



Ecological Impact Assessment

Hadrian Lodge

Ball Rolling (Methley) Ltd.

SHF.9129.001.EC.R.001



Contact Details:

Enzygo Ltd. (Bristol Office)
The Byre
Woodend Lane
Cromhall
Gloucestershire
GL12 8AA

tel: 01454 269237
email: derek.allan@enzygo.com
www: enzygo.com

Ecological Impact Assessment

Project:	Hadrian Lodge
For:	Ball Rolling (Methley) Ltd.
Status:	Rev B
Date:	10 th August 2026
Author:	KT Smith MSc BSc (Hons) – Consultant Ecologist
Reviewer:	Chris Schofield MSc BSc (Hons) MCIEEM MEnvSc CEnv – Principal Ecologist

Disclaimer:

This report has been produced by Enzygo Limited within the terms of the contract with the client and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

Enzygo Limited Registered in England No. 6525159

Registered Office: Gresham House, 5-7 St. Pauls Street, Leeds, England, LS1 2JG

Contents

1.0	INTRODUCTION.....	5
1.1	Commission	5
1.2	Proposed Development/Identification of Impacts.....	5
1.3	Aims and Objectives	5
1.4	Background/Acknowledgments.....	5
1.5	Local Planning Policy.....	6
1.6	Site Context	7
2.0	METHODOLOGY.....	9
2.1	Desk Study	9
2.2	Field Survey	9
2.3	Limitations	13
3.0	BASELINE ECOLOGICAL CONDITIONS.....	14
4.0	ASSESSMENT AND MITIGATION	24
5.0	ENHANCEMENT AND MONITORING.....	26
6.0	CONCLUSION	28
7.0	REFERENCES.....	29

Tables and Figures

FIGURE 1 – SITE AREA	8
TABLE 1 – SURVEY DATES AND CONDITIONS.....	10
TABLE 2 – ECOLOGICAL FEATURES.....	14
TABLE 3 – ASSESSMENT OF EFFECT AND MITIGATION MEASURES.....	24
TABLE 4 – ADDITIONAL ENHANCEMENT.....	26

Drawings and Appendices

DRAWINGS – UK HABITAT CLASSIFICATION SURVEY	31
APPENDIX A – PROPOSED SITE LAYOUT	32
APPENDIX B - LEGISLATION AND NATIONAL PLANNING POLICY	33

Non-Technical Summary

- i. In February 2026 Enzygo Ltd was commissioned by Ball Rolling (Methley) Ltd. (the Client) to undertake an Ecological Impact Assessment (EclA) of land at former St Simons Community Project, Wenlock Road, South Shields, NE34 9AL (central grid reference NZ 34941 64343), located within the South Tyneside Council authority. This study will inform proposals for a residential apartment block.
- ii. The following key ecological features and associated recommendations have been identified:
 - **Durham Coast SAC and Northumbria Coast SPA/Ramsar** – *(site lies within the 7.2km buffer zone for which the Mitigation Strategy for European Sites applies in relation to increases in recreational pressure from residential development. Per residential unit cost of £403 applied to all major residential developments of 10 dwellings or more)* – In accordance with the Interim Supplementary Planning Document 23: Mitigation Strategy for European Sites (Recreational Pressure from Residential Development), as the project is for six residential flats the tariff does not apply, with a weighting of 4% added to the per residential unit cost to account for residential proposals of 9 dwellings or less;
 - **Off-site adjacent Hedgerow HPI and Green Infrastructure** – *(Other Native Hedgerow and trees present off-site adjacent to the southern site boundary. This hedgerow serves as Hedgerow HPI. Offsite green infrastructure provides wildlife corridor function)* – The construction phase will implement measures to protect off-site adjacent hedgerow and both the construction and operational phases will implement a sensitive lighting scheme to minimise potential habitat degradation;
 - **Bats** – *(Off-site adjacent hedgerows and trees provide suitable foraging and commuting opportunities for bats. Trees may be suitable for roosting bats)* – The recommendations above for protection of offsite adjacent priority habitat and green infrastructure including implementing sensitive lighting, will retain the suitable habitats for foraging and commuting bats at the site, and all trees with bat roosting potential. Further Bat Activity or roost assessment surveys not deemed proportionate or justified in this instance;
 - **Nesting Birds** – *(Boundary hedgerow, trees, and other vegetation including dense Ivy on the northern boundary, provide nesting opportunities for a range of species likely to be present in the area.)* – The recommendations above for protection of offsite adjacent priority habitat and green infrastructure will ensure there is no loss of nesting habitat. Any vegetation clearance is to be conducted outside of the nesting season, or if necessary within the nesting season, a precautionary approach should be taken. An ecologist is to be contacted if an active bird's nest is found. Considering the size of the site and extent of suitable habitat, further Breeding Bird Surveys are not deemed proportionate or justified in this instance; and,
 - **Priority Species and Common Reptiles** - *(No suitable habitat onsite, though offsite adjacent habitat includes grassland, trees and hedgerow which provides limited habitat for foraging, refuge and shelter for common reptiles and priority species which may then disperse onto the site)* – Best practice precautionary measures to be followed. Given the site size, location and composition, no timing restriction or ECoW supervision is deemed necessary. Further Reptile Surveys not deemed proportionate or justified.

- **Invasive Flora** – *(No Schedule 9 species recorded on site, however, it is recognised that the survey was conducted in March which is a suboptimal time of year)* – A precautionary approach is to be taken regarding the potential presence of invasive flora species. If any invasive flora are detected during construction works, a invasive species specialist will be contacted for advice on appropriate treatment and eradication to ensure the species is not spread in the wild.
- iii. Proposals present opportunities for biodiversity enhancement in order to provide net gains for biodiversity in accordance with national and local policies through providing enhanced opportunities for nesting birds, roosting bats, other priority species, and landscape planting.
- iv. This report has demonstrated that, if the outlined mitigation measures are implemented in full and assuming a sensitive final site layout, no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

1.0 Introduction

1.1 Commission

- 1.1.1 In February 2026 Enzygo Ltd was commissioned by Ball Rolling (Methley) Ltd. (the Client) to undertake a Ecological Impact Assessment (EclA) of land at former St. Simons Community Project, Wenlock Road, South Shields, NE34 9AL (central grid reference NZ 34941 64343), located within the South Tyneside Council authority. This study will inform proposals for a residential apartment block.
- 1.1.2 Note: Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016).

1.2 Proposed Development/Identification of Impacts

- 1.2.1 The study will inform proposals for a residential apartment block, with associated car park, access and gardens. The Proposed Site Layout Plan (Artisan Architecture, 2025) indicates existing access from Wenlock Road on the eastern boundary of the site will be utilised. This report includes assessment of potential impacts in relation to drainage. No significant hydrology, air quality, lighting, dust or noise impacts have been identified or are anticipated as part of the proposals considering the location, nature and size of the works.
- 1.2.2 Refer to Appendix A for a plan of the proposals.
- 1.2.3 It is assumed no land outside of the redline boundary will be used as a construction compound etc. during the construction phase. A corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas).

1.3 Aims and Objectives

- 1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, confirms potential impacts resulting from the proposals, associated effects to ecological features, outlines proportionate avoidance, mitigation and compensation strategies, and identifies enhancements that can be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013) to demonstrate 'no net loss in biodiversity' and to 'provide net gains for biodiversity' in accordance with NPPF and Local Planning Policy.
- 1.3.2 This report has been produced with reference to current Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017a), Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018), Guidelines for Ecological Report Writing (CIEEM, 2017b), Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn) (Collins, 2023), and British Standard BS42020:2013 (BSI, 2013).

1.4 Background/Acknowledgments

- 1.4.1 A search of the South Tyneside Council planning website has found a single recent planning application with ecological information pertinent to this assessment.

An October 2020 application was submitted onsite for *"Demolition of former St Simons Community Centre and construction of detached dwelling and associated works"* (application reference ST/0912/20/FUL) onsite and was supported by a Bat Survey Report (E3 Ecology, 2020). This was granted with conditions in April 2021.

- 1.4.2 It is our understanding that to date, there have been no known discussions regarding ecology with the LPA/County Ecologist/third party consultees (e.g. EA or Natural England) for this application.

1.5 Local Planning Policy

- 1.5.1 The following policies of the South Tyneside Local Plan 2023-2040 (South Tyneside Council, 2026a) are applicable to biodiversity and nature conservation (provided in summary only, the full Local Plan document should be viewed for full details):

- **Policy SP21 – Natural Environment** – Protection and enhancement of the natural environment. This involves supporting natural capital assets and ecosystem services, securing net gains for biodiversity protecting against the loss, damage or deterioration of trees, woodland, hedgerows and irreplaceable habitats, securing new tree planting and habitat creation, and providing and maintaining high quality public open space and blue and green infrastructure.
- **Policy 33 – Biodiversity, Geodiversity and Ecological Networks** – avoid and minimise adverse impacts on priority species and habitats, and secure effective compensation for unavoidable impacts and residual losses. Planning conditions to be sought if a development is likely to adversely affect priority species and habitats.
- **Policy 34 – Internationally, Nationally, and Locally Important Sites** – Priority will be given to the borough's internationally important sites. Developments considered to result in a significant effect on these sites will be subject to an appropriate assessment. This assessment will only be allowed where the development and its necessary mitigation would not result in adverse effects on the designated sites integrity. If this cannot be robustly demonstrated it will only be considered acceptable where there are no suitable alternatives or the development is of a great public interest and compensatory measures have been included. All development for residential use within 7.2km of Durham Coast Special Area of Conservation (SAC) and Northumbria Coast Special Protection Area (SPA) shall contribute to strategic recreational disturbance mitigation. Developments likely to have an adverse impact on Sites of Special Scientific Interest (SSSI) will not normally be allowed. An exception will be granted only if the benefits of the development clearly outweighs the impacts and no reasonable alternatives can be demonstrated. Proposals with impacts on Local Wildlife Sites or Local Nature Reserves will only be considered acceptable where it can be demonstrated the benefits clearly outweigh the impacts, no reasonable alternatives are available, and mitigation and/or compensation is provided. Proposals impacting on the integrity of a Wildlife Corridor must have suitable mitigation/compensation to be considered.
- **Policy 35 – Delivering Biodiversity Net Gain** – Biodiversity Net Gain shall be secured and delivered in accordance with the statutory framework. If it cannot be delivered on-site, off-site delivery must be secured with the following locational hierarchy:
 - Within the strategic nature recovery network of South Tyneside
 - Within South Tyneside
 - Within the wider South of Tyne and Wear Local Nature Recovery Strategy Area
 - Within Gateshead or Sunderland

- Within a neighbouring Local Nature Recovery Strategy area
- Within a neighbouring National Character Area

Applicants relying on off-site gain shall demonstrate reasonable efforts to secure this gain following the hierarchy above. Ecological justification, including submission of supporting evidence, will be required to demonstrate where the provision of BNG does not follow the above hierarchy. Only if it can be demonstrated there is no feasible possibility of delivering compensation within the above locational hierarchy, with the purchase of national credits will be considered an appropriate means of meeting biodiversity net gain.

- **Policy 36 – Protecting Trees, Woodland and Hedgerows** – trees, woodland and hedges shall be protected and retained. Proposals that result in unacceptable harm of these features will not be permitted unless it can be demonstrated that the public benefit of the development outweighs harm to the landscape and ecological value, the development cannot be relocated elsewhere within the development site, or suitable mitigation and enhancement measures are provided and agreed with the council.
 - **Policy SP22 – Green and Blue Infrastructure** – new development shall support and enhance the identified South Tyneside green and blue infrastructure network
- 1.5.2 The Local Policies Maps indicate the site is not within a Biodiversity and Geodiversity Network, Wildlife Corridor, Conservation Area, or Green and Blue Infrastructure Corridor (South Tyneside Council, 2026b). However, the railway line approximately 55m southwest of the site is mapped as part of a Wildlife Corridor and Green and Blue Infrastructure Corridor.
- 1.5.3 It is also confirmed the site is within the 7.2km buffer around Durham Coast SAC and Northumbria Coast SPA (South Tyneside Council, 2026b), to which the South Tyneside Council Interim Supplementary Planning Document 23: Mitigation Strategy for European Sites (Recreational Pressure from Residential Development) (South Tyneside Council, 2018) applies.
- 1.5.4 At the time of writing, the South of Tyne and Wear Local Nature Recovery Strategy (LNRS) is not yet live, with the public consultation period closing on 18th January 2026 (NaturePlan, 2026).
- 1.5.5 Refer to Appendix B for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

- 1.6.1 The approximately 0.085ha site lies in South Shields, a coastal town in South Tyneside, Tyne and Wear. The site is comprised entirely of sparsely vegetated urban land, with developed hardstanding present in the southeast of the site. Stone walls and iron fencing lined the majority of the site boundaries. Abutting the northern boundary are the residential properties and associated car park of the Anchor Hadrian Lodge Housing Association. The eastern boundary is adjacent to Wenlock Road. The southern boundary is adjacent to St. Simon's Church and associated grassland and trees. The wider landscape is comprised of the built development of South Shields, interspersed with occasional parcels of grassland and woodland. The River Tyne is located 1.45km north of the site, offering blue infrastructure and wildlife corridor function for local wildlife.
- 1.6.2 The site lies within the Tyne and Wear Lowlands National Character Area (Natural England, 2013) which is characterised as *"an area of gently undulating or rolling land, incised by the*

valleys of the major rivers and their tributaries. It is densely populated and heavily influenced by urban settlement, industry and infrastructure. Between settlements there are wide stretches of agricultural land. The undulating land and broad valleys of the Tyne and Wear Lowlands are underlain almost entirely by Coal Measures rocks of Upper Carboniferous age. Mineral extraction has played a considerable role in the area and the legacy of coal mining remains evident in the landscape, although much restoration has occurred in recent years. Spoil heaps have been restored to pastures, mixed/coniferous plantations, amenity ponds and lakes (former open cast mines) and accessible green spaces such as country parks, and new networks of footpaths and cycle routes have been created along former wagonways."

Figure 1 – Site Area

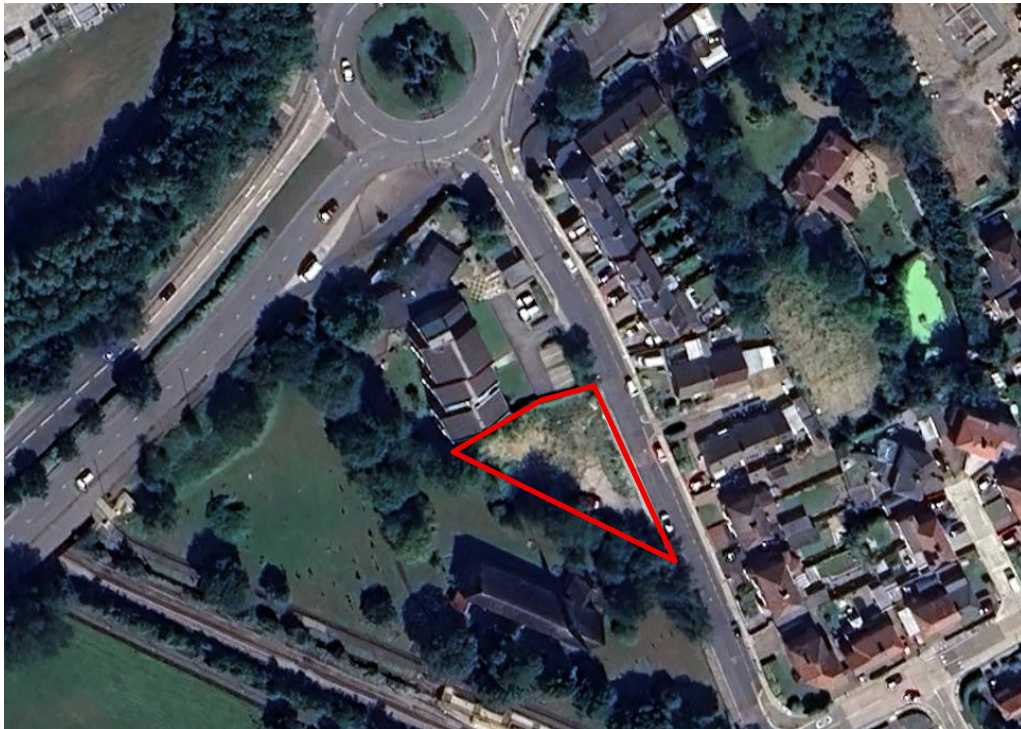


Image courtesy of Google Image Pro 7.3.7.1094, [Grid Ref: NZ 34941 64343]. Imagery date 29th June 2025. Image accessed 4th March 2026.

2.0 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. The records search included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine), non-statutory designations, existing EPS Licence applications and Great Crested Newt Pond Survey records within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [Magic Map, 4th March 2026 (DEFRA, 2026);
- Tree Preservation Orders (TPOs) and Core Local Nature Sites within the immediate zone of influence [South Tyneside Council 11th March 2026] (South Tyneside Council, 2026); and
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; Magic Map; and Ordnance Survey Street View, 4th March 2026); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence [Environmental Records Information Centre North East (ERIC NE) (9th March 2026)].

2.1.2 The Data has been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2023).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions and Times
Preliminary Ecological Appraisal	5 th March 2026	KT Smith MSc, BSc (Hons) – Consultant Ecologist at Enzygo Ltd.	Dry and light cloud (10% cloud cover), and 13°C with light wind.

Preliminary Ecological Appraisal

- 2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017a) the Preliminary Ecological Appraisal (PEA) survey included the following.

UK Habitat Classification

- 2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2023), as the recommended published method of habitat classification. It has been used to categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.
- 2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

Assessment of possible presence/likely importance for Protected & Priority Species

- 2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017a). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and Other mammal species.

General

- 2.2.6 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' or where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species

status is currently in a degraded or unfavourable condition its potential value should be considered).

- 2.2.7 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.2.8 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.2.9 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.2.10 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.2.11 All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.2.12 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid follows general advice (CIEEM, 2019). Additionally, it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.2.13 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

Assessment of Potential Development Impacts

General

- 2.2.14 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' or where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).
- 2.2.15 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.2.16 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.2.17 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.2.18 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.2.19 All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.

- 2.2.20 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid follows general advice (CIEEM, 2019). Additionally, it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.2.21 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

2.3 Limitations

- 2.3.1 Data held by consultees may not be exhaustive; the absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.
- 2.3.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.3.3 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.3.4 Geological & landscape sites have only been included within this report where they have biodiversity or nature conservation components to their designation.
- 2.3.5 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, March represents a suitable time to identify the majority of flora species, and it was possible to easily classify the commonly occurring habitat types. It is though recognised that the timing of the survey may mean that invasive flora have been missed and therefore a precautionary approach to the potential presence of invasive Schedule 9 flora is presented in this report. The timing of the surveys is not perceived as a survey limitation.
- 2.3.6 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded.
- 2.3.7 South Tyneside Council do not supply information on Important Hedgerows or Tree Preservation Orders.
- 2.3.8 All areas of the site were fully accessible.

3.0 Baseline Ecological Conditions

3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to appended drawings for the location/extent of ecological features where relevant.

Table 2 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
Durham Coast Special Area of Conservation (SAC) 4.3km north east	Annex I habitats that are a primary reason for selection of this site: - Vegetated Sea Cliffs of the Atlantic and Baltic Coasts	European
Northumbria Coast Specially Protected Area (SPA) 4.7km north east	The site features much of the coastline between the Tweed and Tees Estuaries in north-east England and is mostly comprised of rocky shore with boulder and cobble beaches. The site qualifies under Article 5 of the Birds Directive for the following reasons: -The site regularly supports more than 1% of the GB populations of two species listed in Annex I of the EC Birds Directive. These species are the Arctic Tern (<i>Sterna paradisaea</i>) and Little Tern (<i>Sternula albifrons</i>). -The site regularly supports more than 1% of the biogeographical population of two regularly occurring migratory species not listed in Annex I of the EC Birds Directive. These species are the Turnstone (<i>Arenaria interpres</i>) and Purple Sandpiper (<i>Calidris maritima</i>).	European
Northumbria Coast Ramsar 4.7km north east	Site qualifies under the following Ramsar criterion: Criterion 6 - Species/populations occurring at levels of international importance. Species with peak counts in spring/autumn: - Little Tern Species with peak count in winter: - Purple Sandpiper - Ruddy Turnstone	International
Statutory sites designated under national legislation (& Impact Risk Zones)		
No nationally designated sites within a 2km radius of the site	-	-

Ecological Feature	Details	Ecological Importance
Impact Risk Zone (IRZ)	The Impact Risk Zone (IRZ) in which the site lies states the LPA should consult Natural England on the likely impacts of the following development categories: - Infrastructure: Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals. - Wind and Solar: Solar schemes with a footprint > 0.5ha, all wind turbines. - Minerals, Oil and Gas: Planning applications for quarries: new proposals or extensions, outside or extending outside existing settlements/urban areas affecting greenspace, farmland or semi natural habitats. Oil & gas exploration/extraction. - Rural Non-Residential: Large non-residential developments outside of existing settlements/urban areas where the footprint exceeds 1ha. - Rural Residential: Any residential development of 50 or more units outside existing settlements/urban areas. - Air Pollution: Any industrial/agricultural development that could cause AIR POLLUTION (including: industrial processes, livestock & poultry units with a floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500 tonnes). - Combustion: General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion. - Waste: Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill	Proposals do not meet the criteria for which LPA should consult Natural England.
Local Nature Reserves		
Station Burn Local Nature Reserve (LNR) 1.4km south	Site includes a watercourse, with areas of grassland and woodland. The woodland is part of the developing Great North Forest, which will mature into the biggest woodland in South Tyneside.	National
Primrose LNR 1.6km west	Site features a mosaic of marsh and open water habitats, noted for its emergent vegetation and wetland wildlife.	National

Ecological Feature	Details	Ecological Importance
Other locally designated wildlife sites		
Straker Street South Tyneside Local Wildlife Site (STLWS) 1.25km north west	Satellite imagery indicates the site includes woodland and grassland.	County
Temple Park West STLWS 1.30km south east	Satellite imagery indicates the site includes Temple Memorial Park with grassland, scattered scrub and small parcels of woodland.	County
Jarrow Slake Mud Flats STLWS 1.4km north west	Satellite imagery indicates the site is comprised mud flats associated with the River Tyne.	County
Station Burn STLWS 1.45km south	Satellite imagery indicates the site is comprised of the River Don and associated habitats including scrub, grassland and trees.	County
Newton Garths STLWS 1.45km south	Same as above.	County
Cemetery Road STLWS 1.5km north west	Satellite imagery indicates the site includes the River Don and surrounding grassland, scrub and woodland in the west of the site.	County
River Don Salt Marsh STLWS 1.55km north west	Satellite imagery indicates the site is comprised of the River Don and associated habitats including scrub, grassland and trees.	County
Inverness Road STLWS 1.60km south west	Same as above.	County
Primrose Nature Reserve STLWS 1.60km south west	Same as above.	County
Hedworth Dene STLWS 1.70km south west	Same as above.	County
Primrose STLWS 1.75km south west	Same as above.	County
River Tyne – tidal extent Newcastle Local Wildlife Site (NLWS) 1.80km north west	Satellite imagery indicates the site is comprised of northern half of the River Tyne.	County
River Don New Road STLWS 1.90km south east	Satellite imagery indicates the site includes the River Don with siding trees, grassland and scrub	County
Boldon Colliery Former Railway Line STLWS 2.00km south	Satellite imagery indicates the site includes a former railway line with siding woodland and grassland.	County

Ecological Feature	Details	Ecological Importance
Howdon Wetlands North Tyneside Local Wildlife Site (NTLWS) 2.00km north west	Satellite imagery indicates the site is comprised of wetlands with ponds also present.	County
England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Lowland Mixed Deciduous Woodland Habitat of Principal Importance (HPI) 285m north east	A total of approximately 3.25ha of Lowland Mixed Deciduous Woodland is located within a 500m radius of the site, with the closest parcel 1.03ha in size and 285m north east of the site.	Local
Ancient Woodland	Magic Map (DEFRA, 2026) indicates there is no Ancient Woodland within a 500m radius of the site.	Negligible
Veteran Trees	Woodland Trust (Woodland Trust, 2024) showed no veteran trees in close proximity to the site, with the closest located approximately 920m south west of the site boundary.	Negligible
Tree Preservation Orders	Data on Tree Preservation Orders (TPOs) from South Tyneside Council is not readily available to the public.	Negligible
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The site is entirely comprised of hardstanding and sparsely vegetated urban land, with no notable green infrastructure present onsite. However, the adjacent boundary trees and hedgerow do provide a limited extent of habitat connectivity and wildlife corridor function through the landscape.	Local
Blue Infrastructure	No waterbodies or watercourses were present onsite to provide blue infrastructure function.	Negligible
Dark Zones	There are no known dark zones across the site. In accordance with the standard guidance specified in the <i>Guidance Notes for Reduction of Obtrusive Lighting</i> (Institution of Lighting Professionals, 2021), the application site likely falls under Environmental Zone E3 (Well-inhabited Rural – Medium district brightness).	N/A

Ecological Feature	Details	Ecological Importance
Habitat Types		
Sparsely Vegetated Urban Land (u1f) 	Much of the site is comprised of abandoned, derelict land following the demolition of the previously existing community centre. Rubble, gravel and litter were present through these areas, though succession had taken place, with a vegetation cover of approximately 50%. The vegetation assemblage consisted of frequent Couch Grass (<i>Elymus repens</i>), Creeping Buttercup (<i>Ranunculus repens</i>) and Broad-leaved Dock (<i>Rumex obtusifolius</i>), occasional Ivy (<i>Hedera helix</i>), Great Willowherb (<i>Epilobium hirsutum</i>), Bramble (<i>Rubus fruticosus</i> agg.), Hedge Bedstraw (<i>Galium mollugo</i>), Colt's-foot (<i>Tussilago farfara</i>), Common Mullein (<i>Verbascum thapsus</i>), Red Fescue (<i>Festuca rubra</i>), Germander Speedwell (<i>Veronica chamaedrys</i>), Cow Parsley (<i>Anthriscus sylvestris</i>), Black Willow (<i>Salix nigra</i>) seedlings and Common Milkweed (<i>Asclepias syriaca</i>), and rare Wild Strawberry (<i>Fragaria vesca</i>), Ribwort Plantain (<i>Plantago lanceolata</i>), Butterfly Bush (<i>Buddleja davidii</i>), Common Ragwort (<i>Jacobaea vulgaris</i>), Common Knapweed (<i>Centaurea nigra</i>), Creeping Thistle (<i>Cirsium arvense</i>), Feverfew (<i>Tanacetum parthenium</i>), Daffodil (<i>Narcissus</i> sp.), Black Medick (<i>Medicago lupulina</i>), Common Yarrow (<i>Achillea millefolium</i>) and Yellow Fleabane (<i>Erigeron linearis</i>). Sparsely Vegetated Urban Land does not represent a UK or Local BAP Priority Habitat. Although the site shows evidence of historic disturbance, extraneous materials/substrate has been added, and successional vegetation communities are present, it is confirmed the site does not represent Open Mosaic Habitat on Previously Developed Land Priority Habitat as the site is <0.25ha, and therefore fails Criteria 1 of the definition criteria (UKHab, 2023).	Negligible
Other Developed Land (u1b6) 	An area of sealed hardstanding from the demolished community centre car park was present in the southeast corner of the site, with no vegetation assemblage identified. Other Developed Land does not represent any UK or Local BAP Priority habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Built Linear Feature (u1e) 	Stone wall and iron fencing were present along most of the site boundary. Built Linear Feature does not represent any UK or Local BAP Priority Habitat.	Negligible

Ecological Feature	Details	Ecological Importance
Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats	The site entirely comprised of sparsely vegetated urban land and hardstanding and therefore provided little to no foraging and commuting opportunities for bats. The site is therefore assessed as of Negligible suitability for foraging and commuting bats in accordance with current guidance (Collins, 2023). Off-site adjacent trees and lines of hedgerow abutting the southern boundary may serve as a commuting route for bats in the local area. No buildings or structures were present within the site providing any opportunities for roosting bats, though residential housing adjacent to the northern site boundary and St Simon's Church adjacent on the southern site boundary may provide roosting opportunities. No trees were identified onsite to provide roosting opportunities, though offsite adjacent trees may be suitable for roosting bats as the arboricultural reports indicate some are of a size and age to feature roosting features such as hollows, cavities or woodpecker holes (AllAboutTrees, 2026). The local records centre identified numerous records of bat species and roosts within 2km of the site in the last 10 years. Bat roost records are present for Common Pipistrelle (<i>Pipistrellus pipistrellus</i>). Bat sign records are present for Common Pipistrelle, Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Noctule Bat (<i>Nyctalus noctula</i>) and unidentified Myotis species (<i>Myotis</i> sp.). Magic Map (DEFRA, 2026) identified two European Protected Species Licences (EPSLs) within a 2km radius of the site and area as follows: - Approximately 1.3km north east of the site is an EPSL (licence reference EPSM2010-2058) for destruction of a resting place for Common Pipistrelle. - Approximately 1.65km north east of the site is an EPSL (licence reference 2020-46127-EPS-MIT) for destruction of a resting place for Common Pipistrelle. The Bat Survey report (E3 Ecology, 2020) for the now demolished St. Simon's Community Centre within the site noted the site featured very limited foraging opportunities (though this referred to trees and shrubs which have since been removed) and adjacent commuting routes to the Metro railway line to the south west. A dusk and dawn survey was undertaken and found no evidence of roosting bats, with commuting Common Pipistrelle observed along the adjacent hedgerow within St. Simon's Church to the south.	Local
Badger	No Badger setts or field signs (e.g. prints, hair, latrines, snuffle holes) were incidentally identified in the PEA survey. The site is entirely comprised of sparsely vegetated urban land and hardstanding providing extremely next to no foraging opportunities. Whilst foraging and commuting opportunities are present within adjacent St. Simon's Church, walls and fencing around much of the proposed development limits access for Badger.	Negligible

Ecological Feature	Details	Ecological Importance
	The local data records hold no records for Badger Setts or field signs within a 2km radius of the site and within the last 10 years.	
Dormouse	The site features sparsely vegetated urban land and hardstanding, with no lines of native hedgerow and or parcels of woodland onsite for Dormouse which typically inhabit mature hedgerow and woodland copses in open countryside. In addition, the site is in an area of the Country where this species is significantly rare, if not extinct. No records of Dormouse within a 2km radius.	Negligible
Otter and Water Vole	No waterbodies or watercourses present onsite to provide suitable opportunities for Otter or Water Vole. The local data records centre holds 20 records of Otter, with most records related to the River Don, Primrose and Station Burn LNR, and LWS's including Cemetery Road and Inverness Road. All are beyond 1km from the site. One record of Water Vole was also identified, present within Station Burn LNR and over 1.5km from the site. All records are from within a 2km radius of the site and within the last 10 years.	Negligible
Other Protected Mammals	No evidence of, or specific opportunities for, any other species of protected mammal, including no notable opportunities for Red Squirrel (<i>Sciurus vulgaris</i>) within the on-site habitats. No records of any other protected mammal species within a 2km radius.	Negligible
Specially Protected Birds	No evidence of, or significant specific opportunities for, any specially protected bird species onsite, given the hardstanding and sparsely vegetated land onsite. Records of specially protected Schedule 1 bird species present within 2km of the site within the last 10 years include Fieldfare (<i>Turdus pilaris</i>), Goldeneye (<i>Bucephala clangula</i>), Great Northern Diver (<i>Gavia immer</i>), Hobby (<i>Falco subbuteo</i>), Kingfisher (<i>Alcedo atthis</i>), Little Gull (<i>Hydrocoloeus minutus</i>), Little Tern (<i>Sternula albifrons</i>), Marsh Harrier (<i>Circus aeruginosus</i>), Mediterranean Gull (<i>Larus melanocephalus</i>), Peregrine (<i>Falco peregrinus</i>), Purple Sandpiper (<i>Calidris maritima</i>), Red-throated Diver (<i>Gavia stellata</i>), Redwing (<i>Turdus iliacus</i>), Scaup (<i>Aythya marila</i>), Snow Bunting (<i>Plectrophenax nivalis</i>) and Whooper Swan (<i>Cygnus cygnus</i>).	Negligible
Breeding Birds	Whilst there are no nesting opportunities in central areas of the site, adjacent trees and hedgerow along the southern boundary, and dense ivy and other shrubs along the northern boundary, provide a limited extent of nesting and foraging opportunities. No open-view grassland areas favoured by ground nesting species such as Skylark (<i>Alauda arvensis</i>) and Lapwing (<i>Vanellus vanellus</i>). The data search has revealed records of Priority Species of bird within a 2km radius in the last 10 years including (but not limited to): Black-headed Gull (<i>Chroicocephalus ridibundus</i>), Bullfinch (<i>Pyrrhula pyrrhula</i>), Guillemot (<i>Uria aalge</i>), Common Redpoll (<i>Carduelis flammea</i>), Common	Local

Ecological Feature	Details	Ecological Importance
	Sandpiper (<i>Actitis hypoleucos</i>), Common Tern (<i>Sterna Hirundo</i>), Curlew (<i>Numenius Arquata</i>), Dunnock (<i>Prunella modularis</i>), Goldeneye (<i>Bucephala clangula</i>), House Sparrow (<i>Passer domesticus</i>), Oystercatcher (<i>Haematopus ostralegus</i>) and Song Thrush (<i>Turdus philomelos</i>).	
Wintering and Migratory Birds	Considering the size of the site and levels of disturbance from adjacent roads, and with no nearby wetlands, coastline or designated sites associated with migratory or wintering birds, it is assessed the site does not provide any potential core or secondary wintering bird habitat and unlikely to attract any notable assemblage of wintering and migratory birds (e.g. waders and waterfowl).	Negligible
Common Reptiles	The site is entirely comprised of sparsely vegetated urban land and hardstanding, with recent significant disturbance from demolition activities, and no suitable habitats for species such as Slow-worm (<i>Anguis fragilis</i>) and Grass Snake (<i>Natrix helvetica</i>). However, the grassland and hedgerow adjacent at St. Simon's Church may provide suitable habitat from which individual numbers of Common Reptiles may disperse onto the site. No records of Common Reptiles within a 2km radius of the site and in the last 10 years.	Local
Great Crested Newt	The site is entirely comprised of sparsely vegetated urban land and hardstanding, providing extremely limited terrestrial opportunities for GCN. Whilst rubble was identified onsite, rubble piles specifically were not present to serve as hibernacula. No waterbodies onsite to provide suitable breeding habitat. MagicMap (DEFRA, 2026) identified one pond located within a 500m radius of the site, located approximately 75m east of the site. However, this pond is beyond Wenlock Road and residential development, serving as a complete physical barrier to dispersal to the site. No GCN Risk Zone applies to South Tyneside. It is confirmed the site does not lie within the Natural England or NatureSpace-led District Level Licensing area (Natural England, 2026b). No records of Great Crested Newt within a 2km radius of the site and in the last 10 years. MagicMap (DEFRA, 2026) did not identify any EPSL's within a 2km radius of the site. In addition, no records for GCN Class Survey Licences or Pond Surveys were identified.	Negligible
Other Protected Herpetofauna	No suitable habitats within or immediately adjacent to the site specifically suitable for other species of protected herpetofauna. No records of other protected amphibian or reptile species within a 2km radius.	Negligible
Protected Fish/Marine	No watercourses or waterbodies onsite to provide any opportunities for protected fish or marine species. No records of any protected fish within a 2km radius in the last 10 years.	Negligible

Ecological Feature	Details	Ecological Importance
White-clawed Crayfish	No watercourses or waterbodies onsite to provide opportunities for White-clawed Crayfish. No records of White-clawed Crayfish within a 2km radius in the last 10 years.	Negligible
Protected Invertebrates	Due to the site featuring hardstanding and sparsely vegetated land, the site is unlikely to support a range or diversity of invertebrates or likely to support any protected invertebrate species. No records of Protected Invertebrates within a 2km radius in the last 10 years.	Negligible
Protected Flora	No protected flora species detected during the survey and the site is unlikely to support a range of protected flora. No records of Protected Flora within a 2km radius in the last 10 years.	Negligible
Invasive Flora	No invasive flora species detected during the survey and however it is recognised the survey was conducted at a suboptimal time of year. Records for Cotoneaster (<i>Cotoneaster</i> sp.), Montbretia (<i>Crocasmia pottsii</i> x <i>aurea</i> = <i>C. x crocosmiiflora</i>), Japanese Knotweed (<i>Fallopia japonica</i>), Giant Hogweed (<i>Heracleum mantegazzianum</i>) and Himalayan Balsam (<i>Impatiens glandulifera</i>) within a 2km radius in the last 10 years.	Potential presence of Sch 9 species.
Invasive Fauna	No invasive fauna species detected during the survey and no specific opportunities for any invasive species identified. Records of Grey Squirrel (<i>Sciurus carolinensis</i>), Canada Goose (<i>Branta canadensis</i>), Ring-necked Parakeet (<i>Psittacula krameri</i>) and Mandarin Duck (<i>Aix galericulata</i>) identified within 2km of the site in the last 10 years.	Negligible
Priority Species	Whilst the site is entirely comprised of sparsely vegetated urban land and hardstanding, the grassland and hedgerows at the adjacent St. Simon's Church provides suitable habitat whereby priority species such as Common Toad (<i>Bufo bufo</i>) and Hedgehog (<i>Erinaceus europaeus</i>) may disperse onto the site. Records in the wider area include Common Toad, Hedgehog, Small Heath (<i>Coenonympha pamphilus</i>) and Dingy Skipper (<i>Erynnis tages</i>).	Local

4.0 Assessment and Mitigation

- 4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. Ecological features have been screened out where these are of negligible importance, no likely significant impacts have been identified or where impact is unlikely to occur.
- 4.1.2 To clarify, other than the ecological features listed below, there are no perceived potential impacts on any other sites, habitats or species in the wider area. The proposals are of a type, scale and distance that any direct or indirect construction or operational impacts on the other identified ecological features are reasonably discounted.

Table 3 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Durham Coast SAC and Northumbria Coast SPA/Ramsar	Increase in recreational pressure on designated sites. Minor, adverse, permanent, irreversible impact.	Site lies within the buffer zone for which the Mitigation Strategy for European Sites applies in relation to increases in recreational pressure from residential development) – In accordance with the Interim Supplementary Planning Document 23: Mitigation Strategy for European Sites (Recreational Pressure from Residential Development) (South Tyneside Council, 2018). As stated in 6.2 (pg11), the per residential cost of £403 is applied to all major development of 10 dwellings or more only. Therefore, as this application is for six residential flats the residential tariff does not apply in this instance. No other pathways for potential impacts on the designated sites have been identified, and it is not considered any separate Shadow Habitats Regulations Assessment is necessary in this instance.	None required	No significant effect anticipated
Off-site Hedgerow HPI and Green Infrastructure	Risk of damage and/or degradation of offsite adjacent UK BAP Priority Habitat and green infrastructure which provides wildlife corridor function. Significant, adverse, permanent, reversible impact. Risk of degradation through drainage and lighting impacts.	The Arboricultural Impact Assessment and Method Statement (AllAboutTrees, 2026) confirms the adjacent hedgerow and trees to the south-west are to be retained and protected. Throughout the construction phase these off-site adjacent habitats will be protected in accordance with BS5837:2012 <i>Trees in relation to design, demolition and construction. Recommendations</i> , including installing and maintaining appropriate protection fencing. All contractors are to be made aware of the purpose of the fencing, with signage used where necessary, and no works are to occur beyond this established boundary other than proposed landscape planting, including no storage of materials or machinery.	None required	No significant effect anticipated

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
	Minor adverse, permanent, irreversible.	In addition, to avoid potential degradation of these habitats through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting.		
Bats	Risk of degradation of suitable bat foraging and commuting habitat. Minor adverse, permanent, reversible impact.	The protection measures highlighted above in relation to physical protection and lighting will minimise the risk of degradation of the adjacent favourable foraging and commuting habitats. This shall also ensure any potential risk to roosting bats is negated. The lighting scheme should be designed in accordance with the recent guidance <i>Bats and artificial lighting at Night</i> (ILP, 2023).	None required	No significant effect anticipated
Nesting Birds	Risk of disturbance of nesting birds during construction phase. Minor adverse, temporary, irreversible impact.	To avoid an offence being committed in respect of nesting birds, clearance of any boundary vegetation such as dense Ivy to the north, will be planned to be conducted outside of the bird nesting season (March to August inclusive), where possible. If it is necessary to undertake this works during the bird nesting season, a precautionary approach should be taken. If an active bird's nest is found, an ecologist should be contacted for advice on the appropriate actions. Considering the size of the site and extent of suitable habitat, further Breeding Bird Surveys are not deemed proportionate or justified in this instance.	None required	No significant effect anticipated
Other Priority Species and Common Reptiles	Low risk of killing/injury of wildlife including Common Reptiles during the construction phase. Minor adverse, temporary, irreversible impact.	Implement best practice precautionary measures to minimise the risk of accidental injury/killing of any priority wildlife such as Hedgehog found during the construction phase. It is not considered any timing restriction or ECoW supervision in relation to common reptiles and priority species is necessary in this instance. Given the site size, location and composition, no further details Reptile Surveys are deemed proportionate or justified.	None required	No significant effect anticipated
Invasive Flora	Low risk of causing the spread of invasive flora in the wild Minor, adverse, temporary, reversible impact.	A precautionary approach is to be taken regarding the potential presence of invasive flora species. If any invasive flora are detected during construction works, a invasive species specialist will be contacted for advice on appropriate treatment and eradication to ensure the species is not spread in the wild.	None required	No significant effect anticipated

5.0 Enhancement and Monitoring

- 5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 5.1.2 Following the August 2026 changes to the Town and Country Planning Act 2026, this proposal is exempt from a Biodiversity Net Gain calculation as the site is <0.2 hectares and features no onsite priority habitat.
- 5.1.3 Additional biodiversity enhancements will include the following and will provide additional benefits to wildlife and biodiversity. The specific location and details of the proposals can be detailed within a Biodiversity Enhancement Strategy (BES) in accordance with BS42020:2013 or detailed on Landscape Plans as appropriate.

Table 4 – Additional Enhancement

Ecological Feature	Additional Enhancement
Landscape Planting	The final landscape planting scheme should incorporate a range of native species and species which are known to be of value to wildlife and which are suitable to the site location and conditions. Planting has been focussed on a linear design to provide enhanced habitat connectivity and wildlife corridor function across and around the site.
Nesting Birds	To provide enhancement opportunities for nesting birds the development could incorporate bird nest boxes suitable for a range of species likely to present at the developed site (e.g. House Sparrow, Starling etc.). Boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and where positioned on buildings or structures should also avoid south-facing elevations where excessive sunlight can cause chicks to overheat in the nest.
Roosting Bats	To provide enhancement opportunities for roosting bats the development could incorporate provision of bat roost boxes. The boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and artificial lighting and should face onto suitable foraging and commuting habitats (e.g. new landscape planting).

- 5.1.4 No post-determination monitoring is perceived necessary. To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity can be produced prior to the commencement of construction activities, including site

clearance works. A Landscape and Ecological Management Plan (LEMP) will also be produced prior to operation of the site. A Habitat Management and Monitoring Plan (HMMP) may also be requested to secure long-term habitat creation/enhancement.

6.0 Conclusion

- 6.1.1 This report has demonstrated that, if the outlined mitigation measures are implemented in full and assuming a sensitive final site layout, no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy

7.0 References

- AllAboutTrees. (2026). *Arboricultural Impact Assessment and Method Statement for Trees at St. Simon's Community Centre, Wenlock Road, South Shields*. Butterknowle: All About Trees.
- Artisan Architecture. (2025). *A/3085/03P - Proposed Site Layout Plan - Detached Dwelling, Site of Former St. Simons Community Center, Wenlock Road, South Shields, NE34 9AL*. South Shields: Artisan Architecture.
- BSI. (2013). *Biodiversity - Code of practice for planning and development BS 42020:2013*. London: BSI Standards Limited.
- CIEEM. (2017a). *Guidelines for Preliminary Ecological Appraisal*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2017b). *Guidelines on Ecological Report Writing*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2018). *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, coastal and Marine*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2019). *Advice Note on the lifespan of ecological reports & surveys*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM. (2023). *Guidelines for Accessing, Using and Sharing Biodiversity Data*. Winchester: Chartered Institute of Ecology and Environmental Management.
- CIEEM, IEMA, CIRA. (2019). *Biodiversity Net Gain: Good practice principles for development*. CIEEM, CIRA & IEMA.
- CITB. (2016). *Construction (Design and Management) Regulations 2015*. Norfolk: Construction Industry Training Board. Retrieved from <https://www.citb.co.uk/Documents/CDM%20Regs/2015/cdm-2015-designers-printer-friendly.pdf>
- Collins, J. (2023). *Bat surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. London: The Bat Conservation Trust.
- DEFRA. (2026). *MAGIC*. Retrieved from <https://magic.defra.gov.uk/MagicMap.aspx>
- E3 Ecology. (2020). *Bat Survey - St Simons Church Hall, South Shields*. Northumberland: E3 Ecology Ltd.
- GOV.UK. (2019). *Collection on Biodiversity Offsetting*. Retrieved from <https://www.gov.uk/government/collections/biodiversity-offsetting>
- GOV.UK. (2019). *Guidance on Environmental Impact Assessment*. Retrieved from <https://www.gov.uk/guidance/environmental-impact-assessment#Screening-Schedule-2-projects>

- GOV.UK. (2019). *Guidance on GCN District Level Licensing Schemes*. Retrieved from https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes?utm_source=987533b2-4ba3-44e7-9707-93f5189921d8&utm_medium=email&utm_campaign=govuk-notifications&utm_content=immediate
- ILP. (2023). *Bats and Artificial Lighting at Night*. Rugby: Institute of Lighting Professionals.
- Institution of Lighting Professionals. (2021). *Guidance Notes for Reduction of Obtrusive Lighting*. Rugby: Institution of Lighting Professionals.
- Natural England. (2013). *NCA Profile: 14 Tyne and Wear Lowlands (NE483)*. Retrieved from <https://publications.naturalengland.org.uk/publication/4683608954503168>
- Natural England. (2026b). *Developers: how to join the great crested newt district level licensing scheme*. Retrieved from <https://www.gov.uk/government/publications/great-crested-newts-district-level-licensing-schemes-for-developers/developers-how-to-join-the-great-crested-newt-district-level-licensing-scheme#where>
- NaturePlan. (2026). *South of Tyne and Wear Local Nature Recovery Strategy - Updates*. Retrieved from <https://www.natureplan.org.uk/article/28094/Updates>
- South Tyneside Council. (2007). *Local Development Framework - Core Strategy*. South Shields: South Tyneside Council.
- South Tyneside Council. (2018). *South Tyneside Council Interim Supplementary Planning Document 23: Mitigation Strategy for European Sites (Recreational Pressure for Residential Development)*. South Tyneside Council.
- South Tyneside Council. (2024). *South Tyneside Publication draft Local Plan*. South Shields: South Tyneside Council.
- South Tyneside Council. (2026). *Protection of Trees*. Retrieved from <https://www.southtyneside.gov.uk/article/3661/Tree-preservation-orders>
- South Tyneside Council. (2026a). *Main Modifications Schedule - Publication Draft South Tyneside Local Plan 2023-2040*. South Tyneside Council.
- South Tyneside Council. (2026b). *Local Policy Maps - Conserving and Enhancing the Natural Environment*. Retrieved from https://maps.southtyneside.gov.uk/local_plan_policies_map/2024/pages/page6.html
- UKHab. (2023). *The UK Habitat Classification User Manual*. Stockport: UKHab Ltd.
- Woodland Trust. (2024, October 24). *Ancient Tree Inventory*. Retrieved from The Woodland Trust: <https://ati.woodlandtrust.org.uk/tree-search/?v=2664956&ml=map&z=15&nwLat=52.760652961849416&nwLng=-1.6320480132568305&seLat=52.74296376810412&seLng=-1.5496505523193305>

Drawings – UK Habitat Classification Survey



Key:

- Redline Boundary
- Other native hedgerow (h2a6)
- Built linear features (u1e)
- Other developed land (u1b6)
- Sparsely vegetated urban land (u1f)

OpenStreetMap® is open data, licensed under the Open Data Commons Open Database License (ODbL) by the OpenStreetMap Foundation (OSMF) © OpenStreetMap www.openstreetmap.org/copyright

P01	06/03/26	Preliminary Issue	LB	KS	KS
Rev	Date	Description	DRA	CHK	APP

Project

Hadrian Lodge

Client

Ball Rolling (Methley) Ltd

Drawing Title

UK Habitat Classification Map

Scale 1:250 @ A3	Date 13/03/2026	Status Preliminary
----------------------------	---------------------------	------------------------------

DWG No. SHF9129001-ENZ-XX-XX-DR-Z-0001	Revision P01
--	------------------------

Bristol 01454 269 237 Manchester 0161 413 6444 Sheffield 0114 321 5151	Cardiff 02920 023 700 Cambridge 01799 542 473 Belfast 07377673948
---	--

enzygo

@enzygo
enzygo.com
hello@enzygo.com

Appendix A – Proposed Site Layout



PROPOSED SITE LAYOUT PLAN.

EXTERNAL WORKS KEY.	
	900MM BRICK WALL WITH 600MM WROUGHT IRON RAILINGS ABOVE.
	1.8M HIGH CLOSE BOARDED TIMBER FENCE.
	PROPOSED LEVEL.
	EXISTING LEVEL.
	450 x 450MM BUFF PAVING FLAGS.
	PERMEABLE BLOCK PAVOUR HARDSTANDING AREA.
	GARDEN AREA FOR PERSONAL LANDSCAPING BY OWNERS.
	TREE PLANTING BY DEVELOPER PLANTED IN FIRST AVAILABLE PLANTING SEASON. BETULA NIGRA (Birch)
	ELECTRIC VEHICLE CHARGING POINT.
	LOCATION OF BUILT IN BIRD NESTING BOX.
	LOCATION OF TREE BAT BOX.
	LOCATION OF BUILT IN BAT BOX.



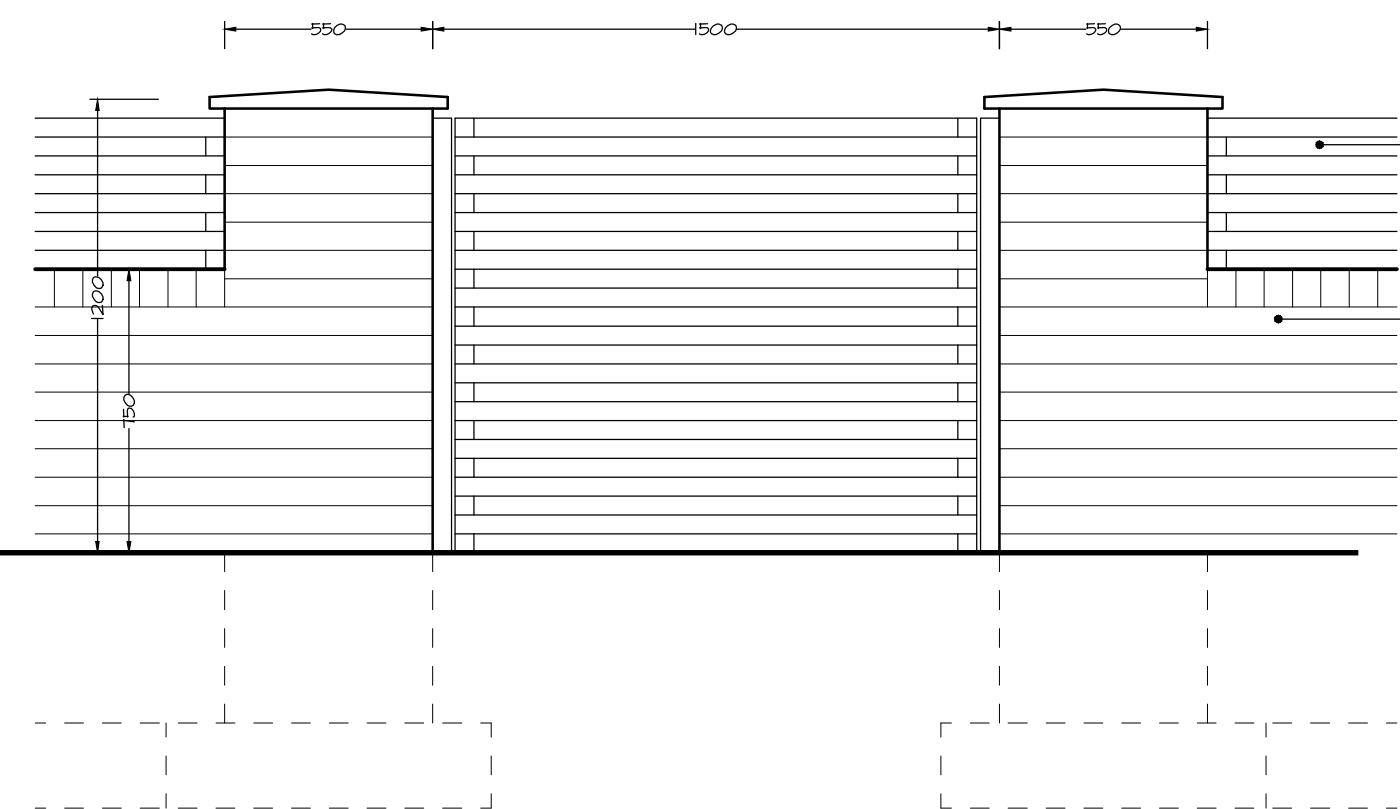
WILDCARE HABITAT SWIFT BOX. NORTH WEST FACING.



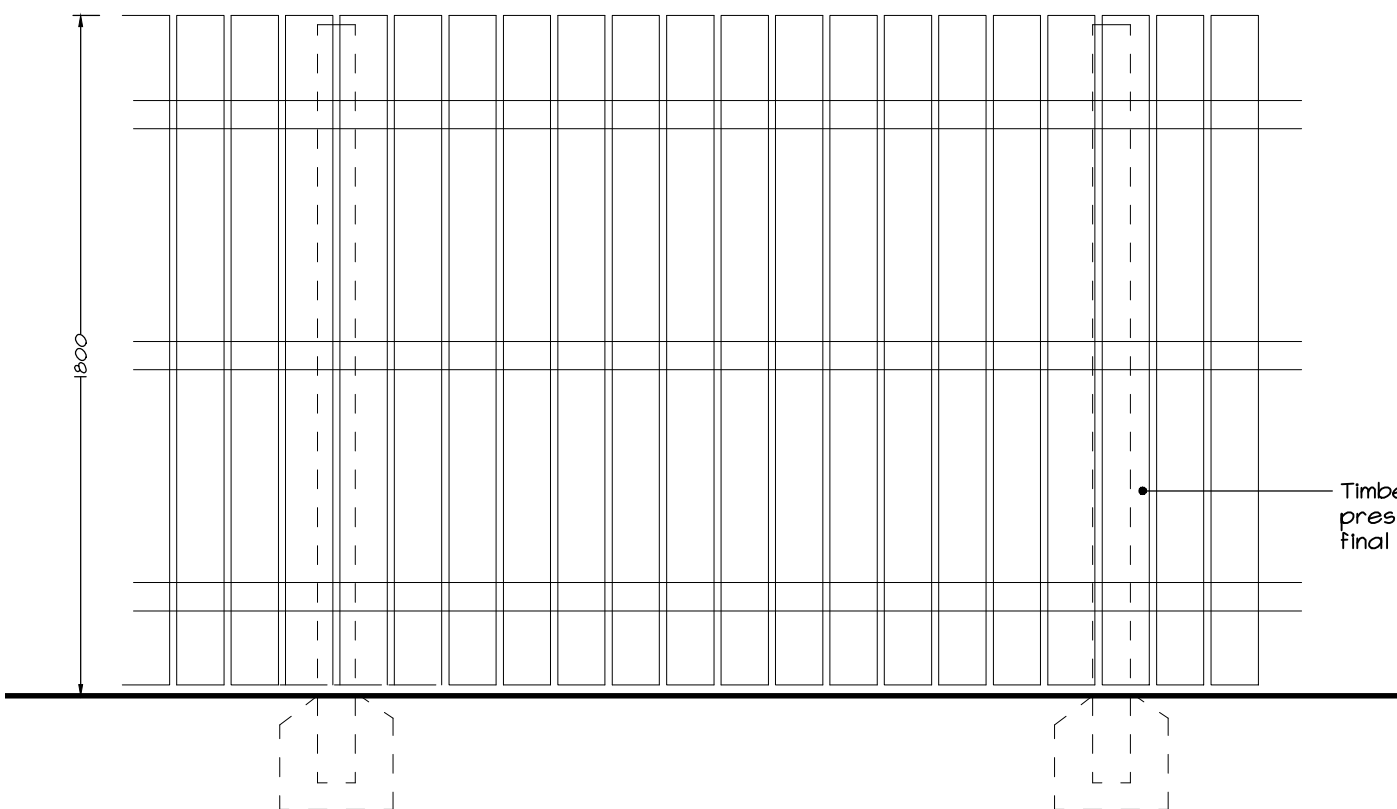
WILDLIFE BARK BAT BOX. MIN. 4M ABOVE GL SOUTHERLY ASPECT.



IBSTOCK BAT ACCESS BOX. MIN. 4M ABOVE GL MIN. 1.1M AREA.



FRONT BOUNDARY DWARF WALL, DETAIL A.



1.8 M HIGH CLOSE BOARDED TIMBER FENCE, DETAIL B.

Appendix B - Legislation and National Planning Policy

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
Hedgerow	Hedgerows that meet certain criteria are protected by The Hedgerows Regulations 1997, under which it is an offence to remove or destroy such hedgerows without permission from the Local Planning Authority.

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to: - Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; - Deliberately disturb such an animal; - Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: - The development is for reasons of overriding public interest; - There is no satisfactory alternative; and - The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed.
Nationally Protected	
Bats	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: - Intentionally kill, injure or take any such animal; - Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and - Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Badger	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger, or attempt to do so and also make it illegal to intentionally or recklessly interfere with a Badger sett. This includes damaging or destroying a sett, obstructing access to a sett and disturbing a Badger while it is occupying a sett.

Species	Legal Status
	Licences can be granted to permit sett closure and/or disturbance between July and November inclusive.
Nesting Birds (general)	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any wild bird; • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Common Reptiles (e.g. Viviparous Lizard, Grass Snake and Slow-worm)	These animals receive limited protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal to intentionally kill or injure any such animal.
Wild Mammals	The Wild Mammals (Protection) Act 1996 makes it illegal to mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, drown, crush, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.
Invasive Species	
Invasive Flora	The Wildlife and Countryside Act 1981 (as amended) contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 of the Act.

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2024) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

The NPPF states that:

'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 and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- 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.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

To protect and enhance biodiversity and geodiversity, plans should:

- a) identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

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

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

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.



Enzygo specialise in a wide range of technical services:

- Property and Sites**
- Waste and Mineral Planning**
- Flooding, Drainage and Hydrology**
- Landscape Architecture**
- Arboriculture**
- Permitting and Regulation**
- Waste Technologies and Renewables**
- Waste Contract Procurement**
- Noise and Vibration**
- Ecology Services**
- Contaminated Land and Geotechnical**
- Traffic and Transportation**
- Planning Services**

BRISTOL	SHEFFIELD	MANCHESTER	CARDIFF
The Byre Woodend Lane Cromhall Gloucestershire GL12 8AA Tel: 01454 269 237	Samuel House 5 Fox Valley Way Stocksbridge Sheffield S36 2AA Tel: 0114 321 5151	Ducie House Ducie Street Manchester M1 2JW Tel: 0161 413 6444	Regus House Malthouse Avenue Cardiff Gate Buisness Park CF23 8RU Tel: 02920 023 700

Please visit our website for more information.