BRITISH STANDARD 5837 TREE SURVEYS ARBORICULTURAL IMPLICATION STUDIES TPO/PLANNIG ADVICE/ PROJECT MANAGEMENT
TREE INVENTORIES AND RISK ASSESSMENTS WOODLAND MANAGEMENT PLANS TREE PLANTING SCHEMES TPO RE-SURVEY






Land at Lane End Road, Burnage

Ecological Scoping Assessment & Biodiversity Net Gain Summary

25th February 2026

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1 Introduction

1.1 Background

Kingdom Ecology have carried out an Ecology Scoping Survey and Biodiversity Net Gain Assessment of three buildings and an area of land located at Lane End Road, Burnage, Manchester, M19 1WA (National Grid Reference SJ 8591 9354). The site measures approximately 0.15 hectares (1,500 m²) in area.

The proposed works are to demolish the existing buildings at the site and to construct a residential-led, mixed-use development. This will comprise 56 apartments and ground floor retail units with associated landscaping and parking. All existing habitats at the site would be affected by the development proposals including areas of hardstanding, modified grassland, introduced shrubbery and scattered trees.

The site currently comprises of a pharmacy building, a pair of semi-detached houses (upper floor apartments with ground floor retail units), areas of open car park and yard, and an adjacent amenity area. Existing habitats are largely artificial in origin and include areas of hardstanding, amenity lawn, ornamental shrubbery and scattered broadleaved trees.

Field surveys were initially undertaken on the 5th April 2024, with an updated site visit completed on the 16th January 2026. Surveys were undertaken by Richard Roe (BSc, MSc, MCIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty-five years' experience. Richard holds a Level 4 Field Identification Skills Certificate (FISC) and a Level 4 Bat Class Licence.

1.2 Purpose of Report

This report provides the findings of field surveys undertaken at the site. The field surveys comprised of an ecological walkover survey to identify baseline habitats and an assessment of the suitability of buildings to support roosting bats.

Following a description of the survey findings and an evaluation of habitats at the site, the report goes on to make recommendations for further works, mitigation and ecological enhancement measures where relevant.

A Biodiversity Metric Assessment for the site pre- and post-development has been carried out to determine whether the development will achieve a biodiversity net gain.

1.3 Protected Species Legislation

1.3.1 Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Conservation of Habitats and Species Regulations 2017 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ('EC Habitats Directive') which defines European protected species of animals.

British bat species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as 'any structure or place, which any wild bat uses for shelter or protection.' (Bat Conservation Trust *Bat Surveys: Good Practice Guidelines* 4th Edition 2023). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitats and Species Regulations 2017 provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

1.3.2 Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

1.3.3 Biodiversity Net Gain

Since 12 February 2024, most developments in England requiring planning permission must deliver a minimum 10% biodiversity net gain (BNG). This requirement was introduced through the Environment Act 2021 and is now a mandatory condition of planning permission.

Mandatory BNG must be secured for a minimum of 30 years and can be delivered through on-site habitat creation and enhancement, off-site habitat creation through registered biodiversity gain sites, or purchase of statutory biodiversity credits from the government as a last resort.

1.4 Survey Methods

1.4.1 Ecological Walkover Survey

An Ecological Walkover of the site was initially undertaken on the 5th April 2024. An updated site visit was completed on the 16th January 2026.

The aims of the walkover survey were to assess the extent and condition of habitats using the UK Habitat Classification System. The condition assessments were used to underpin a Biodiversity Net Gain assessment. The habitats were also assessed for their potential to support protected species or non-native, invasive species.

A map of the study site is shown on Figure 1. Typical habitats recorded at the site are also shown in photographs in the Appendix.

1.4.2 Daytime Bat Inspection

The buildings were assessed as to their suitability to support bats following standard methodologies prescribed in Natural England's *Bat Mitigation Guidelines* (Mitchell-Jones 2004) and the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition (BCT 2023).

Survey, comprising of an inspection of the interior and exterior of each building, was undertaken during daylight conditions using binoculars and a high-powered torch. The survey was undertaken during daylight hours on the 5th April 2024 with an update visit completed on the 16th January 2026.

In addition to searching for evidence of an actual bat roost the survey also aimed to assess the suitability of the buildings to support bats and consequently the likelihood of a bat roost being present but with no obvious field signs.

Survey assessed each building's roost suitability by examining structural features and the surrounding habitat. Structural features that will influence the suitability of a building to support roosting bats include the presence of a roof void; access points into a building including gaps beneath barge boards, gaps under lead flashing, gaps within masonry, loose tiles etc, complexity of any roof void, daytime light levels in roof void etc.

Important habitat features surrounding the structures which could influence roost potential include: whether the structure is in a semi-rural or parkland location, proximity to a significant linear feature (e.g. watercourse, mature hedgerow, wooded lane) or an area of woodland etc.

Taking account of these architectural and habitat features, each building was assigned a level of roost suitability. This assessment considered roost suitability criteria as summarised in Table 1 below and taken from the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition.

Table 1 – Bat Roost Suitability Criteria

Suitability	***Description of Potential Roosting Habitats***
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels.
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. Structure has Negligible habitat features likely to be used by roosting bats.
Low	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 number of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground of features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.
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 habitat.

2 Survey Results

2.1 Habitats

The study site comprises of a pharmacy building, a pair of semi-detached houses, an area of open car park and yard, and an adjacent amenity area located between Lane End Road and Fog Lane, Burnage. The A34 Kingsway runs along the western boundary of the site.

The site is located in the suburban area of Burnage, south Manchester. Immediate surrounding habitats comprise of residential housing and commercial properties. The site is situated within a heavily urbanised setting on the corner of the A34 Kingsway and Lane End Road. Surrounding habitats are generally considered to be of low value for wildlife, comprising principally of residential housing, commercial units and associated hardstanding.

The habitats at the site are largely artificial in origin and include areas of hardstanding and amenity lawn. However, there is also a small area of ornamental shrubbery which supports some scattered broadleaved trees. A large ash tree is also located in the rear yard of one of the semi-detached buildings.

Development proposals would include the demolition of the buildings and to construct a residential-led, mixed-use development. This will comprise 56 apartments and ground floor retail units with associated landscaping and parking. This will affect all existing habitats including areas of hardstanding, modified grassland, the introduced shrubbery and scattered trees. All existing trees would be removed as part of the development. The affected habitats are considered to be of relatively low biodiversity value.

Identified habitats are target noted and shown on Figure 1 in the Appendix. Target Note descriptions are provided below. Photographs of habitats are shown in the Appendix. For the purposes of the Biodiversity Net Gain Assessment, condition assessments of relevant habitats have been undertaken. Condition sheets are provided in the Appendix.

2.1.1 Target Note 1 – Amenity Grassland (Modified Grassland)

A small area of amenity grassland lawn is located adjacent to the open car park. The grassland is enclosed by weld mesh fencing at its east face and low-level railings at the south and west faces. A short pathway is present within the grassland area.

The sward is grass-dominated and species-poor, comprising principally of perennial ryegrass (*Lolium perenne*) with frequent Yorkshire fog (*Holcus lanatus*), annual meadow-grass (*Poa annua*), and red fescue (*Festuca rubra*). Common grassland herbs present include frequent dandelion (*Taraxacum officinale*), daisy (*Bellis perennis*), spear thistle

(*Cirsium vulgare*), white clover (*Trifolium repens*), broad-leaved dock (*Rumex obtusifolius*), creeping buttercup (*Ranunculus repens*), common ragwort (*Jacobaea vulgaris*), and common mouse-ear (*Cerastium fontanum*). The grassland is regularly mown.

Five 1 m² quadrat counts were completed within the grassland. Quadrat counts recorded approximately five species per square metre, indicating a species-poor composition.

UK Habitat Classification: Modified grassland

Condition Assessment: Poor (grassland fails compulsory criterion A of the modified grassland condition sheets)

2.1.2 Target Note 2 – Ornamental Shrubbery and Trees

An area of dense ornamental shrubbery and trees is present. The vegetation in this area comprises of holly (*Ilex aquifolium*), barberry (*Berberis* sp.), snowberry (*Symphoricarpos albus*), privet (*Ligustrum* sp.) and tree cotoneaster (*Cotoneaster* sp.). Tree cotoneaster is not a Schedule 9 listed species and is not considered to be an invasive non-native species.

There is a mature, large horse chestnut (*Aesculus hippocastanum*) present within this area. Further trees include two small sycamore (*Acer pseudoplatanus*), a small red maple (*Acer rubrum*), and a medium-sized ash (*Fraxinus excelsior*). The trees do not support any obvious suitable bat roosting habitat, with no significant features such as cavities, crevices, or lifting bark observed. The trees were assessed as offering a negligible bat roosting potential.

UK Habitat Classification: Introduced shrub / Urban trees

Condition Assessment: Trees assessed as being in moderate condition (trees pass criteria B, D and F only)

2.1.3 Target Note 3 – Ash Tree (Rear Yard)

A single large ash tree is located in the rear yard of the easterly semi-detached property. The yard itself comprises of sealed tarmac. The tree supports a knothole on a main limb at a height of approximately 7 m. The knothole is facing upwards and is therefore exposed to the elements. The tree is therefore considered to be of low suitability for roosting bats (PRF-I).

UK Habitat Classification: Urban trees

Condition Assessment: Good

2.1.4 Target Note 4 – Car Park and Pharmacy Building

This area comprises of a hardstanding visitor car park and the pharmacy building. There is a single small magnolia tree located at the south-west corner of the site.

UK Habitat Classification: Urban trees

Condition Assessment: Moderate

2.2 Buildings and Bat Scoping Assessment

Three buildings are present at the site comprising of the pharmacy building (Target Note 4) and a pair of semi-detached houses (Target Notes 5 and 6). The site is located within an urbanised setting on the corner of the busy A34 Kingsway and Lane End Road. Habitats surrounding the site principally comprise of residential housing and commercial properties. Surrounding habitats are generally considered to be of low value for foraging bats.

2.2.1 Pharmacy Building (Target Note 4)

The pharmacy building is a single-storey, brick-built, mid-20th century structure with a hipped roof clad in slate. The building is currently in use.

Internally, the building has a single upper-floor loft space which is approximately 2.5 m in height and measures approximately 10 m x 7 m in area. The internal face of the hipped roof is lined in bitumen hessian felt. The loft space is currently used for storage, is not insulated and the eaves are enclosed within external short brick walls. The roofing felt is tightly fitted and there are no obvious potential bat or bird access points to the roof interior. Light cobwebbing was observed along the ridge.

Externally, the building has short, brick, parapet walls which extend above the height of the building's eaves. Therefore, there is no potential access to the loft space at the building's eaves. The roof slates and ridge and hip tiles were observed to be tightly fitted and no potential bat roosting features were observed. The building is located on the corner of the A34 Kingsway and Lane End Road, with street lights located immediately outside of the building.

No bat droppings or other bat field signs were identified either internally or externally.

Taking account of the building's highly urbanised location and the absence of any obvious potential bat roosting features or bat access points, the building was assessed as offering a '**negligible**' bat roosting potential. The building does not support any obvious features suitable for nesting birds.

2.2.2 Westerly Semi-Detached House (Target Note 5)

The westerly semi-detached house is an early/mid-20th century, two-storey, brick-built property with a hipped roof clad in ceramic tiles with ceramic hip tiles.

The building has a flat-roofed extension to the rear clad in tightly fitted mineral felt with wooden fascia boarding tightly fitted to the external brickwork. The ground floor formerly housed a commercial unit and the upper floor comprises a vacant flat which is the process of being refurbished.

The external masonry of the building is well pointed apart from one small section where bricks are missing at the building's west face, immediately beneath the eaves (PBRF 4 on Figure 2). This feature provides a large gap potentially suitable for nesting birds. However, the crevice faces towards the street and is therefore likely to be brightly lit by street lighting and does not appear to provide suitable crevice roosting features for bats.

The eaves of the building appear to be well sealed. The roof has some raised ceramic tiles at its south-facing pitch (PBRF 3), which were inspected with a drone. The front of the building appears to be well mortared and intact. The front of the building is brightly lit by street lighting and is considered to be unsuitable for roosting bats.

Building works have been undertaken within the interior of this building, with original internal walls having been removed and new stud walls partially installed. This has included a new loft space, with the original loft floor removed. The loft space is approximately 4 m in height. The internal face of the roof is not lined, with exposed internal faces of the ceramic tiles visible. There is cobwebbing along the ridge and hip beams and across the internal void space. No bat droppings or other bat field signs were observed. No obvious potential bat access points were identified. Locations where extractor fan units exit the building have been sealed with expanding foam.

Taking account of the potential bat roosting features identified and the building's urbanised location, the building was assessed as offering '**low**' bat roosting potential.

2.2.3 Easterly Semi-Detached House – Former Chinese Restaurant (Target Note 6)

The easterly semi-detached building comprises of a former Chinese restaurant to the ground floor with vacant flats above. The roof of this building has been replaced in the recent past. The roof is clad in interlocking concrete tiles with well-sealed ridge and hip tiles and plastic verge capping. The roof is therefore completely intact.

There are some gaps in brickwork at the building's south face above the upper-floor window and between the ground-floor and upper-floor windows of an attached extension (PBRF 1 on Figure 1). The building also has a single-storey extension to the rear with a mono-pitched roof clad in ceramic tiles.

Several tiles have slipped and there are occasional crevices between overlapping tiles (PBRF 2). Given the building's location, the features at the rear face of the building are considered to offer low suitability bat roosting habitat.

The front of the building appears to be well mortared and intact. The building has a gable facing northwards which is fitted with tightly fitted plastic cladding and UPVC verge. The front of the building is brightly lit by street lighting and is considered to be unsuitable for roosting bats.

The loft space above the former Chinese restaurant is approximately 4 m in height. As the roof has been replaced in the recent past, the internal face of the roof is lined with modern breathable roof membrane. There is no insulation. No bat droppings or other bat field signs were observed. No obvious potential bat access points were identified.

The upper floor of the former Chinese restaurant comprises of recently converted flats in good condition.

Taking account of the potential bat roosting features identified and the building's urbanised location, the building was assessed as offering '**low**' bat roosting potential.

Table 2 – Bat Roost Suitability Summary

Building	*Roost Suitability*	*Key Features*
Pharmacy (TN4)	Negligible	No access points; parapet walls; tightly fitted felt
Westerly house (TN5)	Low	Raised ceramic tiles at south pitch; gaps sealed internally
Easterly house (TN6)	Low	Gaps in brickwork at south face; slipped tiles on rear extension

2.3 Other Protected Species

The areas of ornamental shrubbery and trees at Target Note 2 provide suitable nesting habitat for common and widespread bird species during the breeding bird season. The pharmacy building does not support any obvious suitable bird nesting habitat.

3 Summary & Recommendations

3.1 Habitats

3.1.1 Summary and Recommendations

An Ecology Scoping Survey and Biodiversity Net Gain Assessment has been undertaken of the buildings and associated land at Lane End Road, Burnage.

Habitats at the site are largely artificial in origin and of low biodiversity value, comprising principally of hardstanding, modified grassland, ornamental shrubbery and scattered urban trees. The site is situated within a heavily urbanised setting surrounded by residential housing and commercial properties.

Development proposals are to demolish the existing buildings and construct a construction of a residential-led, mixed-use development. This will comprise 56 apartments and ground floor retail units with associated landscaping and parking. All existing habitats would be affected, including the removal of all existing trees. A roof garden incorporating ornamental shrubs and planting is proposed as part of the development.

Recommendations for further survey, mitigation and enhancement are provided in the following sections.

3.1.2 Protected Species

3.1.3 Bats

The pharmacy building was assessed as offering negligible bat roosting potential on account of the absence of any obvious potential bat roosting features or access points, the building's highly urbanised location, and the presence of street lighting immediately adjacent.

Both semi-detached houses (Target Notes 5 and 6) were assessed as offering low bat roosting potential. Low suitability potential bat roosting features were identified at the rear of both buildings, including raised ceramic tiles, gaps in brickwork, and slipped tiles on a rear extension.

The proposed works to demolish both buildings would result in the loss of these potential bat roosting features. In order to further assess the potential bat roosting features associated with both buildings, it is recommended that one dusk bat emergence survey is carried out during the peak bat survey season (late-May to August inclusive). Two surveyors would be required to provide adequate coverage of the identified features on both buildings.

3.1.4 Trees

The ash tree at Target Note 3 supports a knothole on a main limb at approximately 7 m height. The knothole faces upwards and is exposed to the elements. The tree was assessed as being of low suitability for roosting bats (PRF-I). Given that the feature is exposed and of limited suitability, no further bat surveys of this tree are recommended. However, felling of the ash tree should follow reasonable avoidance measures (RAMs) for trees with low bat roosting potential.

The following reasonable avoidance measures should be followed when felling the ash tree:

- The tree should be felled in sections avoiding sawing through the significant knothole.
- Cavity-containing sections should be allowed to remain undisturbed on site for at least 24 hours.
- If a bat is found, stop works and contact a licensed bat worker immediately.

All other trees at the site were assessed as offering negligible suitability for roosting bats and no further bat surveys or specific RAMs are required for these trees.

3.1.5 Breeding Birds

The areas of ornamental shrubbery and trees provide suitable nesting habitat for common and widespread bird species during the breeding bird season. The missing brickwork on the west face of the building at Target Note 5 also offers suitable bird nesting habitat.

It is therefore recommended that any works to remove trees, shrubbery and vegetation or to demolish this building, avoid taking place during the breeding bird season (March to August inclusive). Where this is not possible, a check for nesting birds should be completed immediately prior to removal by an appropriately qualified ecologist.

3.1.6 Hedgehogs

Prior to the clearance of any shrubbery, this should be checked first for the presence of hedgehogs. Any hedgehogs encountered should be moved to a suitable area of habitat located outside of the works boundary.

As a precaution, it is also recommended that where any trenches or other excavations are to be left open overnight these should be fitted with mammal ramps or should have the sides battered to form a slope to allow hedgehogs to escape.

No other protected species are considered likely to be present.

3.1.7 Bat and Bird Boxes

It is recommended that the proposed new apartment block be enhanced for bats and breeding birds to provide additional roosting and nesting opportunities. This can be achieved through the installation of bat boxes (recommended model Habibat 003, Vivara Build-in Bat Box or similar) and swift bricks (recommended models Schwegler Swift Brick, Vivara Build-in Swift Box or similar) into the proposed new building. Swift bricks are also used by house sparrows and other small bird species so are considered a 'universal bird brick'.

The bat and bird boxes can be built into the brick walls of the proposed new building so as to remain visually unobtrusive and to be permanently fixed in place. Bat boxes should be located at a minimum height of 3 m on south or south-west facing elevations where possible, with clear flight paths for access. Swift bricks should be installed at eaves height (minimum 5 m above ground level) on north, east or north-east facing elevations to avoid direct sunlight and prevailing weather.

The precise location, model and number of bat and bird boxes should be determined by an appropriately qualified ecologist.

3.1.8 Plants for Pollinators

The development will largely comprise of the apartment block with associated hardstanding and a roof garden. It is recommended that the roof garden planting and any landscaping includes species which can provide nectar sources for insects and berries/fruits for invertebrates and birds.

Areas of new shrubbery should include suitable nectar sources for insects. The Royal Horticultural Society provides a list of suitable plants for invertebrates (see rhs.org.uk/plantsforpollinators). It is recommended that this list is consulted when producing detailed landscaping designs for the site, including the roof garden planting scheme.

4 Biodiversity Metric Calculation

4.1.1 Mitigation Hierarchy

The proposed development will aim to follow the biodiversity net gain mitigation hierarchy whereby the development will firstly be designed to avoid impacts upon valuable habitats. Where impacts are unavoidable, the site layouts will seek to limit these impacts. New habitats of biodiversity value will be created on site wherever possible. Finally, any residual impacts to biodiversity will be offset through purchase of off-site habitat units to allow the development to deliver a biodiversity net gain.

In this instance, habitats at the site are of low biodiversity value comprising principally of hardstanding, ornamental shrubbery and species-poor modified grassland. The development of the site will result in the loss of all existing habitats. The proposed roof garden will provide some limited on-site habitat, however it will not be possible to fully mitigate for habitat losses on site. Therefore, the development proposals will seek to offset residual habitat losses through the purchase of off-site habitat units to achieve the mandatory 10% biodiversity net gain.

4.1.2 Biodiversity Metric Calculation Results

The relative biodiversity units at the site before and after the completion of development proposals have been calculated following methodologies and using tools provided within DEFRA's Statutory Biodiversity Metric Calculator (DEFRA July 2025).

Summary tables of the calculations are provided in the Appendix. The full Biodiversity Metric Calculation Tool Spreadsheet for the site has also been submitted to the Council.

The baseline biodiversity units (i.e. the site's pre-development condition) has been calculated at 1.24 habitat units.

The on-site biodiversity units after the completion of development have been calculated at 0.04 habitat units.

The development will therefore result in a net loss of 1.2 habitat units representing an 97.07% net percentage biodiversity loss of habitat units.

Therefore, in order to achieve a 10% biodiversity net gain, an additional 1.33 habitat units would need to be provided through off-site habitat credits. It is proposed that Statutory Biodiversity Credits are purchased from a third-party provider or the Government Statutory Biodiversity Credits scheme to address the shortfall in habitat units.

5 Appendix

Biodiversity Net Gain Summary Results Table

Land at Lane End Rd, Burnage

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Headline Results

Scroll down for final results ⚠

On-site baseline	*Area habitat units*	1.24		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.04		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	*Area habitat units*	-1.20	-97.07%	On-site net gain is less than target set ⚠
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	*Area habitat units*	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-1.20		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-1.20	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-97.07%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	1.24	1.36	1.33	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Photograph 1 – Amenity grassland at Target Note 1



Photograph 2 – Ornamental shrubbery and trees at Target Note 2



Photograph 3 – Ash tree at Target Note 3



Photograph 4 – Car park and pharmacy building at Target Note 4



Photograph 5 – Semi-detached houses (Target Notes 5 and 6), front elevation



Photograph 6 – Rear elevation of semi-detached houses



Photograph 7 – Pharmacy building loft space (Target Note 5)



Photograph 8 – Interior loft space of Building at TN6



Photograph 9 – Interior loft space of Building at TN7



Photograph 10 – Potential bat roosting feature (PBRF 1)



Photograph 10 – Potential bat roosting feature (PBRF 2)



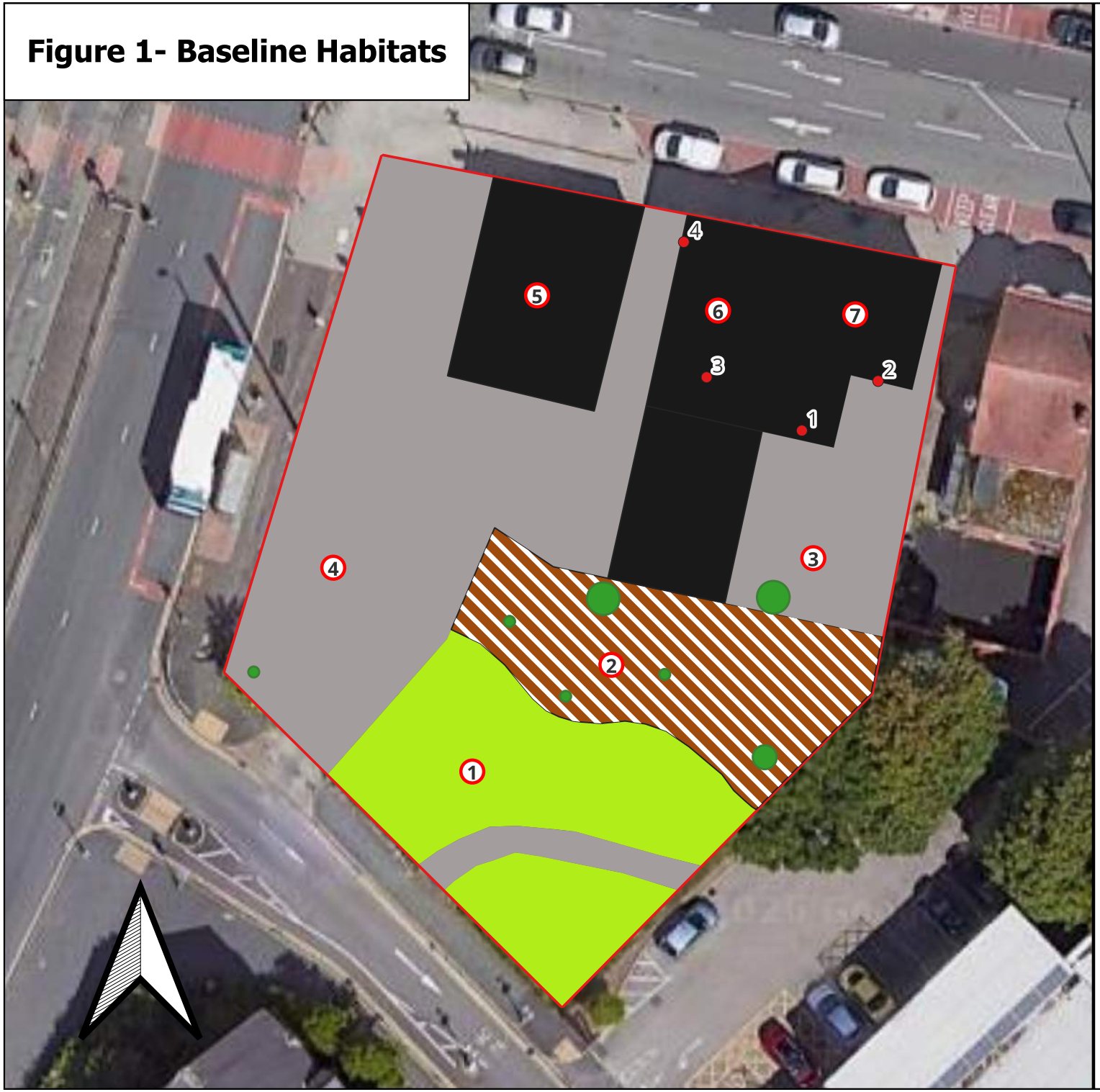
Photograph 10 – Potential bat roosting feature (PBRF 3)



Photograph 11 – Potential bat roosting feature (PBRF 4)



Figure 1- Baseline Habitats



KEY

- Red Line Plan
- Target Note 1
- Potential Bat Roosting Feature
- Developed/Sealed Surface
- Buildings
- Modified Grassland
- Introduced Shrubbery

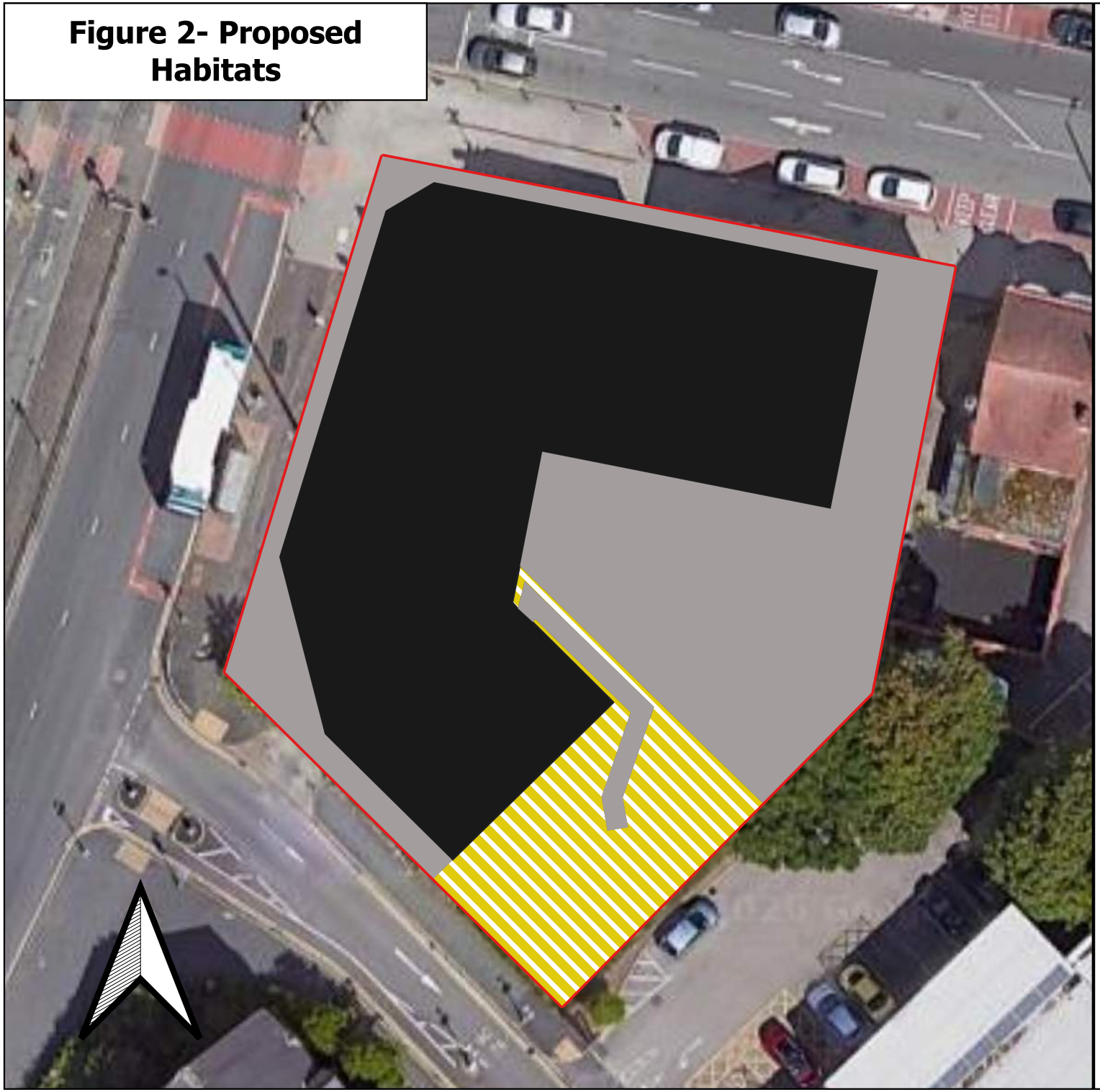
Trees

- Large
- Medium
- Small

0 5 10 15 20 m

Map data ©2026 Google

Figure 2- Proposed Habitats



KEY

- Red Line Plan
- Vegetated Garden
- Developed/Sealed Surface
- Buildings

0 5 10 15 20 m

Map data ©2026 Google

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	Land at Lane End Rd	**Survey date and Surveyor name**	16/01/2026 Richard Roe
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	
Habitat Description			
A small area of amenity grassland lawn is located adjacent to the open car park. The grassland is enclosed by weld mesh fencing at its east face and low-level railings at the south and west faces. A short pathway is present within the grassland area. The sward is grass-dominated and species-poor, comprising principally of perennial ryegrass (Lolium perenne) with frequent Yorkshire fog (Holcus lanatus), annual meadow-grass (Poa annua), and red fescue (Festuca rubra). Common grassland herbs present include frequent dandelion (Taraxacum officinale), daisy (Bellis perennis), spear thistle (Cirsium vulgare), white clover (Trifolium repens), broad-leaved dock (Rumex obtusifolius), creeping buttercup (Ranunculus repens), common ragwort (Jacobaea vulgaris), and common mouse-ear (Cerastium fontanum). The grassland is regularly mown.			
ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Yes	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	

G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	
		Essential criterion achieved (Yes or No)	No
		Number of criteria passed	5

Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see separate Line of trees condition sheet for a line of Rural trees.

Habitat Description

There is a mature, large horse chestnut (Aesculus hippocastanum) present along with a large ash tree is located in the rear yard of the easterly semi-detached propert (T1). Further trees include two small sycamore (Acer pseudoplatanus), a small red maple (Acer rubrum), and a medium-sized ash (Fraxinus excelsior) (T2).

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Lane End Road	**Survey date and Surveyor name**	16/01/2026 Richard Roe									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)		**Habitat parcel reference**										
		T2	T1									
		Grid reference										

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	y	y									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	y	y									
C	The tree is mature (or more than 50% within the block are mature)[1].	n	y									
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	y	y									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	n	y/n									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	y	n/y									

Number of criteria passed		4	5									
Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria	Good (3)		X									
Passes 3 or 4 criteria	Moderate (2)	X										
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score[2]												