

Preliminary Ecological Appraisal

Survey site:

Land to the North of Moseley Road, Fallowfield, Manchester, M14 6PD

Client:

NHS property services

Survey date:

9th September 2025

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

Development of a health centre within use class e (e) with parking, landscaping and associated works.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
The survey site is centred on National Grid Reference SJ 86355 93958 and has an area of approximately 0.7ha. The site comprises grassland and scattered trees. The site is situated to the southeast of the University of Manchester – Armitage Sports Centre. The surrounding landscape comprises of amenity grassland fields to the north and built-up urban infrastructure to the south and dominating the surrounding landscape. There is tree lined train tracks situated ~100m east of the site. This landscape feature offers opportunities for foraging and refuge whilst aiding dispersal north and south.					
Survey Details					
The site survey was undertaken by Amber Williams BSc, MSc, MPhil, Graduate Ecologist (Accredited on Natural England Bat Licence Number: 2023-11521-CL18-BAT.)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
09/09/2025	16	72	10	12	None
Executive Summary					
1. A Biodiversity Net Gain (BNG) assessment will be required to comply with the Environment Act (2021) and local planning policy. 2. Precautionary working measures will be followed to ensure that nesting birds, amphibians, badgers and hedgehogs are not harmed by the works. 3. In the unlikely event that a protected animal is found during construction, all works must stop and a suitably qualified ecologist must be contacted.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					
Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.				
Conclusion, Impact or Recommendations					
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).					
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).					

Summary of Survey Findings (UKHab codes used)	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site contains other neutral grassland and scattered trees which could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions g3c – Other neutral grassland The site is dominated by other neutral grassland, of which had a rather uniform sward height of ~15-30cm (Fig.1). Towards the southern site boundary the grassland has a taller sward height of ~50-150cm (Fig.2). There are areas of damaged and bare ground resulting from the use of vehicles and machinery to manage the site (Fig.3). Species composition in both parcels is consistent. Species present includes Yorkshire fog <i>Holcus lanatus</i> (D), colonial bent grass <i>Agrostis capillaris</i> (D), common yarrow <i>Achillea millefolium</i> (A), ground ivy <i>Glechoma hederacea</i> (A), creeping thistle <i>Cirsium arvense</i> (A), fringed willowherb <i>Epilobium ciliatum</i> (A), white clover <i>Trifolium repens</i> (A), dandelion <i>Taraxacum officinale</i> (A), creeping bent <i>Agrostis stolonifera</i> (F), rough hawkbit <i>Leontodon hispidus</i> (F), creeping buttercup <i>Ranunculus repens</i> (F), sticky chickweed <i>Stellaria media</i> (F), ragwort <i>Jacobaea vulgaris</i> (F), buddleia <i>Buddleja davidii</i> (O), perennial rye grass <i>Lolium perenne</i> (O), tiny vetch <i>Vicia hirsuta</i> (O), common vetch <i>Vicia sativa</i> (O), common nettle <i>Urtica dioica</i> (O), common groundsel <i>Senecio vulgaris</i> (O), lesser trefoil <i>Trifolium dubium</i> (R), false brome <i>Brachypodium sylvaticum</i> (R), tufted hairgrass <i>Deschampsia cespitosa</i> (R), ladies bedstraw <i>Galium verum</i> (R), ash <i>Fraxinus excelsior</i> and Scots pine <i>Pinus sylvestris</i> saplings (R). This habitat was subject to a condition assessment using the Grassland habitat type (medium, high and very high distinctiveness): Grassland – Other neutral grassland habitat condition sheet. The results are detailed below: A. The parcel does not represent a good example of its habitat type B. Sward height is varied. C. Cover of bare ground is between >5%. D. Cover of bracken is <20% and bramble <5% E. Invasive species and damaged ground are present. F. There are <10 vascular plant species per m². It is considered that the other neutral grassland is classified as poor condition. g3c- 32 – Scattered tree There are eight scattered trees on site (Fig.4), detailed below. <table><tr><th>Tree ID</th><th>Species</th><th>Size</th></tr><tr><td>T1</td><td>Scots pine <i>Pinus sylvestris</i></td><td>~18cm DBH (small)</td></tr></table>	Tree ID	Species	Size	T1	Scots pine <i>Pinus sylvestris</i>	~18cm DBH (small)
Tree ID	Species	Size					
T1	Scots pine <i>Pinus sylvestris</i>	~18cm DBH (small)					

		T2	Scots pine <i>Pinus sylvestris</i>	~20cm DBH (small)
		T3	Scots pine <i>Pinus sylvestris</i>	~20cm DBH (small)
		T4	Scots pine <i>Pinus sylvestris</i>	~20cm DBH (small)
		T5	Scots pine <i>Pinus sylvestris</i>	~15cm DBH (small)
		T6	Scots pine <i>Pinus sylvestris</i>	~18cm DBH (small)
		T7	Scots pine <i>Pinus sylvestris</i>	~18cm DBH (small)
		T8	Ash <i>Fraxinus excelsior</i>	~20cm DBH (small)
		This habitat was subject to a condition assessment using the Individual trees habitat type condition sheet. The results are detailed below: A. >70% of the trees are native species. B. The tree canopy is continuous. C. The trees are early mature. D. There no evidence of disease or damage. E. There is absence of ecological niches. F. >20% of the tree canopy area is oversailing vegetation beneath. It is considered that the individual scattered trees are classified as moderate condition. <u>U1b – Developed land, sealed surface</u> To the southern site boundary there is a small parcel of concrete pavement (Fig. 5). Local notable habitats		

	There are several Priority habitats situated within 2km of the site boundary. These are as follows: - Deciduous Woodland - ~380m west. - Traditional Orchards - ~1km northwest. Due to the surrounding urban infrastructure, there is no direct connectivity between the site and nearby notable habitats.
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of grassland and seven small trees. This could result in a net loss in biodiversity at the site. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a biodiversity net gain calculation to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There is one statutory sites within 2km of the site, as detailed below: - Highfield Country Park Local Nature Reserve (LNR) - ~1.6km east - 70-acre area of open land, situated on the east side of Levenshulme, Manchester, that stretches to the east of Broom Avenue across to the rear of Reddish Golf Course and to the junction of Longford Road, Reddish and Nelstrop Road, Levenshulme. The proposed development does not pose a risk to any designated site. Non-statutory designated sites

	Biological records data was obtained from Greater Manchester Local Environmental Records Centre. No further non-statutory designated site were listed within 2km.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	There is a frequent presence of buddleia within the southern aspect of the grassland. Though not listed under Schedule 9 of the Wildlife and Countryside Act 1981, buddleia is a problematic non-native species and action to avoid its spread should be adopted.
<i>Foreseen Impacts</i>	Construction could result in the spread of buddleia.
<i>Recommendations</i>	No further surveys but remain vigilant. It is recommended that the buddleia be dug up, including roots, and disposed of in line with appropriate controlled waste measures, or controlled during construction works to prevent the spread off-site. When designing the planting scheme for new garden areas, the planting of any Schedule 9 invasive species of any other non-native plants likely to escape into any semi natural habitat on site or adjacent, must be avoided.
Invertebrates	
<i>Summary of Survey Findings</i>	Biological Records data There is 1 record of white-letter hairstreak within 2km of the site, ~190m southeast There are 14 records of cinnabar within 2km of the site, the closest of which is ~475m northwest There is 1 record of buff ermine within 2km of the site, ~1km northwest There is 1 record of mottled rustic within 2km of the site, ~1.9km northeast Due to the suburban context of the site and small extent and type of habitats recorded, the site is not considered suitable to support a protected and/or notable assemblage of invertebrates. The habitats present on-site, including standing deadwood (Fig.6), grassland and trees, likely provide common invertebrates with opportunities to forage and shelter.
<i>Foreseen Impacts</i>	Grassland and seven small trees will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.

Recommendations	No further surveys. Suggested biodiversity enhancements The site could be further enhanced via the provision of insect hotels, log piles or deadwood will further enhance the site for invertebrates. Native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.											
Bats												
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSLs within a 2km radius of site as detailed below:											
	<table><tr><td>EPSL reference</td><td>Bat species affected</td><td>Distance from site</td><td>Impacts allowed by licence</td></tr><tr><td>2016-22910-EPS-MIT</td><td>Common pipistrelle</td><td>~1.6km northeast</td><td>Destruction of a resting place</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2016-22910-EPS-MIT	Common pipistrelle	~1.6km northeast	Destruction of a resting place
	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence								
	2016-22910-EPS-MIT	Common pipistrelle	~1.6km northeast	Destruction of a resting place								
	There are no Special Areas of Conservation designated for bats within 10km of the site.											
Biological Records data There are 157 records of common pipistrelle within 2km of the site, the closest of which is ~200m south There are 7 records of noctule within 2km of the site, the closest of which is ~200m south There are 27 records of soprano pipistrelle within 2km of the site, the closest of which is ~300m southeast There are 2 records of brown long-eared bat within 2km of the site, the closest of which is ~300m southeast There are 2 records of Daubenton’s bat within 2km of the site, the closest of which is ~400m southwest There is 1 record of whiskered bat within 2km of the site, ~1.9km southwest												
Foraging and commuting habitat Habitats recorded on site are assessed to provide moderate foraging and commuting opportunities for bats in the form of other neutral grassland and scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. There is also a treeline to the north of the site which adds to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.												
Foreseen Impacts	Roosting habitat Trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within any of the surveyed trees on-site.											
	Roosting habitat [Trees]											

	No onsite trees had any features suitable to support roosting bats. Therefore, there are no foreseen impacts to bats roosting within trees as a result of the works. Foraging and commuting habitat The proposed development will result in the loss of small areas of grassland and seven small trees but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Trees] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of three bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling and/or mounted on mature trees at the site boundary. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	Biological Records data There are 79 records of dunnock within 2km of the site, the closest of which is ~170m south There are 102 records of house sparrow within 2km of the site, the closest of which is ~200m southwest There are 28 records of starling within 2km of the site, the closest of which is ~250m southwest There are 89 records of bullfinch within 2km of the site, the closest of which is ~350m southwest There is 1 record of reed bunting within 2km of the site, ~700m southeast There are 66 records of song thrush within 2km of the site, the closest of which is ~1km northwest

	There are 2 records of tree sparrow within 2km of the site, the closest of which is ~1.7km west There are 14 records of herring gull within 2km of the site, the closest of which is ~1.75km east There is 1 record of kingfisher within 2km of the site, ~1.8km east There are 2 records of lesser redpoll within 2km of the site, the closest of which is ~1.8km east Trees and vegetation No bird nests were identified within the scattered trees on-site, however they all offer nesting opportunities and nest-building resources for birds. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present within the trees during works. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any tree removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the trees should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or until an ecologist has determined the nest is no longer active. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or until an ecologist has determined the nest is no longer active. Barn owls None required. Overwintering birds None required.

	Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees at the site boundaries or newly constructed buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Biological Records data No records. Habitat suitability Given the management regime employed on the grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. However, the tree lines and bramble scrub to the north of the site may provide refuge for reptiles. In any case, these offsite tree lines are to be retained as part of the development proposals. Wider landscape The site is not considered to be suitably connected to optimal reptile habitat in the wider landscape.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.

	Biological Records data There is 1 record of great crested newt within 2km of the site, ~330m south Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds are present on site or within 500m of the site. Terrestrial habitat suitability The grassland offers suitable terrestrial habitat for amphibians during short periods of commuting bouts. The medium sward height provides some degree of shelter during these periods. The taller sward height to the southern boundary may provide elevated opportunities for foraging and sheltered dispersal. The site is not considered suitable for long periods of refuge or hibernation.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements

	The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
<i>Summary of Survey Findings</i>	Biological Records data There are 12 records of badger within 2km of the site, the closest of which is 500m east No badger setts were noted on site or within a 30m radius of the site. The topography of the site is broadly level, and thus, typically unsuitable for sett making. There is damage to the grassland which could be the result of badger foraging (Fig.7); however, this was the only potential evidence of badgers noted within the development area. Furthermore, this is more likely to have been a result of vehicle damage of which there was further evidence scattered throughout the grassland. However, the site was considered suitable for badger commuting and foraging habitat.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Grassland and seven small trees will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A pre-commencement inspection of the site will be undertaken for any new badger activity if works do not commence within three months. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance. Biological Records data

	No records.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Biological Records data There are 56 records of hedgehog within 2km of the site, the closest of which is ~750m north The grassland onsite provides foraging and commuting opportunities for hedgehogs, with a linear treeline to the north connecting the site to vegetated gardens nearby.
<i>Foreseen Impacts</i>	Grassland and seven small trees will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any areas of scrub or dense vegetation should be first searched by hand before clearing. - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.

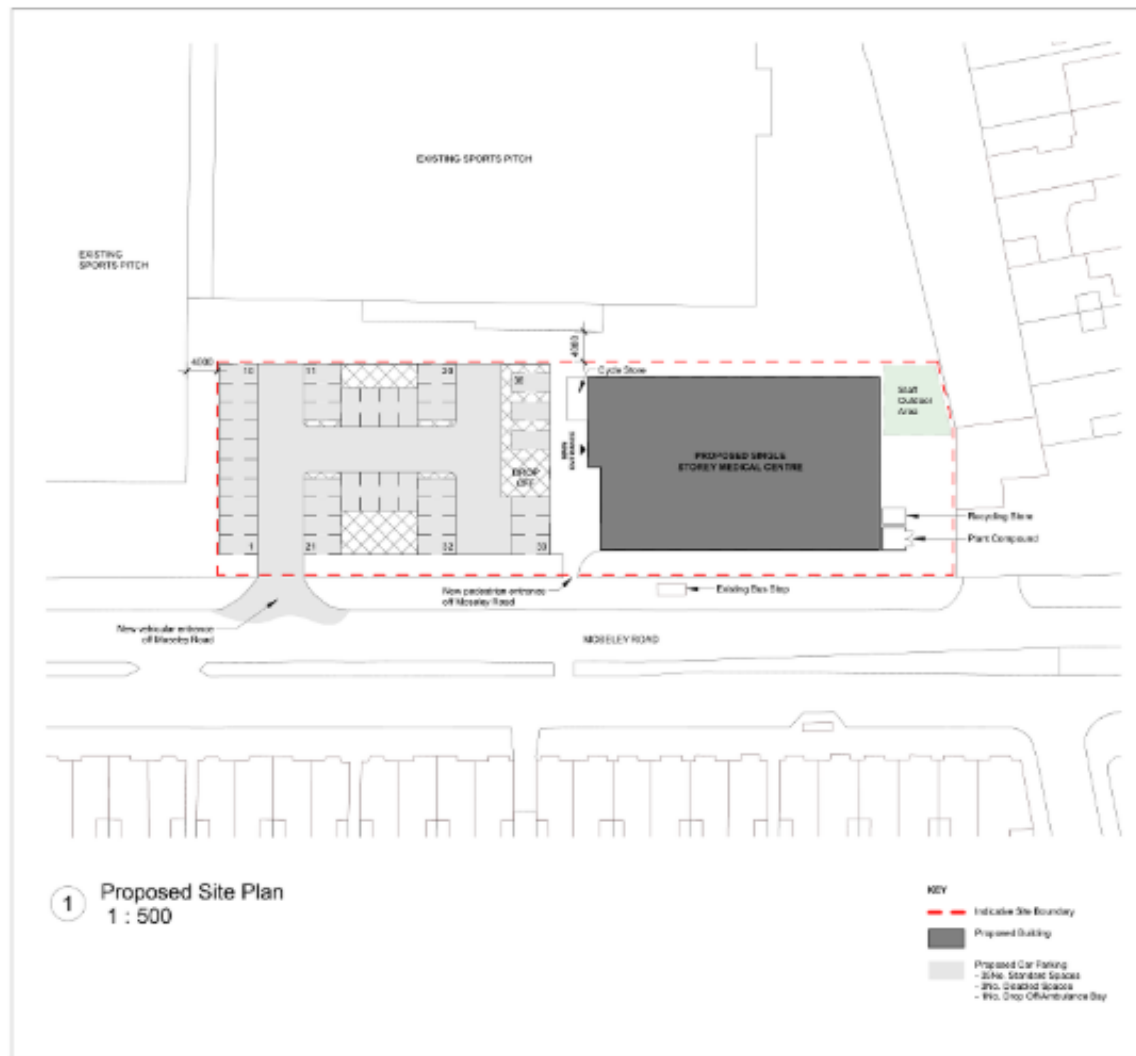
	• Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
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Appendix 1: Habitat map



Appendix 2: Location map





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Extent of site boundary shown are indicative and are to be confirmed.

PO2	CR	Site buffer to University facilities reduced to 4m. Staff Outdoor Area, Plant Compound and Cycle Store added.	11/02/2025
PO2	CR	Proposed building footprint and parking layout updated.	15/01/2025
PO1	CLS	Final Issue	06/10/2024
Rev	By	Description	Date



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Client Name:
NHS Property Services

Site Name:
Hawthorn Medical Centre

Project Name:
Hawthorn Medical Centre

Drawing Title:
Proposed Site Plan

Project No: 9114-001	Sheet Size: A3	Scale: As Indicated
Drawn by: CR	Checked by: CLS	Approved by: TGR
		Revision: PO2

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System / Revision
HMCNMC-GDA-V1-ZZ-DR-A-1002

Appendix 4: Habitat Photos

Other neutral grassland	
Photograph	Description
	Figure 1: Other neutral grassland on site.
	Figure 2: Other neutral grassland on site (tall sward at southern boundary).
	Figure 3: Damage to grassland.
Scattered trees	

Photograph		Description
		Figure 4: Example of scattered trees on site.
Developed land		
Photograph		Description
		Figure 5: Hardstanding pavement to the south.
Invertebrates		
Photograph		Description
		Figure 6: Standing deadwood on site.

Badger	
Photograph	Description
	Figure 7: Possible evidence of badger foraging.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	09/09/2025
Final	1.0	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	10/09/2025
Update	2.0	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	24/09/2025