



# ROAVR | GROUP

**Project:** 24\_PEA\_02\_58  
**Site:** 10 The Silverlink N, West Allotment, Newcastle upon Tyne, NE27 0BY  
**Client:** Poise Group



Project Number	24_PEA_02_58
Report Type:	Preliminary Ecological Appraisal Report (PEAR)
Site Address:	10 The Silverlink N, West Allotment, Newcastle upon Tyne, NE27 0BY

Role:	Name:	Position:	Date:
Surveyor	Alex Barnes	Field Surveyor	04/03/2024
Author	Matthew Harmsworth	Lead Consultant	12/3/2024
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Revision History		
Date:	Version number:	Summary of changes:
12/3/2024	10	First Draft
12/3/2024	10	First Issue

Summary:	
Site Surveyed	Land at 10 The Silverlink N, West Allotment, Newcastle upon Tyne, NE27 0BY National Grid Reference: NZ 3138 7028
Purpose & Brief	Preliminary ecological appraisal commissioned by PC Group
Development Proposals	The proposed development is installation of Ionity electric vehicle charging bays, with additional substation and power cabinets.
Methods	Desk Study UK Habitat Classification (UKHab) survey of the site Assessment of likely significant effects as far as can reasonably and proportionally known
Confirmed Ecological Constraints	None
Potential Ecological Constraints	Nesting birds
Recommendations For Further Survey Works	Pre-works nesting bird check Production of wildlife sensitive lighting scheme
Opportunities For Ecological Enhancements	Bird boxes Native species planting

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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## Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and through direct consultation with LERC where highlighted.

## Client Documents:

This report has been completed on assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

*Table: Documents provided by the client as of February 2024.*

Plans provided by client as of February 2024.
8320-POI-DRG-CIV-100001
Screenshot 2024-02-21 at 09.45.10

## 1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) at 10 The Silverlink N, West Allotment, Newcastle upon Tyne, NE27 0BY.
- 1.2 The survey was comprised of a desktop study, which was undertaken in March 2024 and a site survey, which was carried out by Alex Barnes on 04 /03/2024.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application Full details of the proposals can be found on the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

## SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 1,041.5 sq metres and is centred on grid reference 'NZ 3138 7028'.
- 1.7 The site is situated in a residential area, with good connection to a wider green corridor, in the North Tyneside Council control area. The site is located on the south side of the area, West Allotment and is accessed via public entrance and car park.
- 1.8 The site is currently a Brownfield car parking area.

## DEVELOPMENT PROPOSALS

- 1.9 The site is to be redeveloped with the installation of Ionty electric vehicle charging bays, with additional substation and power cabinets.

## SCOPE OF WORKS

- 1.10 The aims of this assessment were to:
  - identify the likely ecological constraints associated with the proposed development;
  - identify suitable mitigation measures (if required);
  - determine whether further surveys are necessary;
  - identify opportunities for ecological enhancement;

## 2 Methodology

### DESKTOP STUDY

- 2.1 Site-specific information in relation to land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC, and consultation with LERC.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 was omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

### UKHAB SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken by Alex Barnes on the 04/03/2024. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Alex has been completing preliminary ecological appraisals for over four years and regularly undertakes surveys of this scale. He has received professional training in all aspects covered in this report.
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

### PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.7 A Preliminary Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken during the site survey on 04 /03/2024. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.8 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.8.2. PRFs of built structures are listed in Table 2.8.1. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

*Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).*

Potential roosting features (PRFs) in built structures	
External	Internal
<ul style="list-style-type: none"> <li>- Access/egress through windowsills, window panes and walls;</li> <li>- Behind peeling paintwork or lifted rendering;</li> <li>- Behind hanging tiles;</li> <li>- Weatherboarding;</li> <li>- Eaves;</li> <li>- Soffit boxes;</li> <li>- Fascias;</li> <li>- Lead flashing;</li> <li>- Gaps under felt (even including those of flat roofs);</li> <li>- Under tiles/slates;</li> <li>- Existing bat boxes;</li> <li>- Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls</li> </ul>	<ul style="list-style-type: none"> <li>- Behind wooden panelling;</li> <li>- In lintels above doors and windows;</li> <li>- Behind window shutters and curtains;</li> <li>- Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows</li> <li>- Inside cupboards and in chimneys accessible from fireplaces;</li> <li>- Within attic roof voids;</li> <li>- The top of gable end or dividing wall</li> <li>- The top of chimney breasts;</li> <li>- Ridge and hip beams and other roof beams;</li> <li>- Mortise and tenon joints;</li> <li>- All beams;</li> <li>- The junction of roof timbers, especially where ridge and hip beams meet;</li> <li>- Behind purlins;</li> <li>- Between tiles and the roof lining;</li> <li>- Under flat felt roofs</li> </ul>

## GROUND LEVEL TREE ASSESSMENT (GLTA)

2.9 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Alex Barnes during the site survey on 04/02/2024. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

2.10 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. The lists are not exhaustive but show examples of the most commonly used roosting features of trees.

Table 2.10.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

<i>Table 2.10.1. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)</i>		
<i>PRFs formed by disease and decay</i>	<i>PRFs formed by damage</i>	<i>PRFs formed by association</i>
<ul style="list-style-type: none"> <li>● <i>Woodpecker holes</i></li> <li>● <i>Squirrel holes</i></li> <li>● <i>Knot holes</i></li> <li>● <i>Pruning cuts</i></li> <li>● <i>Tear outs</i></li> <li>● <i>Wounds</i></li> <li>● <i>Cankers</i></li> <li>● <i>Compression forks</i></li> <li>● <i>Butt rots</i></li> </ul>	<ul style="list-style-type: none"> <li>● <i>Lightning strikes</i></li> <li>● <i>Hazard beams</i></li> <li>● <i>Subsidence</i></li> <li>● <i>Cracks</i></li> <li>● <i>Shearing cracks</i></li> <li>● <i>Transverse snaps</i></li> <li>● <i>Welds</i></li> <li>● <i>Lifting bark</i></li> <li>● <i>Desiccation</i></li> <li>● <i>Fissures</i></li> <li>● <i>Frost cracks</i></li> </ul>	<ul style="list-style-type: none"> <li>● <i>Fluting</i></li> <li>● <i>Ivy</i></li> </ul>

<i>Table 2.10.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. reproduced from Table 6.6. (Collins, 2023.)</i>	
<i>Suitability</i>	<i>Description</i>
<i>NONE</i>	<i>Either no PRFs in the tree or highly unlikely to be any</i>
<i>FAR</i>	<i>Further assessment required to establish if PRFs are present in tree</i>
<i>PRF</i>	<i>A tree with at least one PRF present</i>

2.11 A Site PRF Map was produced to show the location of built structures, trees and potential roosting features (PRFs). Habitats and features of importance were mapped using a GPS enabled handset.

## SUITABILITY ASSESSMENT

2.12 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.10.1 and 2.10.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

*Table 2.12.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).*

Likelihood of occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats fulfil all of the ecological requirements of the species. Suitability of habitats on-site may be limited due to disconnectivity to the wider landscape; poor to moderate habitat available within the wider locality, and/or the presence of only a small area of suitable habitat.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be absolutely discounted, the site includes limited or poor quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.

*Table 2.12.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)*

Potential suitability	Description	
	Roosting bats	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time the year (i.e. a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains: bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.</p>	<p>Habitat that could be used by small numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat).</p> <p>Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only with respect to roost type only).	<p>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used for bats foraging such as trees, scrub, grassland or water.</p>
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts e.g. maternity or classic cool/stable	<p>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats.</p> <p>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats.</p>

	hibernation sites.	Site is close to and connected to know roosts.
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## ECOLOGICAL CONSTRAINTS AND MITIGATION

- 2.13 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

## LIMITATIONS

- 2.14 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.
- 2.15 The site maps shown in Appendix 4 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.

### 3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site, or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

#### NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

#### LOCAL PLANNING POLICY

- 3.5 This report has been commissioned in order to comply with policies found in the 'North Tyneside Local Plan - Adopted 2017', especially the following:
- S5.4 Biodiversity and Geodiversity
  - DM5.5 Managing effects on Biodiversity and Geodiversity
  - DM5.7 Wildlife Corridors
  - DM5.9 Trees, Woodland and Hedgerows

<https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/North%20Tyneside%20Local%20Plan%202017-2032.pdf>

## NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)
- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 UK Biodiversity Action Plan (1994)
- 3.16 Wildlife and Countryside Act (1981)
- 3.17 Wild Mammals (Protection) Act (1996)

## 4 Desktop Study

### SITE DESIGNATIONS

4.1 There are two designated sites within the 2km search area.

*Table 4.1.1: Designate sites recorded within a 2km radius of the survey site.*

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes
SSSI Impact Risk Zones	NZ 3139 7033	NA	0 km	Consultation with Natural England is not required as the proposal does not fall within Airports, helipads and other aviation proposals.
North East Greenbelt	NZ 3168 7177	1657.17605	1.5 km	The site area falls close to the North East Area Greenbelt.

\*Data from DEFRA MAGIC

*Table 4.1.2: Local wildlife sites recorded within a 2km radius of the survey site.*

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)	Notes
LWS - Silverlink Biodiversity Park, Silverlink park and Waggonway	NZ 3146 7027	16.61	0.1 km	The reserve was created on the site of a former rubbish tip. The reserve holds significant biodiversity value, with woodland, scrub and hedgerow, grassland and tall herb, wetland and exposed rock habitats. In particular, the site is of note for its amphibian and invertebrate populations. The ponds and ditches are teeming with invertebrates such as pond skaters, blue-tailed damselfly and whirligig beetle.
LWS - West Allotment Pond	NZ 3138 7028	18	0 km	West Allotment Pond which, along with nearby Silverlink Biodiversity Park, was declared a Local Nature Reserve in 2005. Occupying approximately 18 hectares in the centre of the Cobalt Business Park, the nature reserve holds significant biodiversity value, with a range of woodland, scrub and hedgerow, grassland and tall herb, wetland and exposed rock habitats.
LWS - Rising Sun Country	NZ 3094 6990	162	0.7 km	Boasting a nature reserve with ponds, woodlands and extensive grasslands; a

Park				farm and Countryside Centre, the site is haven for wildlife and an ideal place to relax and enjoy the great outdoors.
LWS - Eccles Colliery and Extension	NZ 3084 7180	NA	1.3 km	The Eccles Colliery and Extension Local Wildlife Site is designated for the preservation of species rich grassland.
LWS - Backworth Pond	NZ 3091 7223	NA	1.9 km	Backworth Pond and the surrounding wetland/farmland/grassland remains an important habitat for birds and the site continues to attract a fair variety over the seasons.
SLCI - Stephenson Railway Grassland	NZ 3264 6875	NA	1.8 km	NA.
SLCI - Rising Sun Country Park	NZ 3038 6860	NA	1.8 km	Boasting a nature reserve with ponds, woodlands and extensive grasslands; a farm and Countryside Centre, the site is a haven for wildlife and an ideal place to relax and enjoy the great outdoors.
SLCI - Backworth Woods	NZ30487175	NA	1.6 km	NA.
LNR - Swallow Pond and Plantation	NZ 3015 6920	20.44	1.6 km	Mixed plantation woodland, grassland, a seasonal wetland and a collection of smaller ponds. In the past the reserve has been the site of a coal mine and a landfill for domestic waste, but is now home to a fantastic array of wildlife. In winter, teal and lapwing arrive in their hundreds, whilst tufted duck and pochard arrive following 'wetter' years. Snipe, wigeon, mallard, shoveler and whooper swans are regular winter visitors, too.

\*Data from DEFRA MAGIC

## LOCAL HABITAT

4.2 There were more than 15 priority habitats that were formerly mapped within the 2km search area.

*Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.*

Habitat	Approx. Closest Distance from Site (km)
OS Priority Ponds with Survey Data (polygons)	0.1 km
Deciduous Woodland	0.1 km
Traditional Orchards	2.0 km

\*Data from DEFRA MAGIC

4.3 There were three standing water bodies situated within a 500m radius of the survey site. The closest being West Allotment Pond which sits 100 metres north west of the site, and is very well connected to the site, as it is not separated by any roads etc. The remaining water bodies are found within Silverlink Biodiversity Park, the closest being 150 metres east, and the furthest away being 460 metres south. These water bodies are all well connected to each other as they sit inside the same local wildlife site.

## HISTORICAL SPECIES RECORDS

4.4 Protected species records relating to the site and 2km search area were obtained from the LERC as part of the desktop study. The data search contains confidential information that is not suitable for public release. Therefore, the data has not been included in the report.

4.5 A full list of identified species recorded within the 2km search area has been requested from LERC.

4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.

4.7 The closest watercourse is less than 500m from site, however the site itself is tarmac and not linked to this pond in any meaningful way, thus amphibians are considered absent from site and are not considered further in this report.

4.8 The data search returned 17 records of bats including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and Brandt's Bat species (*Myotis brandti*). The most recent record is for common pipistrelle, dated 2020 and located within 0.3km south-east of the site. A search on MAGIC identified two previous protected species licences for bats within 2km of the site; details of the licences are presented in table 4.8.1 below.

Table 4.8.1: Previous protected species licences for bats mapped within a 2km radius of the survey site

Reference, Date and Species	Approx. Distance from Site (km)
2015-15986-EPS-MIT - 26/10/2015 - common pipistrelle ( <i>Pipistrellus pipistrellus</i> )	900m N
2015-15986-EPS-MIT-1 - 16/04/2019 - common pipistrelle ( <i>Pipistrellus pipistrellus</i> )	900m N

\*Data from DEFRA MAGIC

4.9 One record of badger (*Meles meles*) and 35 records of hedgehog (*Erinaceus europaeus*) were returned within 2km of the site. There are no records of dormouse (*Muscardinus avellanarius*) in the local area. A search on MAGIC identified no previous protected species licences for hazel dormouse within 2km of the site.

4.10 There are no records of reptiles within 2km of the site.

4.11 The data search returned no records of common toad (*Bufo bufo*) within 1km of the site. The data search returned six records of great crested newt (*Triturus cristatus*), a search on MAGIC identified two previous survey data or previous protected species licences for great crested newts within 2km of the site. details of the licences are presented in table 4.11.1 below.

Table 4.11.1 Previous protected species licences for Great Crested Newts mapped within a 2km radius of the survey site

Reference and Date	Approx. Distance from Site (km)
2015-9908-EPS-MIT - 07/05/2015	1.1 km SW
2015-9908-EPS-MIT-1 - 03/11/2015	1.1 km SW

\*Data from DEFRA MAGIC

4.12 There are over 1000 records of birds within 2km of the site, comprising species of a variety of habitats including garden, wetland and woodland including kestrel (*Falco tinnunculus*), snipe (*Pyrrhula pyrrhula*) and Lapwing (*Vanellus vanellus*).

- 4.13 The data search returned 20 records of invertebrates within 2km of the site, not including stag beetle (*Lucanus cervus*).
- 4.14 The data search returned 128 records of ring-necked parakeets (*Psittacula krameri*) and 2 records of invasive plants including Japanese rose (*Rosa rugosa*).

## 5 Site Survey

- 5.1 The site survey was undertaken on the 4th March 2024. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

*Table 5.1.1: Weather conditions at the time of survey.*

Date of site survey: 04/03/2024	
Temperature	8c
Wind	112
Precipitation	0%

\*Data from BBC Weather.

## PHASE 1 HABITAT SURVEY

5.2 The habitats presented consist of the following JNCC Phase 1 Habitat categories:

- Other developed land (u1b6)
- Ecologically valuable line of trees (w(34)) (mapped as a line feature)
- U1d-1160 Suburban mosaic of developed/ natural surface (introduced shrub)

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 4.

*Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 4).*

Habitats and Target Notes	Description	Supporting Photo
Other developed land (u1b6)	The site is dominated by areas of tarmac used for car parking. This surface is well maintained with no areas of ephemeral vegetation. There are small areas of introduced shrubs within the car park, some of which were formerly planted as part of the original site layout.	 <p data-bbox="1458 1190 1977 1241">Photo 1 - car parking looking north across site.</p>

		 <p>Photo 2 - Aerial plate showing the car park in the context of the site.</p>
<p>Ecologically valuable line of trees (w(34)) (mapped as a line feature)</p>	<p>Adjacent to the northern boundary of the development area is a linear feature of formerly planted trees. Many still have the tree stakes in place. The trees are even aged and the ground flora is heavily shaded. Species include Oak (<i>Quercus robur</i>), Ash (<i>Fraxinus excelsior</i>) and Scots Pine (<i>Pinus sylvestris</i>).</p>	 <p>Photo 3 - formerly planted trees adjacent to northern boundary.</p>

		 <p data-bbox="1451 643 1975 722">Photo 4 - Trees bordering the car park this a requires removal to place the proposed pov cabinets.</p>
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<p>U1d-1160 Suburban mosaic of developed/natural surface (introduced shrub)</p>	<p>There are four areas of formerly planted shrubbery with scattered failed trees within car park. Only the northern area requires removal to facilitate the proposals (Photo 5)</p>	 <p>Photo 5 - areas of mixed quality formal plan shrubs which includes hebe.</p>
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#### PRELIMINARY BAT ROOST ASSESSMENT (PRA)

5.4 There were no built structures on site capable of supporting roosting bats. There ground level tree assessment determined that none of the trees on the northern boundary had bat roost potential.

## 6 Evaluation and Assessment

- 6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.10.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

*Table 6.1.1 Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.*

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Present	West Allotment Pond Wildlife Site sits adjacent to the northern boundary of the proposals.	Trees on the edge of this wildlife site require removal to facilitate the project.	Protective barriers (in the form of HERAS fencing) must be placed around the construction zone and any access/egress in order to minimise the area of disturbance. The fencing must be signed appropriately and outlined within the toolbox talk.  Tree works should take place outside the breeding season (typically March-October).
Protected habitats	Negligible	There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	None.	None required.
Protected plant species	Negligible	No protected plant species were observed during the site survey. Habitats on-site are not considered to be unique or of high quality to support protected plant species. However, their	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact upon protected plant species.	None required.

Protected feature / specie	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measure
		presence cannot be entirely discounted.		
Amphibians (incl. Great Crested Newts)	Low	There are records of GCN within 2km of the site. WB was situated within 250m of the site and was considered to be well connected.	None, the works involve the removal of a small amount of even aged formerly planted trees adjacent to the northern boundary of the car park.	A precautionary method statement for GCN should be conditioned on planning consent.
Bats (Chiroptera)	<b>Roosting bats</b>			
	Negligible.	The PRA determined that the trees on-site had negligible potential for roosting bats.	The proposed development will not result in any disturbance to suitable roosting habitats.	None required.
	<b>Foraging/Commuting bats</b>			
	Low	Habitats adjacent to the site were considered to be suitable for foraging / commuting bats. Furthermore, the site has good connectivity to high quality habitats within the wider locality, including the pond to the north west.	<p>Mitigation measures must be put in place to ensure that disturbance does not increase during and/or post-development.</p> <p>The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.</p>	<p>Construction works should be limited to daylight hours (except dawn and dusk) in order to prevent disturbance to nighttime foraging activity.</p> <p>Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-time</p>

Protected feature / specie	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measure
				(1 minute) and that the sensitivity is set to large moving objects only.
Birds	High	There is suitable habitat bordering the site to support nesting birds.	The project involves the removal of a number of trees along the northern boundary of the site leading to a loss of nesting habitat.	<p>The trees should be protected from site with HERAS fencing before any works commence on-site. The fencing must be signed appropriately and outlined within the toolbox talk/</p> <p>Tree works (if required) should take place outside the breeding season (typically March-October).</p>
Invertebrates	Negligible	There were no suitable habitats on site.	The site does not appear to support protected invertebrate species, thus, the proposed development is unlikely to impact upon protected invertebrate species.	None required.
Reptiles	Negligible.	There are records of reptiles within 1km of the site. However, there is no suitable habitat on site, therefore reptiles are considered absent from site.	No negative impacts are anticipated as reptiles are considered absent.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Other terrestrial mammals (excl. bats).				
	<b>Dormice (Gliridae)</b>			
	Negligible.	There are no known records of Dormice within 2km of site.	None.	None required.
	<b>Hedgehogs (<i>Erlinaceus europaeus</i>)</b>			
Low	There are records of Hedgehogs within 2km of the site. However, habitat at the site is limited. Commuting hedgehogs could pass across the northern boundary of the site.	Mitigation measures must be put in place to ensure that disturbance does not increase during and/or post-development.  The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.  Any trenches or other excavations left open overnight should either be well covered or provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly	

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
				above), to allow any Hedgehogs that fall into escape.
<b>Common and widespread mammals</b>				
	Negligible	There was no evidence of mammals on site.	None.	None required.
Invasive plant species	Low.	No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified.	Invasive plant species have the potential to impact protected species and habitats	If invasive plant species are found, it is recommended to consider appropriate methods of removal.

## 7 Biodiversity Net Gain

- 7.1 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife.

### BIRDS

- 7.2 It is recommended to place two new bird boxes set back in the woodland to the north of the site.
- 7.3 A traditional nest box should be placed 3 metres above ground level in an area of low disturbance. The box should be sheltered away from prevalent weather conditions, commonly associated within the UK, such as strong sunlight, prevailing winds and rain.

### INVERTEBRATES

- 7.4 It is recommended to install invertebrate boxes on-site. The boxes should be suitable for solitary bees.

### TERRESTRIAL MAMMALS

- 7.5 Any replacement planting should consist of native species-rich hedgerows will enhance connectivity and provide refuge for small mammals. Suitable species would include Common Beech (*Fagus sylvatica*), Common Hawthorn (*Crataegus monogyna*), Rowan (*Sorbus aucuparia*) and Crab Apple (*Malus sylvestris*) for example.

### TREES

- 7.6 New tree planting would be a welcomed addition to development. New tree planting should be considered carefully, with consideration to species, location and future management. New trees should be robust and of high quality. Where possible, native species should be used. However, considerations should be given to climate change and potential pathogens.

## 8 Conclusions

- 8.1 The site at The Village Hotel, Silverlink is to be redeveloped with vehicle charging infrastructure.
- 8.2 The development will result in the loss of some introduced shrubs and some trees adjacent to the northern boundary of the site.

### ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near to, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.
- 8.4 Mitigation measures have been outlined within the report to ensure that protected species are not impacted by the development. Ecological Clerk of Works (ECoW) supervision will be required throughout the construction phase to ensure that the recommended mitigation measures are implemented appropriately.

### MITIGATION STRATEGIES

- 8.5 Tree works (if required) should take place outside the breeding season (typically March-October) or once a suitability qualified ecologist has inspected the trees for breeding birds and confirmed that there are no active nests.
- 8.6 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.
- 8.7 Any trenches or other excavations left open overnight should be well covered to deter [REDACTED] from entering. If this is not possible, any trenches or other excavations left open overnight should either be provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any wildlife that falls in to escape.
- 8.8 During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.

## SUMMARY

- 8.9 Subject to the implementation of the recommended mitigation measures, the proposed development is unlikely to have a significant ecological impact.

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## 10 Limitations

- 10.1 ROAVR Group has prepared this Report for the sole use of the above named Client/Agent in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us.
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Should you require any further information, please do not hesitate to contact us at any time.

Matt Harmsworth  
Lead Consultant

MW Harmsworth



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Checked by: Max Shaw BSc Q CIEEM

## Appendix 1: Site Location and Assessment Boundary

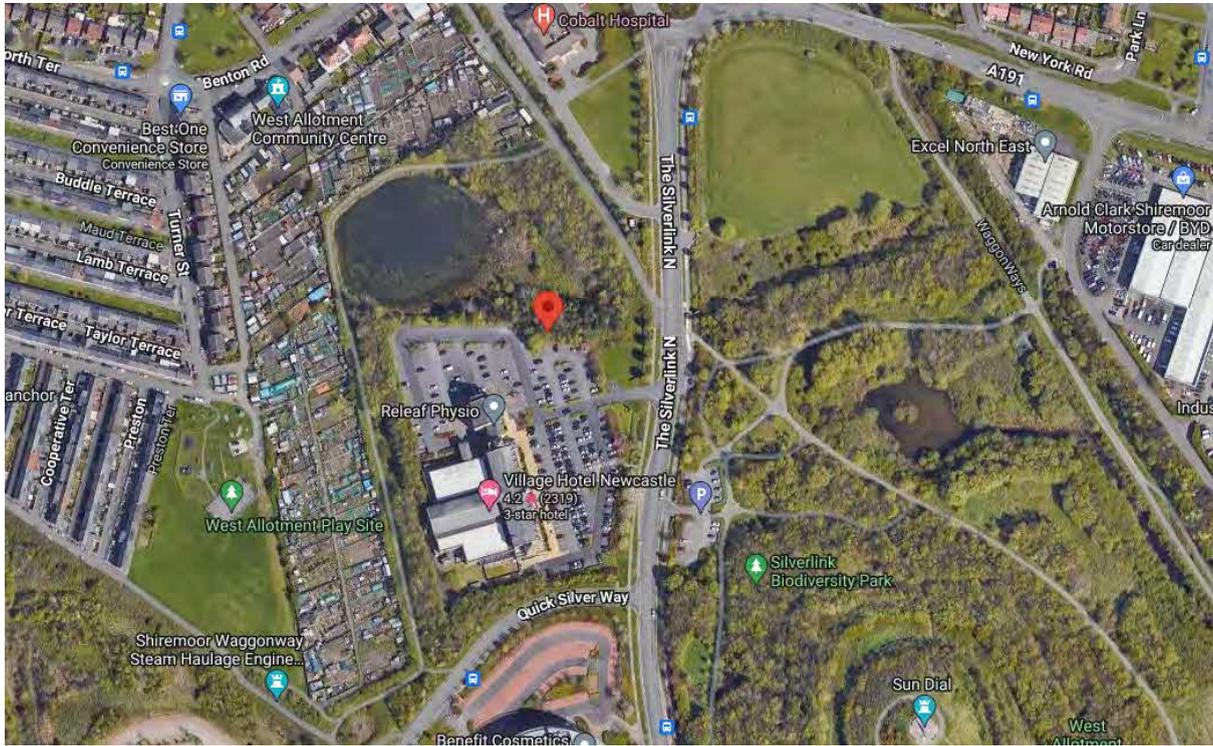


Figure A1.1: Extract from Google Maps showing the site location. (Google, 2024).

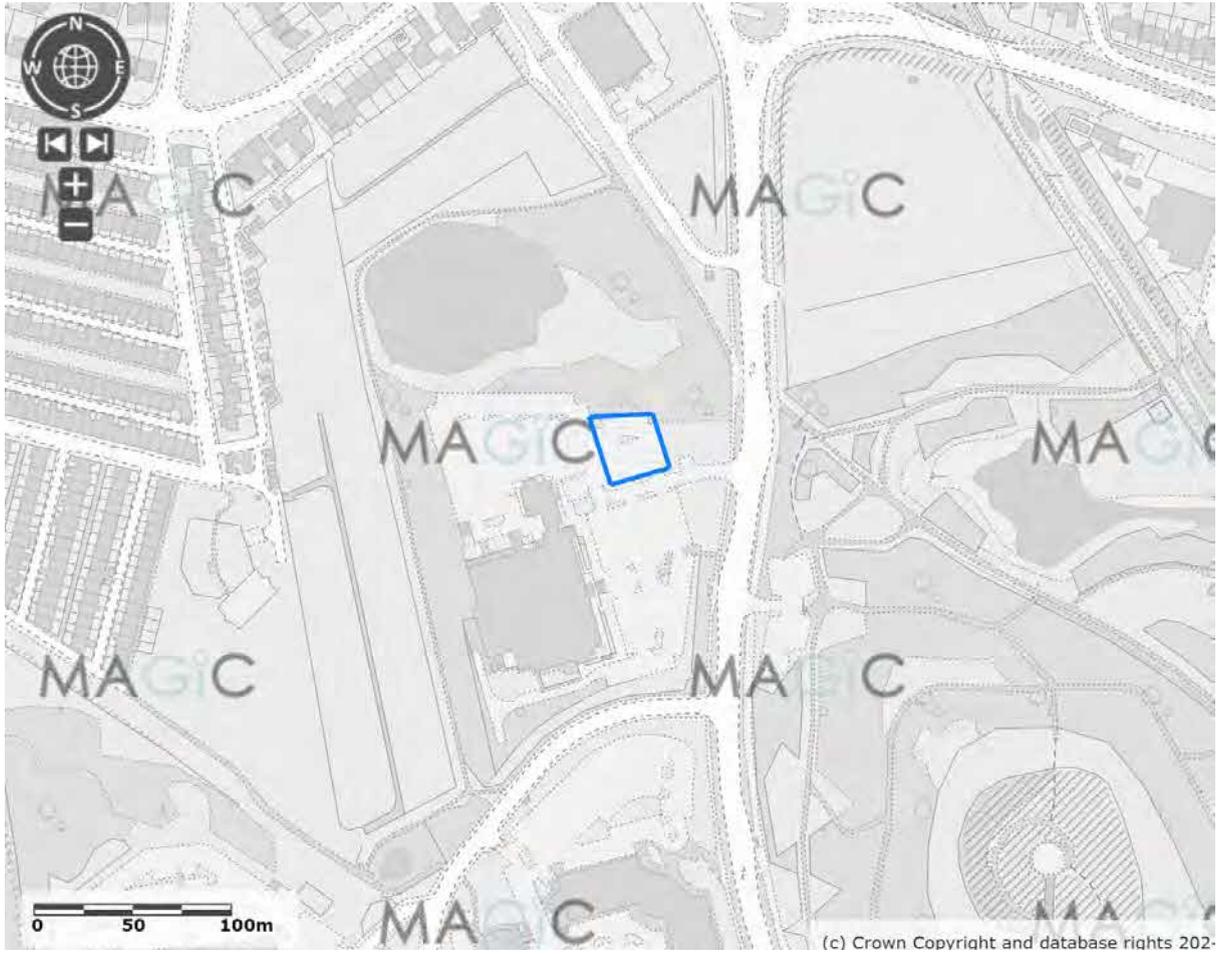


Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary.  
(MAGiC, 2024.)

## Appendix 2: Desktop Study

\*Data from ERIC-NE

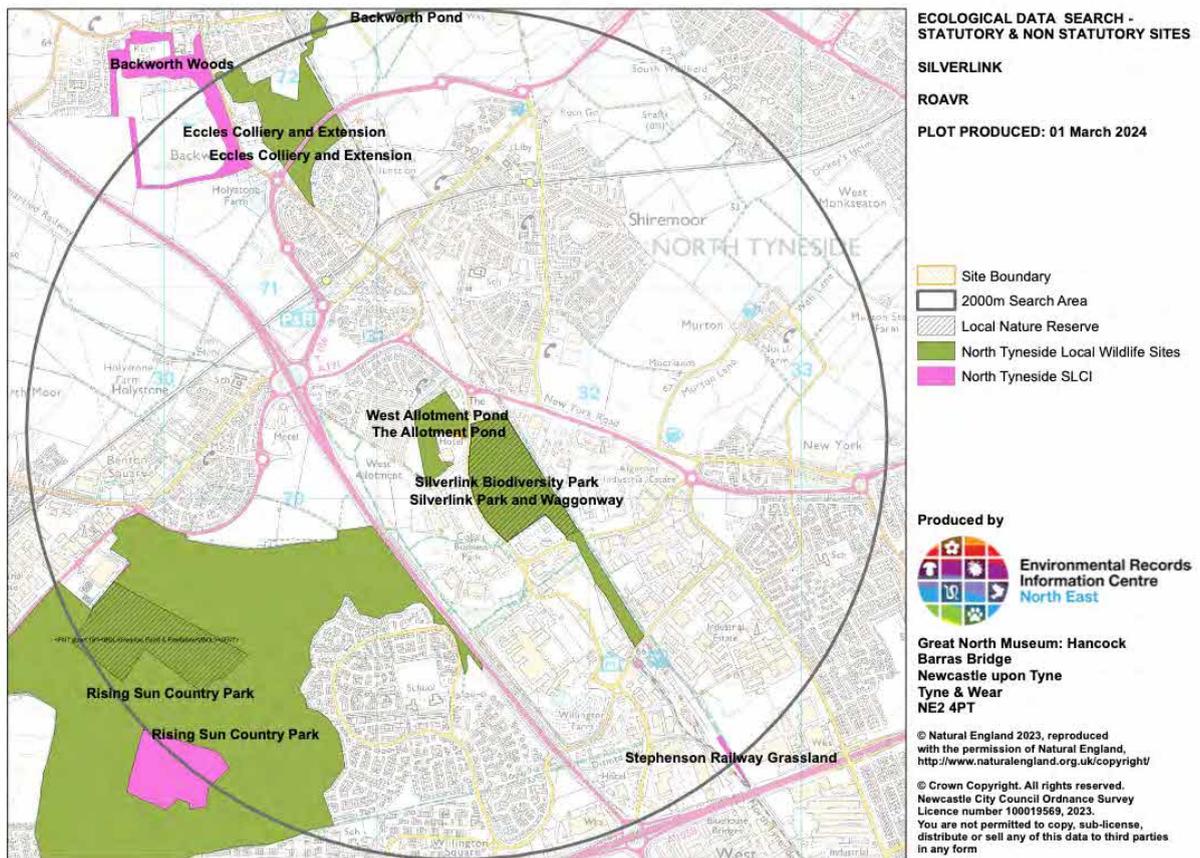


Figure A2.1: Location of Designated sites situated within a 1km search radius of the site.

\*Data from ERIC-NE

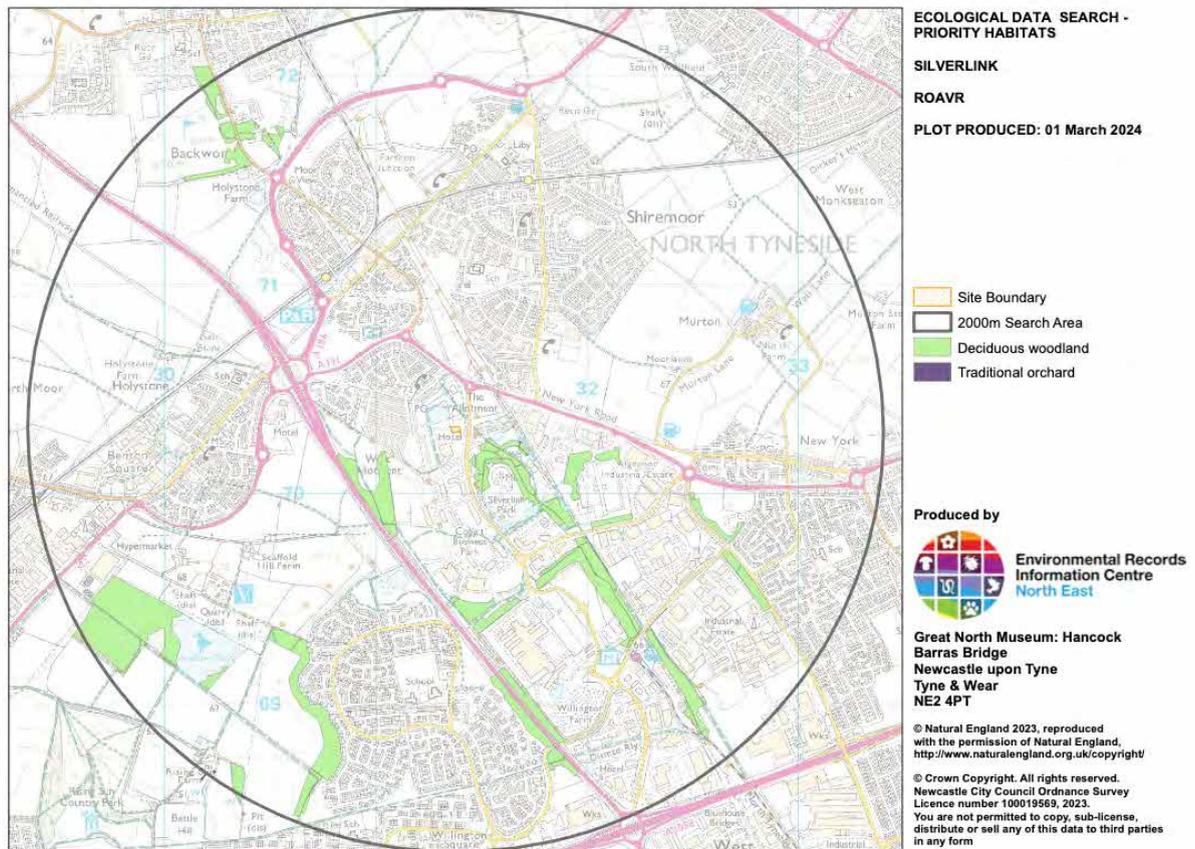


Figure A2.2: Priority habitats formerly mapped within a 1km search radius of the site..

\*Data from Bing Maps

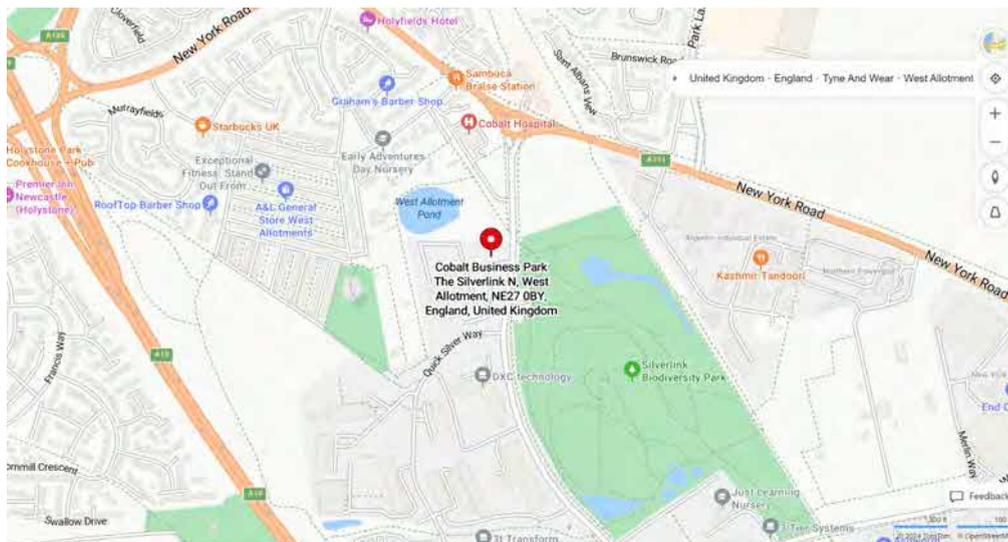


Figure A2.3: Standing water bodies formerly mapped within a 500m search radius of the site.

## Appendix 3: Site Maps

A 3.1 The Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020).

