleadon SR6 7RJ (Ordnance Survey Grid Reference centred at: NZ 3828 6218).

1.2 Plans are for building to be demolished.

1.3 The principal author of this report is Jamie Wood who is an Accredited Agent against bat survey licence Level 2 (Class Licence) 2020-44753-CLS-CLS. Jamie has 5 years' experience undertaking bat surveys.

Site description

1.4 The site is in the suburban village of Cleadon, South Tyneside.

Figure 1: Aerial image of the site (red dot denotes the site). Image used under licence (Google 2025). Imagery date 29/07/2025.

Purpose of this report

1.5 The purpose of this report is to provide sufficient information for the local planning authority to fully assess the potential ecological impacts of the proposed development, or to identify what further information is required before a full assessment can be made.

1.6 The result of the DBW has been used to inform whether further surveys are required, or to establish the need for, and extent of, any mitigation or compensation measures required as part of the proposed development.

2 METHODOLOGY

Desk study

2.1 A biodiversity desk study was undertaken in relation to the site in January 2025. The sources consulted and the type of information obtained are summarised in Table 1 below.

Table 1: Sources of biodiversity and ecological records.

Source	Information requested (search buffer from site centre/boundary)
Multi-Agency Geographic Information for the Countryside (MAGIC) https://magic.defra.gov.uk/	• Statutory Sites (1km) • Priority Habitats (1km) • EPSLs (2km)
Environmental Records Information Centre North East (ERIC NE) https://ericnortheast.org.uk/	• Bat records (2km) • Non-statutory sites (1km)

2.2 The search buffers are sufficient to cover the potential zone of influence (ZoI) of the proposed development (CIEEM, 2017).

2.3 The impacts of the proposed development on the biological integrity of any nearby designated protected sites have been fully considered.

2.4 A search was undertaken for previous ecological survey information for the site via the local authority planning portal; https://planning.southtyneside.info/Northgate/PlanningExplorer/Generic/SearchProperty.aspx

Field survey

2.5 A field survey was undertaken on the 29/07/2025.

2.6 An assessment of the structures to be impacted by the development was undertaken in accordance with the latest published best practice guidance (Collins, 2023).

2.7 Structures/trees were externally and internally inspected for bats and their signs with the aid of a Ledlenser P7 torch, close focusing binoculars, and a Bosch endoscope.

2.8 The suitability of structures on-site for bats to roost in was assessed, along with a systematic search for signs of bats (e.g. droppings, moth/butterfly wings, scratch marks, staining) or actual bats that were present. Particular attention was paid to the roof areas, with searches for gaps in walls, gaps between beams and joists, droppings stuck to the walls, floors, or other surfaces, or feeding remains below beams.

2.9 Bat droppings, if found, were collected for DNA analysis.

2.10 The potential suitability of structures/trees onsite for bats was assessed following professional guidelines (Collins, 2023). See Tables 2 and 3 below.

2.11 Evidence for barn owls and other breeding birds was recorded along with any other ecological constraints.

Table 2: Summary of guidelines for assessing the potential suitability of proposed development sites for bats (Collins, 2023).

Suitability	Description of roosting habitats	Number of activity survey visits required
None	No habitat features on site likely to be used by any roosting bats at any time of the year.	None
Negligible	No obvious habitat features on site likely to be used by roosting bats.	None
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year.	One, in the period May to August
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.	Two, in the period May to September with at least one of the surveys between May and August
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation roosts.	Three, in the period May to September with at least two of the surveys between May and August
Confirmed roost	Evidence of bats or use by bats found	Minimum of two surveys to characterise the roost in the period May to September with at least one of the surveys between May and August

Table 3: Summary of guidelines for assessing bat habitat suitability (Collins, 2023).

Suitability	Description of commuting and foraging habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year.
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens.
High	Continuous, high-quality habitat that is well-connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge.

Surveyor information

2.12 The DBW was undertaken by Jamie Wood who is an Accredited Agent against bat survey licence Level 2 (Class Licence) 2020-44753-CLS-CLS. Jamie has 5 years' experience undertaking bat surveys.

Limitations and constraints

2.13 No limitations or constraints were encountered on the survey. It is considered that with the access gained and recording undertaken that an accurate assessment of the site's ecological value with regard to bats and birds has been made.

3 RESULTS

Desk study

Designated sites

3.1 Two statutory sites were found within 1km of the site:

- **Cleadon Hills. SSSI. LNR.** Approx. 900 m Northeast.
- **Boldon Pastures. SSSI.** Approx. 530 m Southwest.

3.2 Two non-statutory sites were found within 1km of the site:

- **Boldon Flats North. LWS.** Approx. 560 m Southwest.
- **Undercliffe Pond. LWS.** Approx. 600 m Northeast.

Protected species

3.3 A search of Defra Magic found 2 records of European Protected Species Licences that have been granted for bats within 2km of the site, see Table 4 below.

Table 4: Granted EPSMLs (bats) within 2km of the site

Case reference of granted application	Approx. distance from site (m)	Bat Species Effected	Licence Start Date:	Licence End Date:	Impacts allowed by licence
EPSM2009-1146	1190 m NW	C-PIP	02/09/2009	31/08/2011	Destruction of a resting place
EPSM2012-4608	340 m NE	C-PIP	09/08/2012	31/03/2014	Destruction of a resting place

Priority habitats

3.4 A search of the magic.gov.uk database found 4 priority habitats within 1km of the site, see Table 5 below.

Table 5: Priority habitats within 1km of the site.

Habitat	Distance & direction of nearest (approx.)
Lowland meadows	530 m SW
Lowland calcareous grassland	900 m NE
Traditional orchard	740 m NE
Deciduous woodland	20 m NE

Historical bat records

3.5 Bat records within 2 km of the site have been provided by the Local Environmental Records Centre (ERIC NE) and are summarised below:

- **Common pipistrelle**
  There were 14 records found including 2 roosts, the nearest was approx. 410 m from the site at Whitburn Road. The nearest flight record was approx. 140 m from the site.
- **Soprano pipistrelle**
  There was 1 flight record found approx. 730 m from the site.

- **Nathusius' pipistrelle**
  There were 2 flight records found, the nearest was approx. 410 m from the site.
- **Myotis bat**
  There was 1 flight record found approx. 140 m from the site.
- **Bats**
  There were 11 generic bat flight records found, the nearest was approx. 140 m from the site.

Previous surveys

3.6 A search of the local authority planning portal found no previous ecological surveys for this site.

Field survey

3.7 Prevailing weather conditions during the field survey are summarised in Table 6 below.

Table 6: Summary of weather conditions during the field survey

Date	Weather conditions			
	Temp [°C]	Cloud cover [Oktas]	Wind speed [Beaufort scale]	Precipitation
29/07/2025	17	3	1	None

Description of surveyed buildings

House

3.8 Detached brick bungalow with white plaster rendering.

3.9 The building featured a pitched roof as well as a flat roof section on the south elevation.

3.10 The south facing pitch featured solar panels.

3.11 The garage on the west elevation was attached to the property, this also had a flat roof.

3.12 Guttering was cast iron.

3.13 Windows and doors were timber framed.

Assessment of buildings

House

External Inspection

3.14 The roof was in good condition with no gaps under or between tiles.

3.15 The area under the eaves was sealed to the wall using metal soffits leaving no visible gaps.

3.16 The roofing felt present was in good condition and sealed tightly to a concrete roof offering no gaps.

3.17 There were access restrictions to the space under solar panels.

3.18 There were no gaps in masonry work on the property.

Internal inspection

3.19 No bats droppings or other signs of roosting bats were found. Note: Absence of evidence is not evidence of absence – only presence/absence surveys can evidence presence/absence.

Habitats on and around the site

3.20 There was a large garden with hedges and mature trees, and it was linked to neighbouring gardens with mature trees and hedges.

3.21 There were records of bats and bat roosts in the area including records of maternity roosts for common pipistrelle bats within 410 m of the site.

Nesting Birds

3.22 No gaps were found that could provide access for nesting birds.

Other protected/priority species

3.23 There is suitable habitat for hedgehogs/small mammals which could traverse the site.

4 INTERPRETATION AND ASSESSMENT

4.1 The following interpretation and assessment are provided to ensure full compliance with both UK and European legislation and both local and national planning policy, see Appendix V.

Designated sites

4.2 The scale and nature of the planned development will not have any impacts on designated sites.

Daytime Bat Walkover Survey (DBW) for bats (and nesting birds)

4.3 Based on the results of the DBW, an assessment of the potential suitability of the on-site buildings for bats and nesting birds could be made and are given in Table 7 below.

Table 7: Suitability of surveyed structures/trees for bats and nesting birds.

Structure/Tree Reference	Suitability / confirmed use	
	Bats	Nesting birds
Bungalow	Negligible	Negligible

Bats

4.4 In consideration of the following factors the bungalow is assessed to have negligible suitability for bats.

- There were no gaps at any of the wall tops on the property.
- There was no bat access points under or between any of the concrete roof tiles.
- There was a concrete flat roof on the front elevation which offered no gaps.
- All the concrete tiles on the pitched elevations were filled with mortar offering no access.
- There were access restrictions in place beneath the solar panels.
- The rear elevation featured metal soffits which were flush with the walls and offered no bat access.
- There were no droppings found which would be expected given the time of year if roosting bats were present.

4.5 Plans will not impact bats or their roosts

Nesting Birds

4.6 The works will not impact nesting birds.

Other Protected/priority habitats and species

4.7 There is risk of hedgehogs becoming trapped in pits trenches if any are dug during the construction phase.

5 CONCLUSIONS AND RECOMMENDATIONS

Designated sites

5.1 The development will not impact designated sites.

Bats

5.2 No further surveys required

5.3 If any evidence of bats is found works must immediately cease and the project ecologist contacted for advice.

Birds

5.4 In the event that birds are found nesting in areas impacted by the development, works impacting the nest site must cease until the young have fledged.

Other protected species

5.5 Hedgehogs - should any pits or holes be dug during construction phase, these must be covered at night and or a rough plank left in trenches positioned with the bottom of the plank against and parallel with the side of the trench, at an angle no greater than 30 degrees, to allow animals to escape.

Overall conclusion

5.6 No Further surveys are required.

Providing the recommendations given within this report are successfully implemented, works can proceed without detriment to the maintenance of the local population of bats at a favourable conservation status and without impacts on other protected/priority species and habitats.

6 REFERENCES

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal

BSI (2013) BS 42020:2013 Biodiversity - Code of practice for planning and development. British Standards Institution, London

CIEEM (2019) Advice Note on the Lifespan of Ecological Reports and Surveys https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf

CIEEM (2020) Guidelines for Accessing, Using and Sharing Biodiversity data in the UK. https://cieem.net/wp-content/uploads/2016/03/Guidelines-for-Accessing-and-Using-Biodiversity-Data-March-2020.pdf

Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004) Bat Workers' Manual (3rd Edition). Joint Nature Conservation Committee, Peterborough.

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

APPENDIX I: DBW SURVEY PLAN

Figure 2: DBW survey plan

APPENDIX II: PROPOSED DEVELOPMENT PLANS

No plans provided.

APPENDIX III: DESKTOP SURVEY

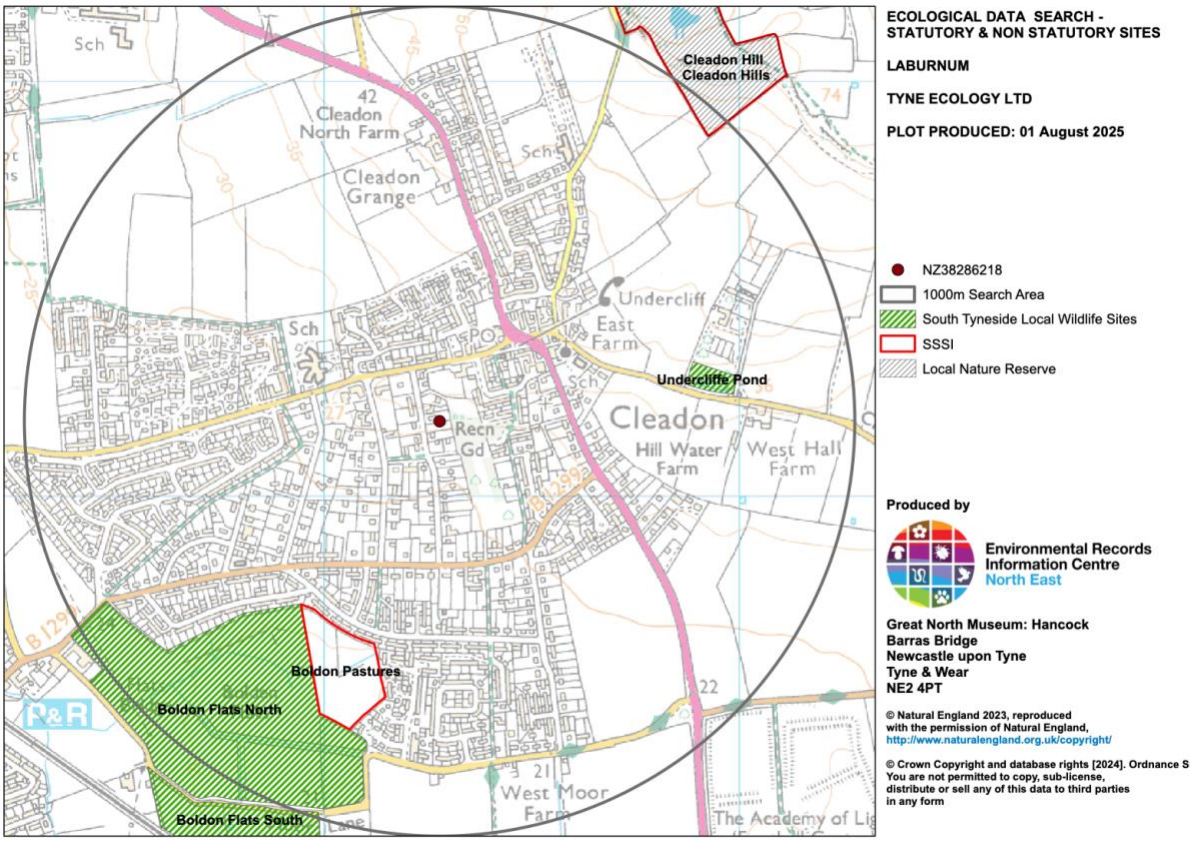

Figure 3: Designated statutory sites.

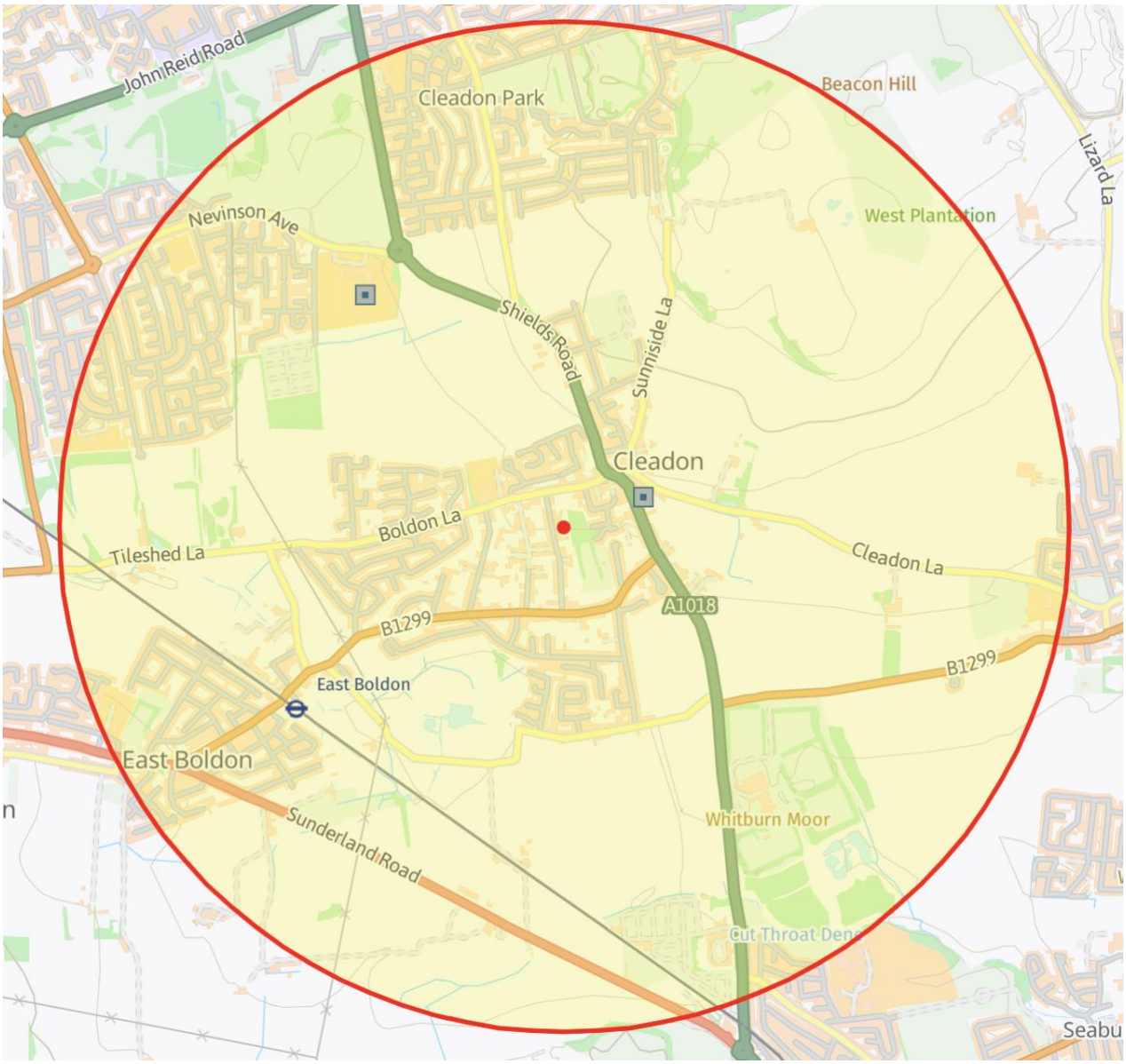

Figure 4: Granted EPSLs

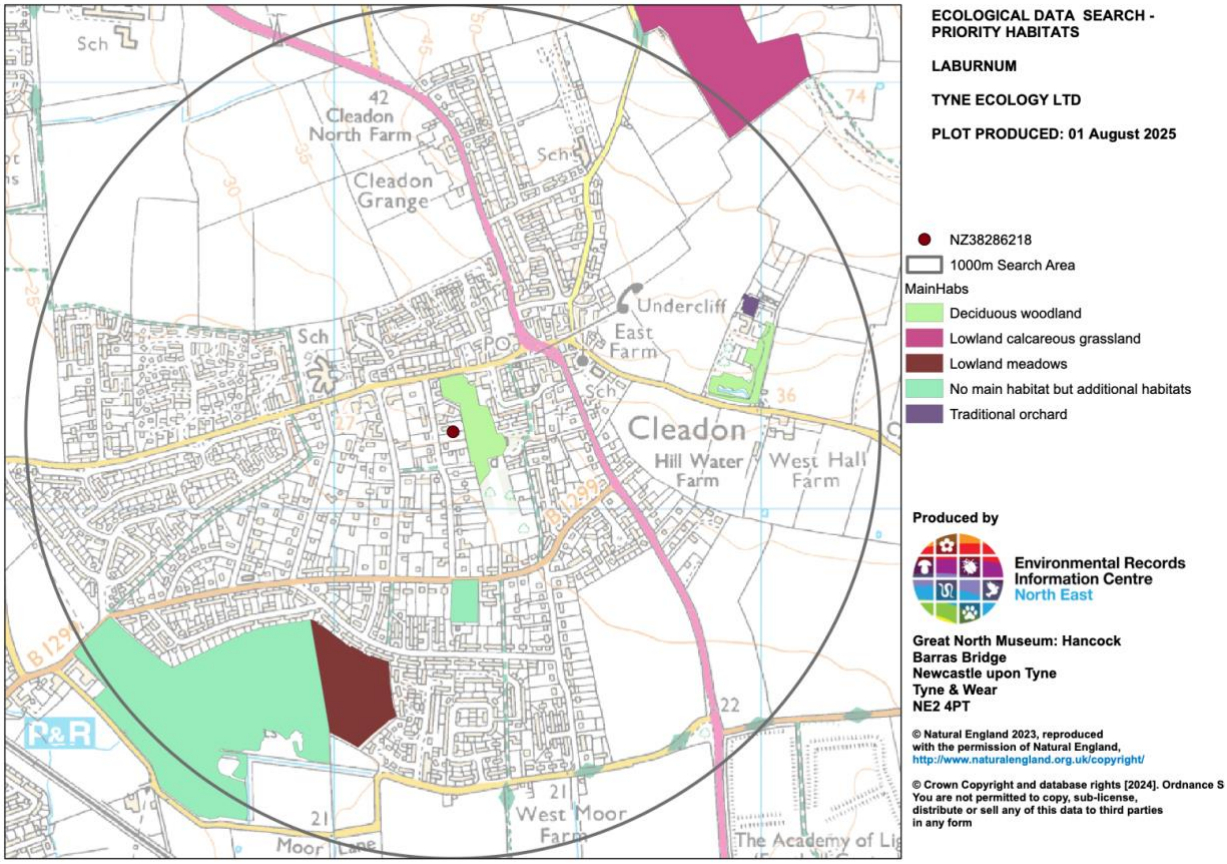

Figure 5: Priority habitats

APPENDIX IV: FIELD SURVEY PHOTOGRAPHS

Figure 6: South/front elevation

Figure 7: West/side elevation

Figure 8: East/side elevation

Figure 9: Flat roof section on front elevation

Figure 10: North/rear elevation

Figure 11: Interior of garage

Figure 12: Attic and gable

Figure 13: Attic

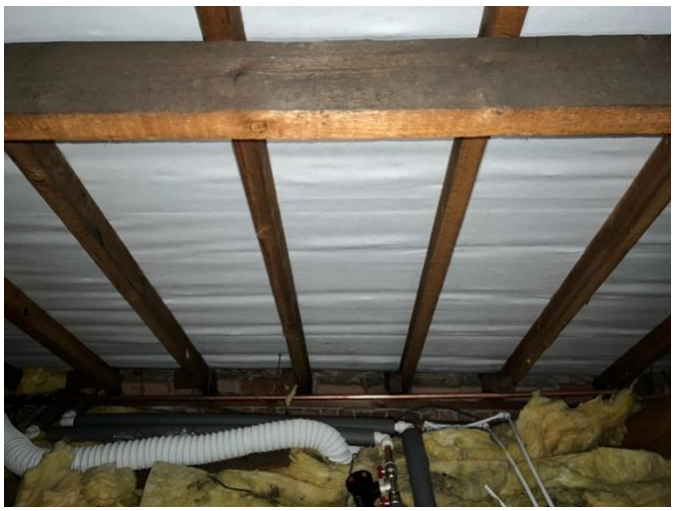

Figure 14: Plastic roof lining

Figure 15: No gaps onto wall tops

Figure 16: Tightly sealed roof tiles with no gaps

Figure 17: Flat roof on front elevation

Figure 18: No access points at the wall tops or under roofing felt

Figure 19: Tightly sealed roofing felt with no gaps

Figure 20: Concrete roof offers no bat access

Figure 21: No gaps into wall top or under roof felt

Figure 22: No access under solar panels

Figure 23: Guttering flush to the wall face

Figure 24: Guttering and metal soffit tightly sealed offering no gaps into roof space

Figure 25: Guttering and metal soffit tightly sealed offering no gaps onto wall top

Figure 26: Concrete flat roof offering no bat access

Figure 27: No gaps under overhanging roof felt

APPENDIX V: PLANNING POLICY AND 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 2025

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.

Legislation and biodiversity

Certain species of animals and plants found in the wild in the UK are legally protected from being harmed or disturbed. These species are listed in the Wildlife and Countryside Act 1981 (as amended) or are named as European Protected Species (EPS) in the Conservation of Habitats and Species Regulations 2017. These two main pieces of legislation have been consulted when writing this report and are therefore described in detail within this section.

Other relevant legislation and policy documents that have been consulted include - The Countryside and Rights of Way Act 2000; Natural Environment and Rural Communities Act 2006; The Hedgerow Regulations 1997; Biodiversity Action Plans, both UK-wide (UKBAP) and Local plans (LBAPs), and The National Planning Policy Framework (NPPF).

There is also legislation that legally protects certain animals - for example, the Protection of Badgers Act (1992) protects badgers and their setts, and the Deer Act (1991) places restrictions on actions that can be taken against deer species.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife.

Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. Signal Crayfish and American Mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and Rhododendron ponticum) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity.

There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonable avoided, or actions within the living areas of a dwelling house.

Licensing: certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence - e.g. bat surveys.

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

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 came into force on the 01/01/2021 and are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994.

These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function - i.e. when determining a planning application.

There is no defence that an act was the incidental and unavoidable result of a lawful activity.

Licensing: it is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Species protection

The following protected species information is relevant to this report. Legislation is only discussed in relation to planning and development; other offences may exist.

Bats

All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, making it an offence inter alia to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.

Birds

In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. All wild birds, their nests and eggs are protected it an offence to:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any such bird whilst it is in use or being built; or
- take or destroying an egg of any such wild bird.

The law covers all species of wild birds including common, pest or opportunistic species.

Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.