



# AllAboutTrees

Arboricultural & Ecological Consultancy  
Chartered Arboriculturalists & Environmentalists

## Preliminary Ecological Appraisal “Low Impact” Ecological Impact Assessment

At

Tollgate House  
NE22 7AP




For

George F White

March 2022



# Document Verification



Document Title	• Preliminary Ecological Appraisal
Prepared By	• Tricia Snaith BSc BA PGCE PGCert EST MifLACIEEM
Authorised By	• Andrew Watson FLS CEnv MICFor CBiol MRSB FArborA LCGI

Preliminary Ecological Appraisal  
Issued 24th March 2022 Authorised - A Watson



Revision A



A



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# 1. Executive Summary

We are requested by George F White to provide a Preliminary Ecological Appraisal at Tollgate House Barrington Road, Bedlington.

- 1.1 The intention is to create 12 new dwellings including a new access on the approximate 0.41ha of unmanaged grassland.
- 1.2 Desktop surveys – within 2km of the survey area:
  - a. Satellite images identify a predominantly residential area, with recreational green space within the 2km boundary, few waterways are present.
  - b. Use of MAGIC SSSI IRZ advises - for new residential development of 10 or more units in this area financial contributions towards the Northumberland Council Coastal Mitigation Service are expected to offset recreational impacts. Contact Northumberland CC Ecologists for more information.
  - a. Statutory or important wildlife sites - three Local Nature Reserves.
  - c. Habitat – Few habitats are present, limited Deciduous woodland a parcel of Open mosaic habitat is identified north of the site on the former coal mine site.
  - d. No impact is predicted by the proposals on the wider locations.
- 1.3 Ecology surveys were carried out in 2022:
  - a. Habitat survey and Potential for Protected Species – March 2022.
- 1.4 Fields surveys identified.
  - a. Habitat survey– a parcel of open unmanaged grassland with piles of building material present, with encroaching bramble and elder scrub.
  - b. Potential for Protected Species – no bat roost potentials on site.
  - c. No water bodies or waterways are present within the vicinity of the site.
  - d. No additional surveys are considered necessary.
- 1.5 Invasive Species:
  - a. No Invasive species identified on site.

- 1.6 Further ecological surveys necessary:
- a. No additional ecological surveys are considered necessary.
  - b. Any work on the trees and hedges should occur outside the bird breeding season of March to August inclusive. Any removal planned during the season will require a nesting bird survey conducted a maximum of two days prior to the planned removal.
- 1.7 Ecological Enhancement and Mitigation:
- a. The retention of the boundary hedges and trees will be retained and protected as advised in the Arboricultural Method Statement.
  - b. The inclusion of communal green space, to be included within the design.
  - c. The inclusion of inbuilt bat boxes and bird boxes are advised in the final architect's design.
  - d. Creation of hedgehog highways within the development should be considered.
- 1.8 If work has not commenced on the development within eighteen months of this survey further surveys will be necessary.
- 1.9 If any BAP species are found during construction the project ecologist is to be informed so that further advice can be provided.

## 2. Introduction

### 2.1 Survey Objectives

We are requested by George F White to provide a Preliminary Ecological Appraisal at Tollgate House to assess the potential for protected, priority or invasive species.

Planning application ref: preplanning.

The surveys will:

- Identify existing sites designated for their nature conservation interest in the survey area.
- Data search with parties holding pertinent wildlife and ecological records.
- Complete a walkover habitat survey, including potential for protected species.
- Evaluate the nature conservation importance of recorded habitats and of the site as a whole.
- Identify possible ecological constraints on development and management of the survey area.
- Record incidental records of animals.
- Advice on further protected species surveys (if any).

Produce a written report presenting the above information either:

- 'Low Impact' Ecological Impact Assessment (EcIA) where sufficient information has been gained to allow an assessment of no significant effects.
- Ecological Impact Assessment (EcIA) Report when further surveys are considered necessary.

## 2.2 Development Site

It is proposed to create 12 new dwellings on the site.

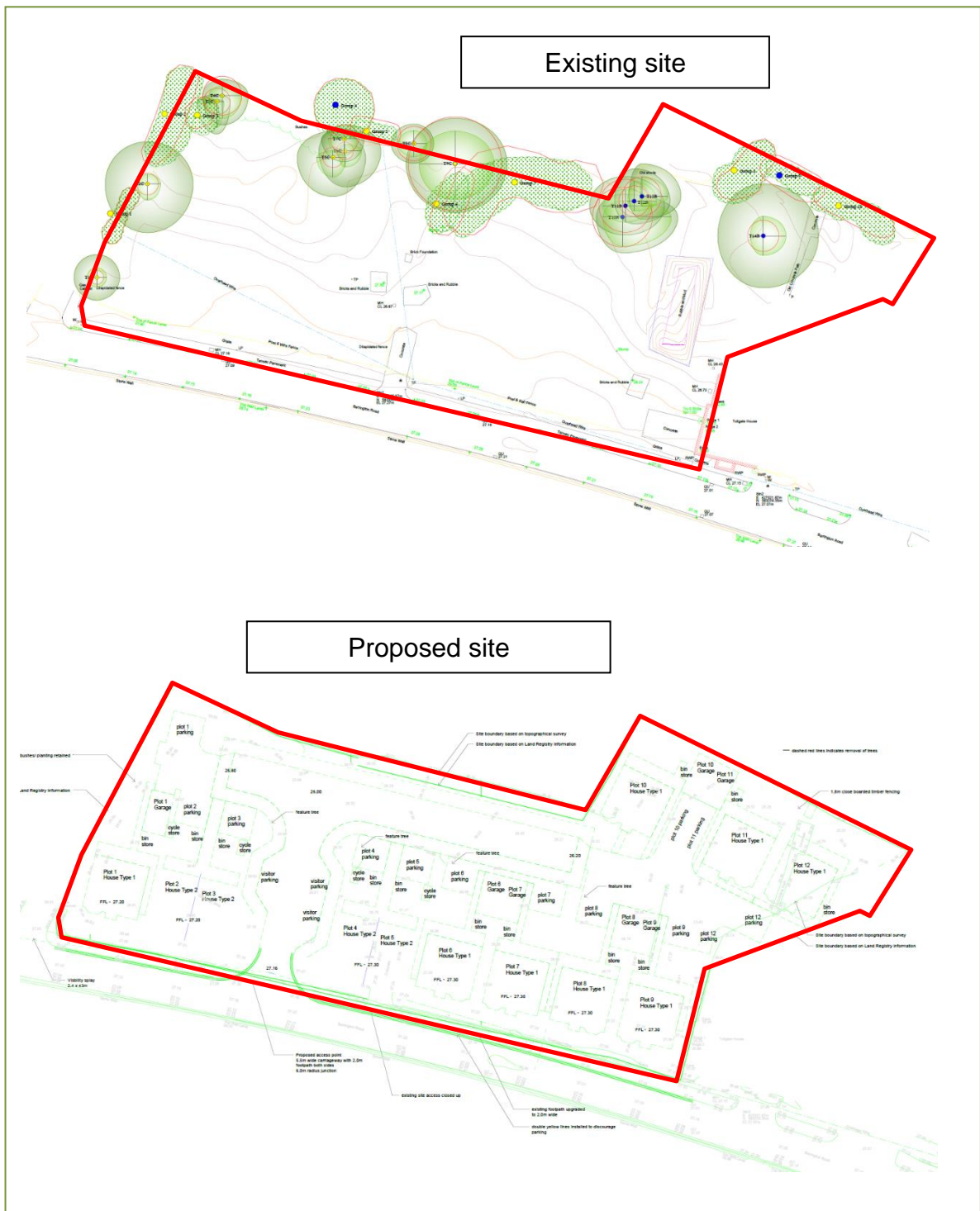


Figure 1 – Development proposals



## 2.3 Site Location

Site	Tollgate House
Grid Reference	NZ 26987 83355
Post Code	NE22 7AP
Counties, Metropolitan Districts and Unitary Authorities (GB)	Northumberland
Parishes (GB)	Choppington CP
National Character Area	South East Northumberland Coastal Plain
Planning	Northumberland



Figure 2 – Position of the survey area using QGIS & Google  
The yellow circle indicates an approximate 2km zone

The survey area is land to the west of Tollgate House on Barrington Road, situated on the northern boundary of Bedlington, on the urban fringes within a former coal mining area with reclaimed mine workings in the vicinity.

The Stock Burn flows north of the site and the River Blyth to the south, with tidal areas in the wider area. The site sits with 4km of the Northumberland Coast.

## 2.4 Surveyors & Timing

Surveys were undertaken in 2022:

- Initial site survey – March 8<sup>th</sup> 2022 during daylight hours.

Tricia Snaith lead surveyor holds:

WML-A34-Level 2 (Class Licence) – to survey bats using artificial light, endoscopes, hand and hand-held static nets registered number 2015-14858-CLS-CLS.

WML-CL08- To survey Great crested newts for scientific (including research) or educational purposes – Level 1 (Class Licence), which covers surveying by hand, nets, torches and aquatic funnel traps (including bottle traps) registered number 2015-13610-CLS-CLS.

### Constraints Or Limitations To The Survey Or Report

The ecological status of a site can change over time, surveys can only record what is present at the time of survey.

The results of ecological surveys are time limited and checking surveys may be required to confirm that the survey remains current.

MAGIC was unavailable to complete buffer searches – downloaded data sets were compared with screen representations to provide relevant information.

### 3. Legal Status Of Protected Habitats & Species

The potential impact of planning decisions on biodiversity and geological conservation need to be fully considered.

#### 3.1 Habitats Regulations – Appropriate Assessment

Developers are required to consider the potential effects on protected habitats. Under Article 6(3) of the Habitats Directive, an appropriate assessment is required where a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.

*“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives”*

#### 3.2 The Conservation of Habitats and Species Regulations 2017

It is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. It is an offence to damage or destroy a breeding or resting place of such an animal. It is also an offence to have in one's possession or control, any live or dead European protected species.

A person will commit an offence if they deliberately disturb such animals in a way as to be likely significantly to affect:

- (a) The ability of any significant groups of animals of that species to survive, breed, or rear or nurture their young, or
- (b) The local distribution of abundance of that species.

It is an offence to deliberately pick, collect, cut, uproot or destroy a wild plant of a European protected species. It is also an offence for any purpose to possess, sell or exchange such a plant.

#### 3.3 UK & Local Biodiversity Action Plan

UK Post-2010 Biodiversity Framework in July 2012, covering the period 2011-2020, based on the UK Biodiversity Action Plan (BAP) published in 1994. The current list of UKBAP priority species and habitats was published in August 2007 and now contains 1150 species and 65 habitats, the framework of which remains in place.

**Note:** This information is a guide only. Please refer to the full relevant texts for more information

## 4. Survey Methodology

### 4.1 Pre-survey Data Search (Desk Top Survey)

Consultation of pre-existing information on Local Wildlife sites, biodiversity of the area and protected species at and around the survey site was obtained through the following:

- Google or Bing maps to study aerial photography and satellite imagery.
- Multi Agency Geographic Information Centre (MAGIC) a variety of searches are done to deduce the general character of the area and the presence of any relevant wildlife areas.
- Local wildlife groups or the Local records centre for information on relevant protected species and/or bats within a 1km radius (5km for Barn owls) of the survey area.
- Any previous reports containing relevant information.

These are used to determine if the development is within the geographical range and suitable habitat for the considered species.

### 4.2 Field Surveys

#### 4.2.1 Habitat Survey

The field survey of the site was carried out in accordance with the methodology outlined in the JNCC handbook for Phase 1 habitat survey. Each parcel of land was assessed and classified. A walkover survey was conducted; habitat and features were target noted where appropriate.

Plant species were identified and compared to county axiophytes lists. Habitats which were identified as being of particular interest would be studied in more detail. Plant species lists with abundance were recorded for such areas, if necessary.

Until April 2010, there were only two non-native invasive plant species that developers really had to worry about finding - Japanese knotweed and giant hogweed. A further 38 species have been added to schedule 9 of the Wildlife and Countryside Act 1981, for which it is a criminal offence to cause to grow in the wild. There are now over 20 non-aquatic species several of which lie dormant in the winter months.

Identify any features that a BREEAM assessment may considered to be an ecologically important habitat on or within 100m of the survey area.

The quality of field data will be affected by the season of the survey, with some plant species only being evident or identifiable in certain seasons. Identification of any of these plants will be noted during the survey if possible, further surveys may be considered necessary during the vegetative season.

#### 4.2.2 Preliminary Bat Roost Assessment

Preliminary Roost Assessment Survey – building/tree surveys can be carried out at any time of year, but bats are most likely to be seen or heard in roofs during the summer (mainly maternity roosts) or autumn (swarming/mating roosts) or seen in subterranean areas during the winter (hibernating bats).

##### **Bat (Building) Survey**

A thorough inspection of all the structures is carried out during daylight hours, following the BCT - Bat Surveys for Professional Ecologists - Good Practice Guidelines 2016, with prior arrangement of the owners, occupiers, caretakers etc., using access and inspection equipment, such as ladders, binoculars and a good torch:

- External inspection of the structure, looking for bat droppings and other evidence of bat usage, also suitable entry and exit points.
- Internal inspection of the structure, focus in particular on areas which provide appropriate environmental conditions for bats.
- Record any signs of bats found on a plan of the structure and collect samples of droppings, bones or feeding remains for comparison with a reference collection.
- A risk analysis is carried out to ensure safe working methods are adopted.
- Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

##### **Bat (Tree) Survey**

A thorough inspection of all the structures is carried out during daylight hours, following the BCT - Bat Surveys for Professional Ecologists - Good Practice Guidelines 2016, with prior arrangement of the owners, occupiers, caretakers etc., using access and inspection equipment, such as ladders, binoculars and a good

Trees near to a proposed activity that are likely to have an impact on bats should be subject to a preliminary roost assessment. This can be carried out at any time of the year, but winter surveys when there are no leaves on the trees reveal more potential, while summer surveys are more likely to reveal signs of activity. In some instances, both summer and winter surveys are required.

Trees scheduled for work will be assessed and categorised (either by an Arboriculturalist or an Ecologist).

All aspects of the tree will be inspected from the ground using close focusing binoculars; the tree will be inspected from the ground to the canopy.

- Look for features indicative of bat roosts. Use a high-power torch to inspect cavities and shaded areas of the branch structure.

- During summer months listen for audible social calls from roosts in trees.
- Ask appropriate people about bat activity in the area (bearing in mind this may not be accurate).
- Record any finding on a map and identify trees where necessary.

#### **4.2.2a Bat DNA Analysis**

If necessary, droppings will be collected for DNA analysis.

### 4.2.3 Bat Activity Survey (Presence/Absence Survey)

A dusk emergence survey should be undertaken during the period that bats are most active (usually April through to the end of September) and are used to locate roosts in trees, buildings or built structures, as bats are not always found by internal and external inspection surveys.

Emergence/re-entry surveys can also give a reasonable estimate of the number of bats, if any, that are present. The structure will have been surveyed in daylight to assess the features and potential exit locations and the number of surveyors required.

Sufficient surveyors are used so that all aspects of the structure can be viewed at one time and position so that all possible bat exits can be observed at one time and the line-of-sight should not exceed 50m.

Activity surveys are carried out using the following timeframes:

- Dusk - Emergence survey commence ¼ hour before sunset until 2 to 3 hours after sunset.
- Dawn - Re-entry surveys consist of the 2 hours prior to sunrise.

Bat detectors which pick up the echolocation calls and are used to assist in detecting bats. Calls are also recorded for analysis, if necessary, and further confirmation of species and abundance. Care should be taken in the interpretation of this data.

Equipment used:

- Hand held bat detectors - Batbox duet and Echo Meter Touch.
- Anabat SD2 bat detectors.
- High power & close focussing binoculars.
- Torches including a Cluson high power torch & Petzl head torch.
- Endoscope.

Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

#### 4.2.4 Protected Species

Additional to the habitat survey, a scoping survey for the potential for the presence of any other European protected species and local Biodiversity Action Plan (BAP) species, (more details can be found on the UK Biodiversity Action Plan website) will be undertaken within the survey area.

The potential of these BAP species being present will be assessed from the desktop surveys, consultation responses, field signs and local knowledge. In particular:

- Trees or buildings present will be viewed for their potential for bat usage.
- If present any track ways, regularly used by badger, deer or relevant species, will be mapped.
- Any badger sett evidence will be recorded and assessed as to usage.
- Wetlands and waterways will be reviewed for their potential use by Great crested newt, otter, water voles and white clawed crayfish.
- Bird presence and activity will be noted.



## 4.3 Site Assessment

### General Site Assessment

On the basis of the survey information the site will be categorised using a three point scale as follows:

- 1= site of high conservation priority.
- 2= site of lower priority for conservation.
- 3 =site of limited wildlife interest.

Any sites rated 1 or 2 will also be categorised using the Chartered Institute of Ecological and Environmental Management - Guidelines for Ecological Impact Assessment (as detailed in appendix).

### Potential To Impact Upon Sites Recognised Of Local Nature Conservation Importance

As part of the Habitats Directive developers are required to assess the likely impacts of the project either alone or in combination with other projects, upon any European sites and consider whether the impacts are likely to be significant. The Habitats Regulations Assessment is a four stage process. Stage 1 – Screening of the site will assess the Likely Significant Effect on European sites. European sites collectively include both designated and candidate Special Protection Areas (SPA) and Special Areas of Conservation (SAC), and Ramsar sites.

### Potential To Host A Priority Habitat Or Species

Each site is assessed for the presence of important habitats or the potential to support priority or important species.

Structures present on site will be assessed for bat roost potential.

Aquatic habitats present will be assessed for their potential to support priority species.

Site assessments will be used to advise on additional survey effort required.

## 5. Survey Results

The raw data where appropriate can be found in the appendix.

### 5.1 Pre-survey Data Search (Desk Top Surveys)

#### 5.1.1 SSSI IRZ Impact Zone Assessment

MAGIC SSSI Impact Risk Zones – was used to assess the likely impacts of the development on any SSSIs/SACs/SPAs & Ramsar sites (England):

- The proposed development is unlikely to pose a risk to SSSIs.

The site is not within a relevant SSSI IRZ, but does sit within 6km of the Northumberland Coast.

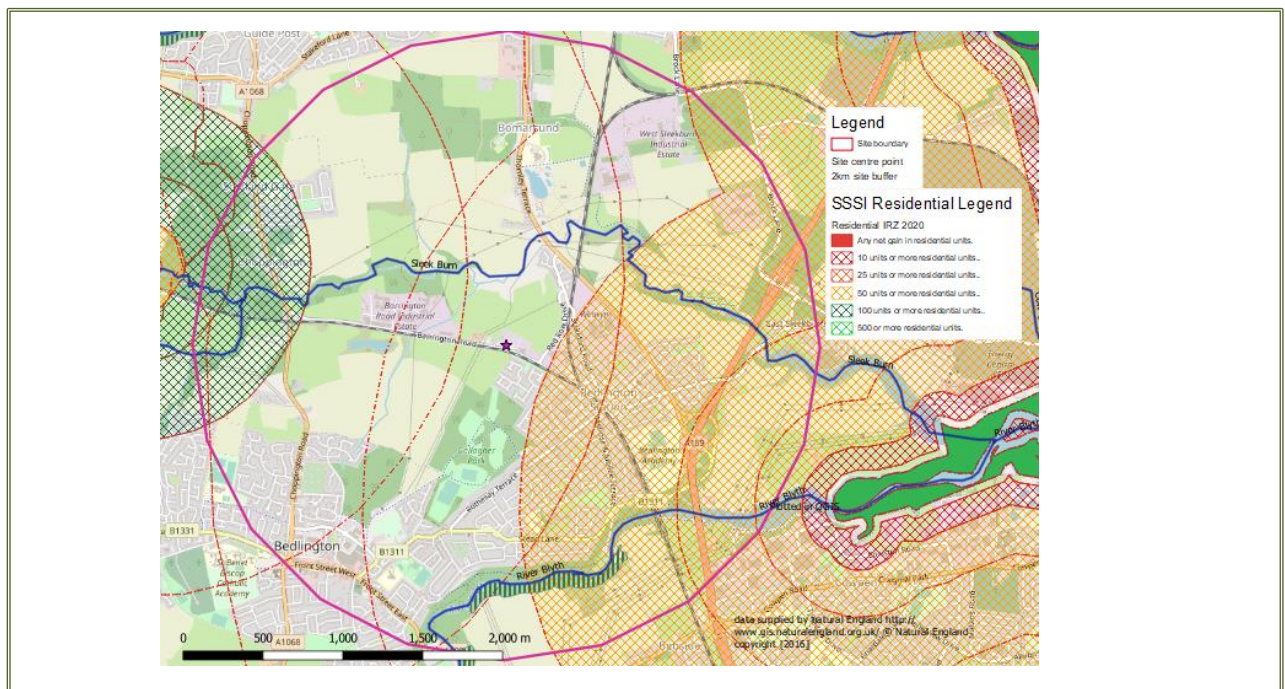


Figure 3 – 2km around survey area  
Indicating the SSSI's and their - IRZ

data supplied by natural England <http://www.gis.naturalengland.org.uk/> © Natural England copyright [2016]

Development categories listed on the left-hand margin of the table	Development description listed in the right-hand margin of the table
Residential	
Notes	For new residential development in this area financial contributions towards the Northumberland Council Coastal Mitigation Service are expected to offset recreational impacts. Contact Northumberland CC Ecologists for more info.

### 5.1.2 Designated Sites

A search was made using MAGIC (Multi Agency Geographic Information for the Countryside) to look for sites of wildlife interest with a 2km zone of the survey site.

#### Designations

##### Land-Based designations

##### Statutory

- Areas of Outstanding Natural Beauty
- Local Nature Reserves
- Moorland line
- National Nature Reserves
- National Parks
- Ramsar Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas
- Biosphere Reserves

##### Historic Non-Statutory

- Registered Parks and Gardens

##### Non-Statutory

- Heritage Coasts
- RSPB reserves (GB)

#### Habitat and Species

All habitats chosen  
European Protected Species Licencing

The following features have been found in the search area:

### Designations

#### Statutory

Local Nature Reserves	3 Features found – Choppington Community Woods, Bedlington Country Park and Ha'penny Woods
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#### Historic non-Statutory

Registered Parks and Gardens	No Features found
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#### Non-statutory

RSPB Reserves (GB)	No Features found
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### Habitats

MAGIC was used to identify the presence of the following BAP (Biodiversity Action Plan) habitats within 2km of the survey site.

Habitat type	
Coastal Saltmarsh	9 Features found
Mudflats	12 Features found
Good quality semi-improved grassland	2 Features found

Other habitats – Priority Habitat Inventory	
Open Mosaic (draft)	2 Features found
Priority Habitat- No main habitat but additional habitats exist	9 Features found

Woodland habitats	
Deciduous Woodland	73 parcels identified totalling 74.79ha
National Inventory of Woodland and Trees	70 parcels totalling 307.72 ha Broadleaved – 29 Coniferous – 24 Other – 17

### Predominantly habitat within the area

A parcel of 10.49ha of Open Mosaic habitat is identified to the north of the site - Disused mineral working but no habitat data is available.

Coastal habitats are present 2km east of the site.

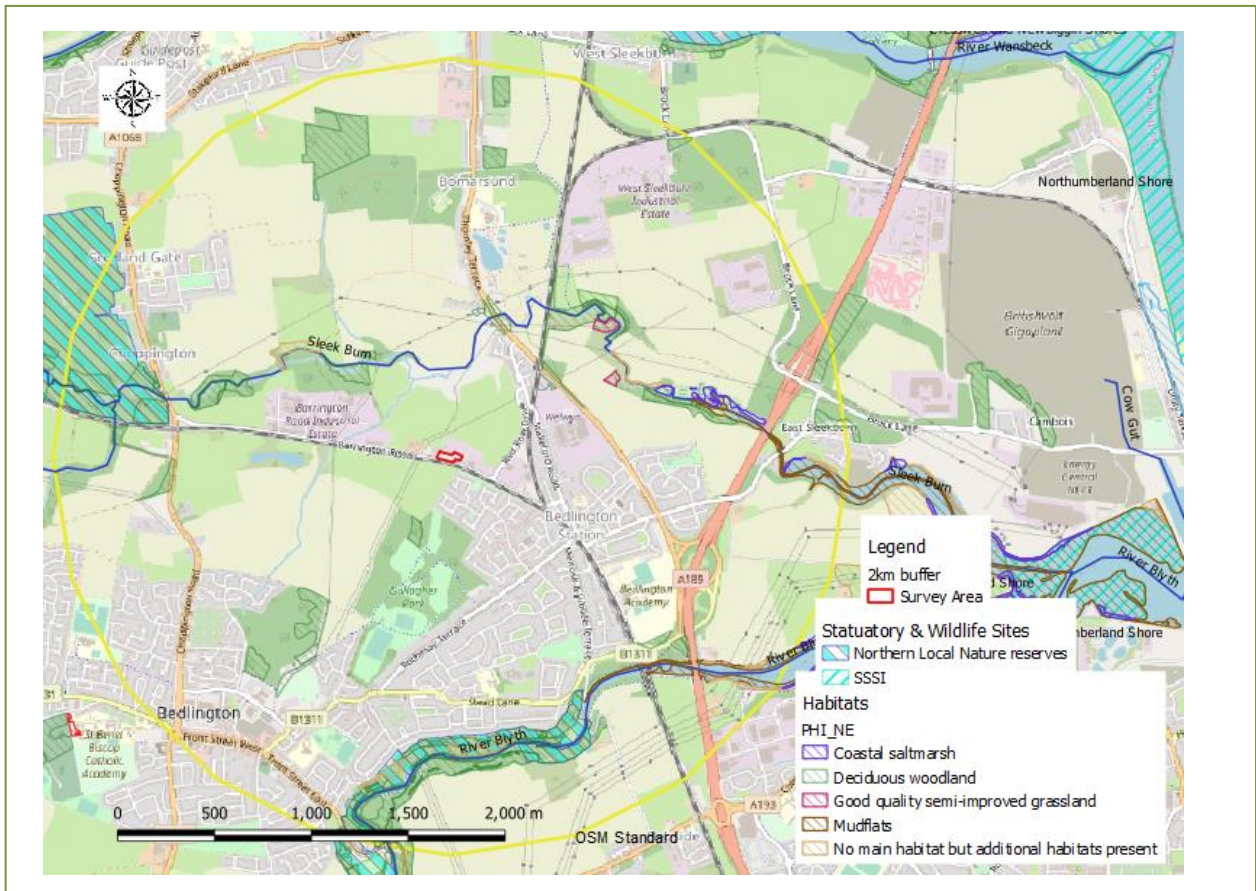


Figure 4 – Designated Areas & Habitat Inventories 2km+ around the survey site using magic maps.

### 5.1.3 Local Wildlife Data

#### European Protected Species Licencing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

<b>European Protected Species</b>	
	None identified

#### Great Crested Newts

<b>Great Crested Newt Class Survey Licence Returns</b>	None identified
<b>Great Crested Newt Pond Surveys 2017-2019</b>	None identified

#### Additional Relevant searches

	None identified
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#### Local Records Centre

No data searches have been conducted due to the size and nature of the site.

### 5.1.4 Previous Surveys

No previous ecological surveys have been identified for the site.

## 5.2 Field Surveys

### 5.2.1 Phase I Habitat Survey

The survey area consists of approx. 0.412 of land.

The survey was carried out using Phase 1 methodology and the area was broadly categorised using Phase 1 habitats, the data was used to complete an Ecological Constraints & Opportunities Plan.



Figure 5 – General habitat present around the survey area

Present within the proposed development area:

- Poor grassland
- Piles of rubble
- Bramble scrub
- Oversailing hedging – (Leylandii hedging)
- Post and wire fencing
- Overgrown/unmanaged defunct hedging

## General Description

An open access area of predominantly unmanaged grassland with tall ruderal vegetation and bramble ground coverage. Piles of bricks and metal shed panelling are present on site.

## Boundaries

Defunct boundaries are present on site, northern Leylandii hedging oversails the site. A central access drive to be repositioned.

## Vegetation

The area is covered in piles of building materials – bricks, general rubble and metal sheets.



Figure 6 – General overview of vegetation

Species present - grass species dominate the vegetation including cocks foot (*Dactylis glomerata*), common bent grass (*Agrostis capillaris*), meadow grasses (*Poa* sp.) and rye grass (*Lolium* sp.).

Forbes present include common nettle (*Urtica dioica*), cow parsley (*Antheriscus sylvestris*) ribwort plantain (*Plantago lanceolata*), broad leaved dock (*Rumex obtusifolius*) and thistle (*Cirsium vulgare*)



## Scrub

Bramble and elder/hawthorn scrub - present in the north west and south east corners of the site. Hedge bindweed *Calystegia sepium*, is present on the north east - neighbouring hedging spreading into the Leylandii hedge.

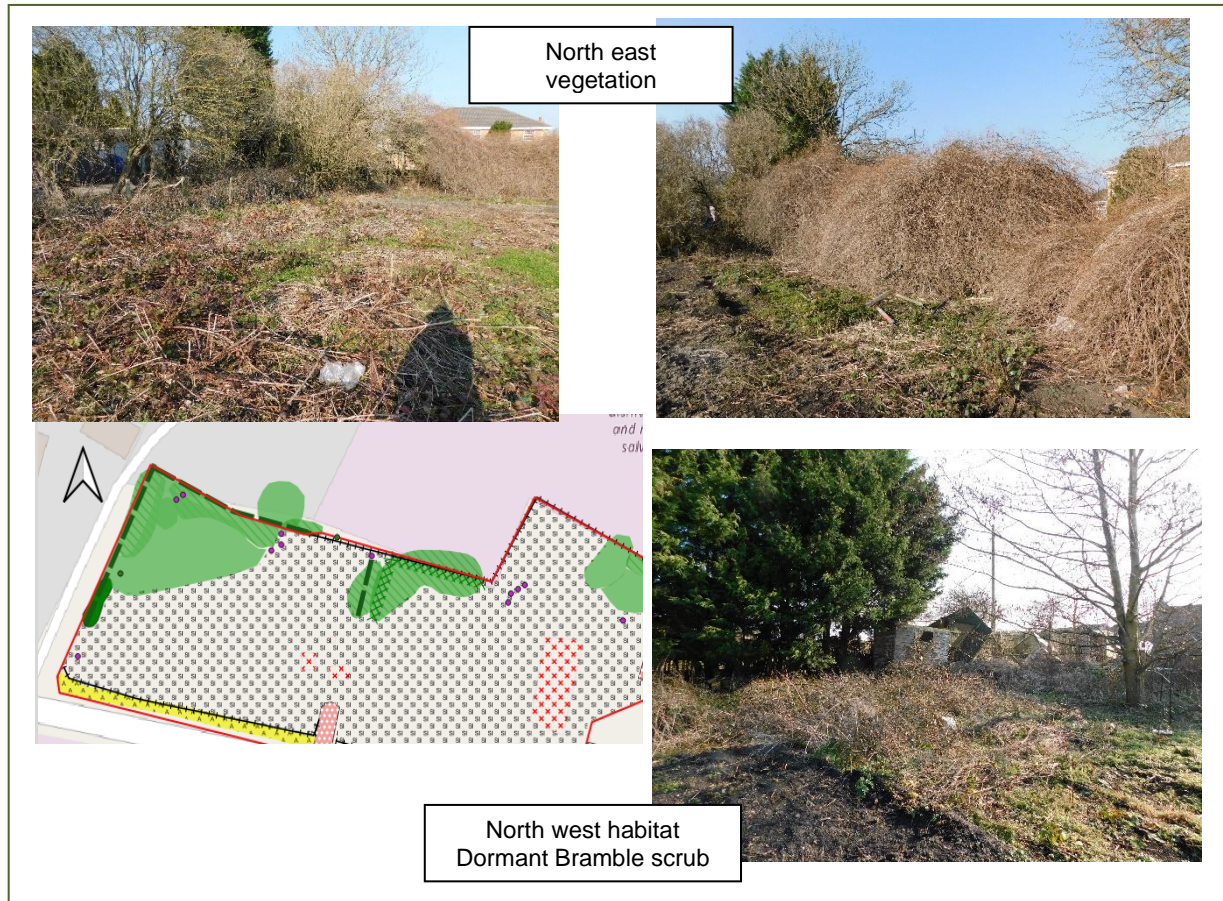


Figure 7 – Scrub present on site

## Trees

Trees are present on site – Cider gum (*Eucalyptus*), hawthorn, elder, wild cherry, ash and a Horse chestnut are in conflict with the proposals and will need to be removed a single sycamore will be retained. Boundary groups/hedges could be retained, all trees planned for retention within the proposals will be protected as per the blue line boundary in the TPP.

For detailed survey see AllAboutTrees Ltd Arboricultural Method Statement.

## 5.2.2 Preliminary Bat Roost Assessment

### Bat Building

No buildings are present within the survey area. Toll House creates the eastern boundary. The proposals are unlikely to impact upon the gable wall.

### Bat Tree Assessment

No bat roost potential in the trees present on site.



Figure 8 – PRA's

## 5.2.3 Bat Activity Surveys

The site has limited potential to support commuting or foraging bats, features supporting bat activity will be retained within the proposals. Bat activity surveys are not considered necessary.

## 5.2.4 Protected Species Scoping Survey

The site has limited potential to support additional protected species.

### **5.3 Site Assessment**

The general assessment is that the land falls into category 3.

#### **5.3.1 Potential Impact On Sites Of Biodiversity**

The proposals have little potential for impact upon sites of biodiversity value.

#### **5.3.2 Potential To Support Important Habitats**

No important habitats are present on site.

#### **5.3.3 Potential To Support Important Species**

Overall, the site has limited potential to support Important or Protected Species:

##### **Bats**

The site is situated in area with limited potential to support foraging or commuting bats with no potential roost features within the development area.

##### **Additional Species Assessments**

##### **Birds**

The site has the potential to support nesting birds within hedges, scrub and trees present on site.

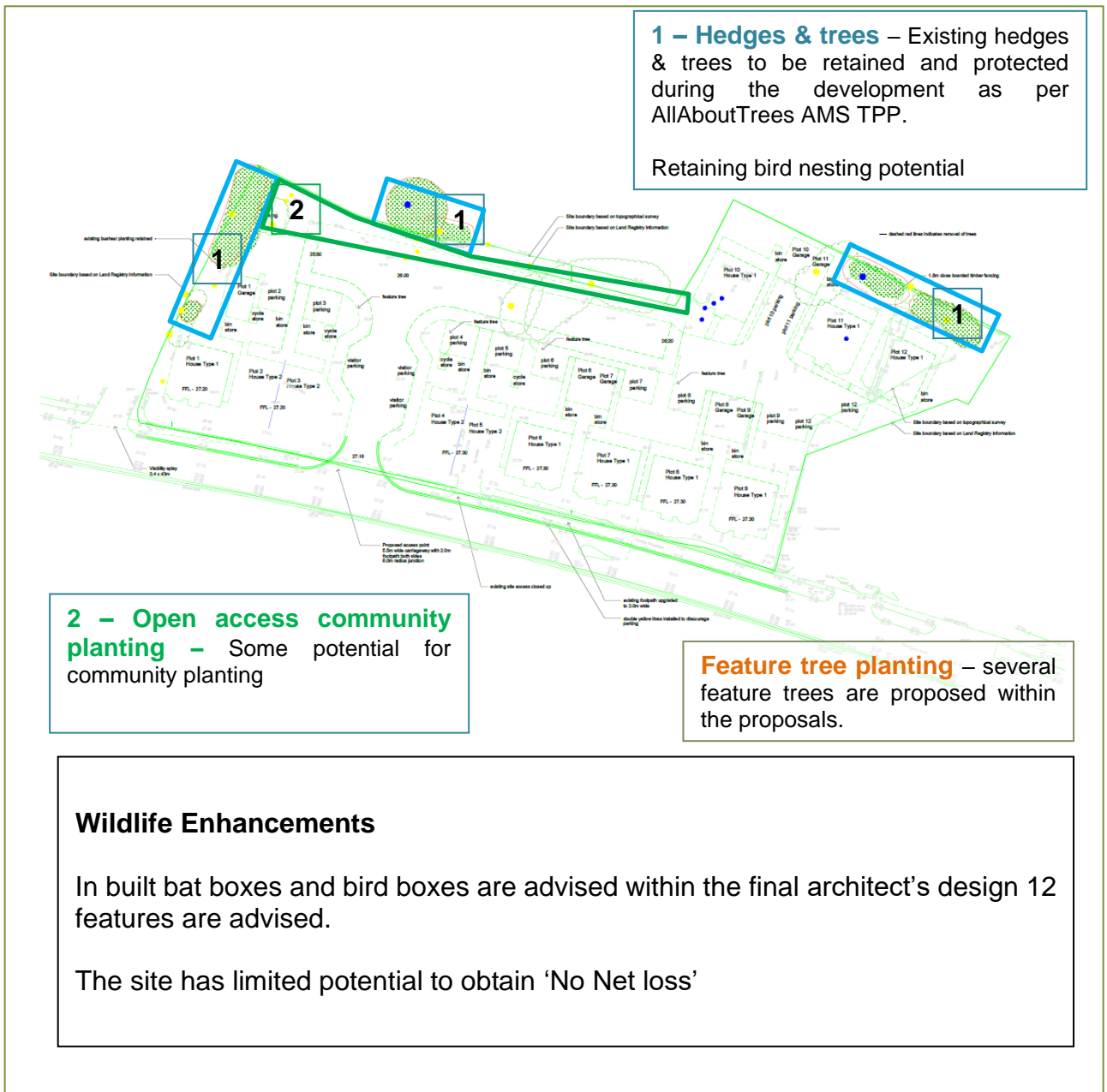
##### **Riparian Species**

No water ways or water bodies are present on site.

The site has limited potential to support other protected species.

The site has the potential to support hedgehogs.

## 6 Ecological Constraints & Opportunities



## 7. Conclusion & Recommendations

### Conclusion

7.2 It is proposed to create 12 new dwellings and new access.

7.3 Desktop surveys identify:

- a. Satellite imagery shows a predominantly residential area with some recreational green space in the area,
- b. Use of MAGIC SSSI IRZ advises for new residential development of 10 or more units in this area financial contributions towards the Northumberland Council Coastal Mitigation Service are expected to offset recreational impacts. Contact Northumberland CC Ecologists for more information.
- c. Statutory or important sites within the 2km radius – three Local Nature Reserves.
- d. Limited priority habitats are identified in the area – small parcels of deciduous woodland and a parcel open mosaic habitat on the former coal mining area.
- e. No wildlife data searches have been conducted due to the nature of the site.

7.4 Field surveys identified.

- a. An area of unmanaged grassland, becoming overgrown with bramble and elder scrub.
- b. Bounded by defunct hedging and fencing.
- c. No trees of ecological importance are present on site.

7.5 Potential for Protected Species:

- a. No buildings or trees with bat roost potential within the site boundary.
- b. No waterways or water bodies present within the survey area.

7.6 Invasive species identified on site – none.

7.7 No evidence of any other important species was present on site.

## Recommendations

### 7.8 Further survey requirements

- a. No further ecological survey are considered necessary.
- b. Any building, tree or hedge removals considered necessary during the breeding bird season March 1<sup>st</sup> to August 31<sup>st</sup> inclusive will require nesting bird surveys.

### 7.9 Proposed Enhancements.

- a. The inclusion of on-site tree planting,
- b. The inclusion of bat and bird boxes – 12 off, within the final architects design to be retained for the life of the builds,
- c. The inclusion of biodiversity enhancement planting within the proposed design – consideration of hedgehogs i.e. hedgehog pathways within fencing.

7.10 Any vegetation clearance on site should follow invasive species disposal methodology.

For and on behalf of  
AllAboutTrees Ltd

Tricia Snaith BSc BA PGCE PGCEst MIFL ACIEEM

## Appendix 1 - References

### 8.1 References

- The Wildlife and Countryside Act 1981 (as amended).
- The Conservation of Habitats and Species Regulations 2017.
- National Planning Policy Framework – (revised on 20 July 2021).
- BS 42020:2013 Biodiversity Code of Practice for planning and development.
- Government Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9).
- Natural England Standard: HRA Habitats Regulations Assessment (HRA) (NESTND026).
- Chartered Institute for Ecology and Environmental Management - Guidelines for Ecological Impact Assessment in the UK and Ireland Terrestrial, Freshwater and Coastal Second Edition January 2016.
- Chartered Institute for Ecology and Environmental Management – Guide to Ecological Surveys and Their Purpose December 2017.
- Handbook for Phase 1 habitat survey – a technique for environmental audit – England Field Unit Nature Conservancy Council 1990 revised 2007.
- Bat Conservation Trust – Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition 2016.
- Great Crested Newt Suitability Index – Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal 10 (4), 143-155.

## 8.2 Legal Status Of Protected Species - Background

### 8.2.1 The Wildlife & Countryside Act 1981

The Wildlife and Countryside Act 1981. This act was amended by the Countryside and Rights of Way Act 2000, which covers England and Wales but not Scotland. Wild birds and certain other wild animals are legally protected.

- Schedule 5 in the Wildlife and Countryside Act lists the animals other than birds that qualify for protection.

With certain exceptions and exemptions, it is an offence (without a licence):

- Intentionally to take animals listed on Schedule 5 from the wild.
- To possess any of these wild animals (live or dead) or any part or derivative of them.
- Intentionally or (in England and Wales) recklessly to damage, destroy or obstruct the places these animals use for shelter and protection.
- Intentionally or (in England and Wales) recklessly to disturb these animals when they are using such places.
- To trade in any of these wild animals (live or dead) or any part of them.

### 8.2.2 Key Principles of Planning

The National Planning Policy Framework (NPPF), updated July 2021 to include minor clarifications to the revised version published in July 2018. Setting out the Government's planning policies for England and how they should be applied.

Chapter 2. Achieving sustainable development.

Para 8.c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment;...helping improve biodiversity....

Para 11 Plans and decisions should apply a presumption in favour of sustainable development.

Chapter 11. Making effective use of land

Para 119...in a way that makes as much use as possible of previously developed or 'brownfield' land.

Para 120 a), b) c) d)

Chapter 15. Conserving and enhancing the natural environment.

Para 174 Planning policies and decisions should contribute to and enhance the natural and local environment by: a) to f)

Para 171 to 178

Habitats and Biodiversity par 179 to 182



### 8.2.3 European Protected Species - Animals

Conservation (Natural Habitats) Regulations 1994 (as amended)

Common name	Scientific name
Bats, Horseshoe (all species)	<i>Rhinolophidae</i>
Bats, Typical (all species)	<i>Vespertilionidae</i>
Butterfly, Large Blue	<i>Maculinea arion</i>
Cat, Wild	<i>Felis silvestris</i>
Dolphins, porpoises and whales (all species)	<i>Cetacea</i>
Dormouse	<i>Muscardinus avellanarius</i>
Frog, Pool*	<i>Rana lessonae</i>
Lizard, Sand	<i>Lacerta agilis</i>
Moth, Fisher's Estuarine*	<i>Gortyna borellii lunata</i>
Newt, Great Crested (or Warty)	<i>Triturus cristatus</i>
Otter, Common	<i>Lutra lutra</i>
Snail, Lesser Whirlpool Ram's-horn*	<i>Anisus vorticulus</i>
Snake, Smooth	<i>Coronella austriaca</i>
Sturgeon	<i>Acipenser sturio</i>
Toad, Natterjack	<i>Bufo calamita</i>
Turtles, Marine	<i>Caretta caretta, Chelonia mydas, Lepidochelys kempii, Eretmochelys imbricate, Dermochelys coriacea</i>

\*These species were added to Schedule 2 (European protected species of animals) of the Conservation (Natural Habitats &c.) Regulations 1994 on 1st October 2008 via Statutory Instrument 2008 No.2172 The Conservation (Natural Habitats, &c.) (Amendment) (England and Wales) Regulations 2008

### 8.2.4 European Protected Species - Plants

Schedule 5 Regulation 44(1)

Common name	Scientific name
Dock, Shore	<i>Rumex rupestris</i>
Fern, Killarney	<i>Trichomanes speciosum</i>
Gentian, Early	<i>Gentianella anglica</i>
Lady's-slipper	<i>Cypripedium calceolus</i>
Marshwort, Creeping	<i>Apium repens</i>
Naiad, slender	<i>Najas flexilis</i>
Orchid, Fen	<i>Liparis loeselii</i>
Plantain, Floating-leaved water	<i>Luronium natans</i>
Saxifrage, Yellow Marsh	<i>Saxifraga hirculus</i>

NOTE. The common name or names given in the first column of this Schedule are included by way of guidance only; in the event of any dispute or proceedings, the common name or names shall not be taken into account.

### **8.2.5 UK & Local Biodiversity Action Plan**

Local Biodiversity Action Plans (LBAPs) identify local priorities for biodiversity conservation and work to deliver agreed actions and targets for specific habitats and species. LBAPs are delivered through wide local partnerships that involve wildlife organisations, local authorities, businesses and other interested parties.

### **8.2.6 The Protection of Badgers Act 1992.**

This legislation is intended to prevent the persecution of badgers. The act protects both individual badgers and their setts.

## Appendix 2 - Assessments

See the Guidelines for Ecological Impact Assessment produced by the Chartered Institute of Ecology and Environmental Management (CIEEM) used in sites assessed as 1 or 2 in section 4.3.

International
National
Regional
County/ Metropolitan
District/ Borough
Parish/ Neighbourhood
Low

### 9.1 Potential Impact On Sites Of Biodiversity Interest

Is the development within 2km of a Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar site	N
Is the development within 500m of a Site of Special Scientific Interest (SSSI)	N

### 9.2 Potential To Support Important Habitats Or Species

Are any of the following important habitats present?

	On site	Within 100m
Broad-leaved woodland	N	N
Water courses (rivers, streams or canals)	N	N
Wetlands (ponds, lakes, marshland, fenland, reed bed)	N	N
Flower-rich meadow/grassland	N	N
Heathland (habitat/plants that thrive on acidic soils, such as heather and gorse).	N	N
Trees of ecological value	N	N
Mature hedgerow (field hedgerows over 1m tall and 0.5m wide)	N	N
Existing buildings (occupied or derelict)	N	N

### 9.3 Potential Impact On Protected Species

The type of survey (or suite of surveys) should be proportionate to any predicted impacts of the proposed activities on bats.

## Appendix 3- Raw Data

Only raw data not already used within the report will be presented here.

### 10.1 MAGIC - Multi Agency Geographic Information for the Countryside (including the Ancient Woodland Inventory)

Site Check Report generated on March 21 2022

Site	Tollgate House	
Post Code	NE22 7AP	
Grid Reference	NZ 26987 83355	
Counties, Metropolitan Districts and Unitary Authorities (GB)	Northumberland	
Parishes (GB)	Choppington CP	
National Character Area	South East Northumberland Coastal Plain	
Planning	North Tyneside	

### SSSI IRZ Impact Zone Assessment

– using Appendix 1 – Flow Chart from User Guidance – Natural England's Impact Risk Zones for Sites of Special Scientific Interest.

	Yes	No
Does the development sit within an SSSI IRZ (if yes how many)	1	
Does the proposed development fall into one or more of the development categories listed on the left hand margin of the table	Yes	
Does the nature and scale of the proposed development match the corresponding development description listed in the right hand margin of the table		No

Identify the result from table either:

- The proposed development is unlikely to pose a risk to SSSIs.
- The proposed development has the potential to impact upon a SSSI – Natural England should be consulted for advice on how impacts might be avoided or mitigated.

### Result

Development categories listed on the left hand margin of the table	Development description listed in the right hand margin of the table
All Panning	
Infrastructure	Pipelines, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding

Development categories listed on the left hand margin of the table	Development description listed in the right hand margin of the table
	routine maintenance). Airports, helipads and other aviation proposals.
Wind & Solar Energy	Solar schemes with footprint > 0.5ha, all wind turbines.
Minerals, Oil & Gas	Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
Rural Non-residential	Large non-residential developments outside existing settlements/urban areas where footprint exceeds 1ha.
Residential	
Rural Residential	Any residential development of 50 or more houses outside existing settlements/urban areas.
Air Pollution	Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m <sup>2</sup> , slurry lagoons & digestate stores > 750m <sup>2</sup> , manure stores > 3500t).
Combustion	General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
Waste	Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.
Composting	
Discharges	Any discharge of water or liquid waste of more than 5m <sup>3</sup> /day to ground (i.e. to seep away) or to surface water, such as a beck or stream.
Water Supply	
Notes	For new residential development in this area financial contributions towards the Northumberland Council Coastal Mitigation Service are expected to offset recreational impacts. Contact Northumberland CC Ecologists for more info.

The following features have been found in the search area:

## Designations

### Land-Based Designations

#### Statutory

Areas of Outstanding Natural Beauty	No Features found
Local Nature Reserves	3 Features found – Choppington Community Woods, Bedlington Country Park and Ha'penny Woods
Moorland Line	No Features found
National Nature Reserves	No Features found
National Parks	No Features found
Ramsar Sites	No Features found
Proposed Ramsar Sites	No Features found
Sites of Special Scientific Interest	No Features found
Special Areas of Conservation	No Features found
Possible Special Areas of Conservation	No Features found
Special Protection Areas	No Features found
Possible Special Protection Areas	No Features found
Biosphere Reserves	No Features found

#### Historic non-Statutory

Registered Parks and Gardens	No Features found
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#### Non-statutory

Heritage Coasts	No Features found
RSPB Reserves (GB)	No Features found

#### Habitats

MAGIC was used to identify the presence of the following BAP (Biodiversity Action Plan) habitats within 2km of the survey site.

Habitat type	
Coastal Saltmarsh	9 Features found
Coastal Sand Dunes	No Features found
Coastal Vegetated Shingle	No Features found
Maritime Cliffs and Slopes	No Features found
Mudflats	12 Features found
Saline Lagoons	No Features found
Calaminarian Grassland	No Features found
Coastal and Floodplain Grazing Marsh	No Features found
Good quality semi-improved grassland	2 Features found
Lowland Calcareous Grassland	No Features found
Lowland Dry Acid Grassland	No Features found

<b>Habitat type</b>	
Lowland Meadows	No Features found
Purple Moor Grass and Rush Pasture	No Features found
Upland Calcareous Grassland	No Features found
Upland Hay Meadows	No Features found
Lowland Heathland	No Features found
Mountain Heaths & Willow Scrub	No Features found
Upland Heathland	No Features found
Limestone Pavements	No Features found
Intertidal Substrate Foreshore	No Features found
Blanket Bog	No Features found
Lowland Fens	No Features found
Lowland Raised Bog	No Features found
Reedbed	No Features found
Upland Flushes, Fens and Swamps	No Features found

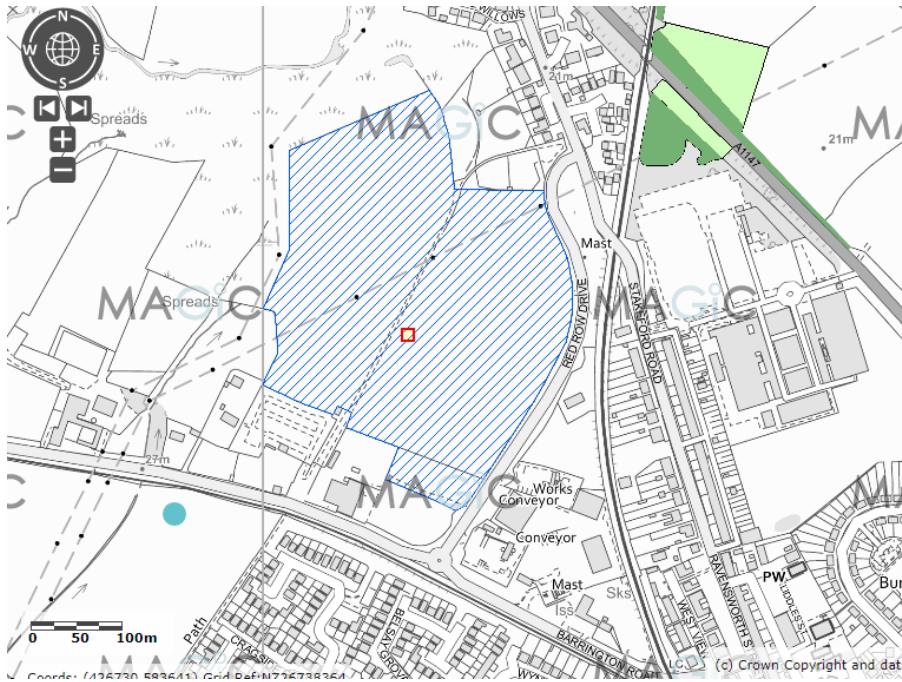
<b>Other habitats – Priority Habitat Inventory</b>	
Open Mosaic (draft)	2 Features found
Fragmented heath (non-priority)	No Features found
Grass Moorland (non-priority)	No Features found
Priority Habitat- No main habitat but additional habitats exist	9 Features found

<b>Woodland habitats</b>	
Ancient Woodland	No Features found
Traditional Orchard	No Features found
Deciduous Woodland	73 parcels identified totalling 74.79ha
National Inventory of Woodland and Trees	70 parcels totalling 307.72 ha Broadleaved – 29 Coniferous – 24 Other – 17
Woodpasture and Parkland	No Features found

### **Predominantly habitat within the area**

A parcel of 10.49ha of Open Mosaic habitat is identified to the north of the site - Disused mineral working but no habitat data available

Coastal habitats are present 2km east of the site.





## European Protected Species Licensing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

European Protected Species	
Amphibian	None identified
Bats	None identified
Cetacean	None identified
Invertebrate	None identified
Other mammal	None identified
Plant	None identified
Reptile	None identified

## Great Crested Newts

Great Crested Newt Class Survey Licence Returns	
	None identified
Great Crested Newt Pond Surveys 2017-2019	
One	No newts identified

## Additional Relevant searches

Important Bird Areas	None identified
Important Plant Areas	None identified

## 10.2 Local Data Searches

### NBN atlas

The NBN Atlas was used to provide a basic overview of the biodiversity of the area. No unexpected species or habitats were identified.

No data searches have been conducted due to the size and nature of the site.

### Local Records Centre

### Local Wildlife Group



# AllAboutTrees

Arboricultural & Ecological Consultancy  
Chartered Arboriculturalists & Environmentalists

The Old School  
Quarry Lane  
Butterknowle  
Co Durham  
DL13 5LN

Telephone 01388 710481 / 0191 3739494

Email – [info@allabouttrees.co.uk](mailto:info@allabouttrees.co.uk)  
[www.allabouttrees.co.uk](http://www.allabouttrees.co.uk)

Registered in England & Wales No. 5301671  
Registered Office: The Old School, Quarry Lane, Butterknowle,  
Co Durham. DL13 5LN