

[REDACTED]

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**From:** Currie, Hannah  
**Sent:** 06 February 2025 15:21  
**To:** Control, Planning  
**Cc:** Grimshaw, David  
**Subject:** RE: Consultation on Planning Application 2024/0447/01/DET at North East Concrete Ltd High Street, Newburn, Newcastle Upon Tyne, NE15 8LN

Hi,  
Please find the consultation response from Ecology for the below application.

The Biodiversity Net Gain Report and Metric have been updated following the previous consultation from NCC Ecology. Initial concerns raised included the BNG habitat maps not matching the proposed landscape/site plans, a BS5873 Arboricultural report not being included with the application, a lack of assessment of the brick substation building on the site for its potential for roosting bats, a BNG metric not being submitted and the site not showing a 10% net gain of biodiversity post-development.

The post-development habitat map now reflects the proposed site-map and landscape plan within the application.

**Baseline habitats:**

An Arboricultural report has been provided with the application that shows the loss of trees within the site boundary that have a DBH over 7.5cm. These have not been included within the BNG Metric. All habitats within the site boundary should be included within the baseline metric and their retention or loss appropriately documented.

**Post-development habitats:**

The development is showing a significant net-gain in biodiversity (-96.30% loss). There is a minor issue with the proposed created habitats – the metric is showing that two small areas of Mixed Scrub will be created on site, however the landscape plan shows that proposed planting includes Christmas berry *Photinia x fraseri*, spindle *Euonymus fortunei* and Alexandrian laurel *Danae racemose*.

Mixed scrub within UKHab is described as 'Dense scrub comprising a mixture of species without a single species dominant or stands with a dominant species not listed in h3a – h3k'. Relevant species include blackthorn, hazel, sea-buckthorn, bramble, hawthorn and rhododendron.

The species listed within the landscape plan meet the definition of 'urban-introduced shrub' and should be classified as such within the metric. The metric should be reviewed as the removal of mixed scrub will likely impact the overall net loss/gain on site.

**10% Net Gain:**

The development is showing a significant loss and there has been no indication provided within the net gain report or metric of how the development will intend to achieve a 10% net gain in accordance with the NPPF, Town and Country Act 1990 and DAP Policy DM29. This information is required prior to the determination of the application to ensure that the development can meet the Biodiversity Gain Objective.

**Bat Roost Assessment**


An updated report has been provided that includes an assessment of the brick substation building on site as requested. A thorough assessment was undertaken and the building determined to be of low suitability owing to several small gaps between ridge tiles which are unlikely to support significant roosts.

As the building has been determined to have low suitability, a single emergence survey has been recommended. This survey is required to be completed prior to the determination of the application.

Results of the preliminary assessment, any bat surveys and associated impact assessment should be submitted within a bat report. This report must be submitted prior to the determination to allow for the full assessment of impacts of the proposals against local and national planning policy and guidance.

All species of bat are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017. This information is required to ensure that impacts on a protected species are fully considered within the planning process in accordance with ODPM Circular 05/06, the National Planning Policy Framework and Policy DM29 of the Development Allocations Plan and Policy CS18 of the Core Strategy and Urban Core Plan.

Regards



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**From:** Newcastle City Council <noreply@planning.newcastle.gov.uk>

**Sent:** Monday, February 3, 2025 9:23 AM

**Subject:** Consultation on Planning Application 2024/0447/01/DET at North East Concrete Ltd High Street, Newburn, Newcastle Upon Tyne, NE15 8LN

If you normally reply direct using our Email listener service can you please respond with any comments directly to the case officer and copy in [planning.control@newcastle.gov.uk](mailto:planning.control@newcastle.gov.uk).

We are working to resolve an issue with our Email listener service so please do not reply direct to this email until it is resolved.

If you normally reply to [planning.control@newcastle.gov.uk](mailto:planning.control@newcastle.gov.uk) this is not affected.

Please see attached planning consultation.

You can view the associated documents and other comments on this application via our Public access site, using the direct link at the bottom of this email.

Please see our guidance here for details on how to use the Public Access system:

<https://www.newcastle.gov.uk/services/guide-newcastle-city-council-online-planning-search-system>

Kind Regards

Development Management  
Newcastle City Council

<https://portal.newcastle.gov.uk/planning/index.html?fa=getApplication&id=131741>