Concord Logistics, Concord House, Wythenshawe

Ecological Impact Assessment

Karlin VMH Ltd, c/o Global Mutual

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Summary

Envance was commissioned by Karlin VMH Ltd, c/o Global Mutual in July 2025 to undertake an Ecological Impact Assessment (EcIA) of a parcel of land at Concord House, Threapwood Way, Wythenshawe (the '**Site**') in relation to a full planning application for the construction of a two-storey Warehouse Units (Use Class B2/ B8/ E(g)(iii)), with ancillary offices and trade counters, along with all associated works including landscaping, car parking and alterations to access arrangements (the '**Proposed Development**').

The Site is approximately 3 hectares (ha) in area and comprises land and buildings at Concord House, within Concord Business Park. It is surrounded by low level residential buildings. To the south and south-east are office buildings, and Manchester Airport is located South of the Site. The Site has ecological connectivity with adjacent woodland.

The Site was evaluated for habitats and species protected under UK and European nature conservation legislation, including the Wildlife & Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. The findings, along with potential impacts of the development, were documented in accordance with industry standards.

The Important Ecological Features identified are:

- Priority habitats
- Trees, woodland and hedgerows
- Amphibians
- Bats
- Nesting birds
- Hedgehog, badger (foraging and commuting)

The following recommendations have been made:

- Priority Habitats: Retain native woodland hedgerows as far as possible and include pollution prevention measures in the Construction Environmental Management Plan (CEMP).
- Trees: retained trees/woodland to be safeguarded during construction through appropriate Root Protection Zones.
- Amphibians: Production of an Amphibian Reasonable Avoidance Method Statement to be informed by an eDNA survey of ponds within 250 m between 15th April and end June if access is granted.
- Birds: Any clearance of vegetation/building demolition with potential to support nesting birds should be undertaken outside of the nesting bird season. Where this is not possible, a suitably qualified/experienced ecologist will be required to carry out a nesting bird check before works can proceed. Nesting bird checks must be undertaken ideally on the day of, and no more than 48 hours, prior to any clearance works taking place.
- Bats (roosting in trees, foraging and commuting) re-inspection of buildings to be demolished if more than 12 months elapse from date of inspection. CEMP to include toolbox talk for bats prior to tree felling and building demolition. Construction and post development bat sensitive lighting to following latest BCT guidance and retain/strengthen linear habitats. Integrate bat boxes into new buildings/trees.
- Badger: A pre commencement check for badger and reasonable avoidance measures pertaining to these species are recommended to be included in the CEMP.
- Hedgehogs: Reasonable avoidance measures pertaining to these species are recommended to be included in the CEMP. Installation of hedgehog pathways in new boundary treatment.

1. Introduction

1.1.1 Envance was commissioned by Karlin VMH Ltd, c/o Global Mutual in July 2025 to undertake an Ecological Impact Assessment (EcIA) of a parcel of land at Concord House, Threapwood Way, Wythenshawe (NGR: SJ 83241 86413) (the '**Site**') in relation to a full planning application for the construction of a two-storey Warehouse Units (Use Class B2/ B8/ E(g)(iii)), with ancillary offices and trade counters, along with all associated works including landscaping, car parking and alterations to access arrangements (the '**Proposed Development**').

1.1.2 The Site is approximately 3 hectares (ha) in area and comprises land and buildings at Concord House, within Concord Business Park, Threapwood Road, Wythenshawe. It is surrounded by low level residential buildings. To the south and south-east are office buildings, and Manchester Airport is located South of the Site. The Site has ecological connectivity with three adjacent woodland Sites of Biological Importance: Big Wood, Little Wood, and Hatchett's Wood.

1.1.3 The EcIA comprises:

- Desk-based review of existing ecological data, including records of protected and Priority species, habitats, and designated sites within the zone of influence.
- Field survey using the UKHab classification system, recording habitat types and any evidence of protected, priority, or Invasive Non-Native Species (INNS).
- Impact assessment of identified ecological receptors in line with CIEEM significance criteria.
- Mitigation and enhancement strategy, including recommendations for further surveys where required.

1.1.4 The planning application is accompanied by a Biodiversity Assessment Report (Envance, 2025) which should be referred to for additional information relating to Biodiversity Net Gain (BNG).

2. Methodology

2.1 Scope

2.1.1 The scoping process identifies ecological features that may be affected by the Proposed Development and determines the ecological Zone of Influence (ZoI) as the spatial extent within which potential impacts could occur. This ensures that surveys, assessments, and mitigation measures are proportionate and focused on relevant receptors associated with the type of development proposed.

2.1.2 The ZoI has been defined in accordance with guidelines (CIEEM, 2024) and informed by:

- site-specific characteristics (size, location, habitat types);
- nature of the Proposed Development;
- professional judgment and experience of similar projects, and
- desk study data from NBN Atlas, MAGIC.

2.2 Desk Study

2.2.1 A desk study was undertaken to inform the requirements for survey and obtain additional ecological information outside the scope of field survey. The following sources were consulted to obtain relevant ecological information:

- Multi Agency Geographic Information Centre (MAGIC) website (www.magic.gov.uk).

2.2.2 The search area for biodiversity information was related to the significance of sites and species and potential zones of influence and set as follows:

- 10 km around the Site for sites of International Importance (e.g. Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar sites).
- 2 km around the Site for sites of National or Regional Importance (e.g. Sites of Special Scientific Interest (SSSIs), National Nature Reserve (NNR) and species records (e.g. protected or notable species).
- 2 km around the Site for sites of County Importance (e.g. Local Wildlife Sites [LWS] sites).
- Priority Habitats listed in accordance with Section 41 of the NERC Act (2006) and ancient woodland parcels within 1 km of the Site as held by MAGIC.
- Records held on MAGIC for European Protected Species (EPS) licences granted within 1 km of the Site.
- Presence of any identified ponds or other waterbodies within 250 m.

2.2.3 Only recent records (2015 – present) were considered in this report.

2.3 Field Survey

2.3.1 An extended UKHab survey of the Site was undertaken by Envance Principal ecologist Dermot McKee (ACIEEM) on 23rd July 2025. The survey identified Site habitats according to the UK Habitat Classification system (UKHab, 2023) and was 'extended' to consider the potential of the habitats to support protected or notable species. The condition of habitats present was assessed according to UK Government (DEFRA, 2023a) guidelines. Weather conditions during the survey were good (19°C, dry, overcast, wind 11 mph north-west).

2.3.2 Plant names follow Stace (2019) and an indication of the relative abundance of individual plant species is given using the DAFOR scale (D = dominant, A = abundant, F = frequent, O = occasional,

R = rare).

2.3.3 Structures and trees within the Site were assessed for their potential to support roosting bats according to the methodology of Collins (2023).

2.3.4 Invasive plant or animal species listed on Schedule 9 of the Wildlife and Countryside Act (1981) (as amended) were recorded as seen.

2.4 Habitat Condition Assessment

2.4.1 Habitat condition assessment was carried out by a competent surveyor using the DEFRA biodiversity metric spreadsheet[1]. Each habitat parcel was first identified and mapped, and its type confirmed against the habitat definitions tab. The appropriate condition sheet was then selected, and the parcel assessed against the listed criteria, marking pass or fail for each. Essential criteria were checked to determine eligibility for higher condition states. Based on the results, a condition category—Good, Moderate, or Poor—was assigned, and any limitations or suggested improvements were recorded.

2.5 Protected and Key Species survey

2.5.1 The likely presence or absence of protected and notable species has been determined by several factors including the availability or suitable habitat, connectivity, known species distribution, local records, and professional judgement based on an understanding of the ecology and habitats requirement of the individual species assessed. Only species likely to be present with the Site based on the local and geographical of the Site and habitats present were considered during the Site visit.

Amphibians

2.5.2 Waterbodies on Site or within 250 m of the Site boundary, not separated by major barriers to amphibian dispersal, were searched for using online Ordnance Survey maps (Ordnance Survey, 2025) and aerial imagery (Google Earth, 2025) to determine the likelihood of amphibians, including great-crested newts (GCN) *Triturus cristatus*, being an ecological constraint.

Reptiles

2.5.3 An assessment of the suitability of the habitats present to support reptile species was undertaken. This assessment involved a review of habitats and habitat structure for suitable shelter for reptiles such as areas of scrub and woodpiles, grassland with well-developed and varied structure, areas suitable for basking, large tussocks etc and assessment of habitat connectivity.

Birds

2.5.4 An initial assessment of habitats was undertaken to determine the likely value to breeding and non-breeding birds. This comprised an appraisal of available food sources, nesting habitat, and proximity to sites of importance to birds.

Badgers

2.5.5 All habitats considered suitable to support badgers within the Site boundary (and accessible land within 30 m) were assessed for their suitability to support badgers.

2.5.6 Evidence of badger occupation and activity sought included:

- Setts: evidence of bedding and paths between setts;
- Latrines: surrounding the vicinity of any setts and other areas within the site often used to mark territory boundaries;

[1] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

- Commuting and foraging pathways and prints; and
- Hairs around any sett entrance or snagged on fencing or barbed wire:

2.5.7 The status and the level of activity of setts identified were noted as follows:

- Main sett: often in continuous use throughout the year with soil excavations outside active entrances, bedding material can be observed outside active entrances or within the immediate vicinity. The size of a main sett can depend on location such as urban and rural environments;
- Annexe sett: usually located close to a main sett and connected by worn pathways. Such setts are not always in use throughout the year; and
- Subsidiary sett: often used sporadically during the year comprising fewer holes and not always connected by obvious worn pathways.
- Outlier sett: Can be limited to a single entrance with the absence of any pathways from other surrounding badger setts. Such setts are often only in temporary use during the year.

Bats

2.5.8 An initial assessment of the potential for the surrounding trees to support bat roosts was undertaken.

2.5.9 The outside of the Site building was inspected for Potential Roost Features (PRFs) such as loose tiles, gaps, cavities, missing mortar, access points and crevices, and any signs of bats (droppings, fur, urine staining, scratch marks etc.), in accordance with standard guidelines (Collins, 2023; Reason & Wray, 2025). The internal roof void was also examined, as far as was possible, in a similar manner.

2.5.10 All trees within the Site were inspected for PRFs such as woodpecker holes, rot holes, splits, delaminating bark, mature ivy cover, and any signs of bats, in accordance with standard guidelines (Collins, 2023; Reason & Wray, 2025).

2.5.11 Identified PRFs were assigned as either PRF-I or PRF-M according to Collins (2023). PRF-I is a Potential Roost Feature that is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats. PRF-M is a Potential Roost Feature that is suitable for multiple bats and may therefore be used by a maternity colony.

2.5.12 The suitability of identified PRFs was assessed based upon factors such as:

- building/tree location in the local environment
- size
- illumination
- access and flight lines
- materials (including presence of breathable membrane).

2.5.13 A MEWP was then used to access PRFs identified within the structure of the Site building. This allowed close visual and endoscope examination of all PRFs by a licensed bat ecologist and further assessment of their potential to support roosting bats was undertaken.

Other Protected/Notable Species

2.5.14 Signs of other notable species were recorded as seen.

Invasive Non-Native Species

2.5.15 Consideration was given to the presence of invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), however, this survey does not comprise a comprehensive

invasive plant survey and may not have detected emergent stands.

Scoped Out

2.5.16 No watercourses were recorded on Site and as such otters and water voles are not considered likely to be a receptor in respect to the Proposed Development.

2.5.17 White clawed cray fish *Austropotamobius pallipes* has been scoped out of this report due to an absence of watercourses within or immediately adjacent to the Site.

2.6 Assessment of Impacts

2.6.1 The assessment of impacts from construction and operation has followed the methodology set out by CIEEM (CIEEM, 2024). In line with this guidance, the following definitions are used for impacts and effects:

- Impact – Actions resulting in changes to an ecological feature. For example, the construction activities of a development removing a hedgerow.
- Effect – Outcome to an ecological feature from an impact. For example, the effects on a dormouse population from loss of a hedgerow.

2.6.2 CIEEM guidelines (CIEEM, 2024) state that the importance of an ecological feature[1] should be considered within a defined geographical context. It is recommended that the following frame of reference be used, or adapted to suit local circumstances:

- International;
- National (UK);
- Country (ENGLAND / SCOTLAND / WALES);
- Regional (E.G. SOUTH-WEST ENGLAND, WEST MIDLANDS);
- County;
- Local (TOWN / VILLAGE / CITY); and,
- Site.

2.6.3 All species, habitats and integrated plant and animal communities that occur within the 'zone of influence' (ZoI) of the proposed development are defined as potential 'ecological receptors'. The ZoI for ecological receptors varies, depending on the nature and behaviour of the receptors, and the type of impact that may affect them.

2.6.4 The ZoI of the proposed works on ecological receptors is the Site plus the distances listed in **Table 1** below.

Table 1 - ZoI for the proposed works

Ecological Receptor	Maximum ZoI	Rational
Statutory designated European sites	Up to 10 km	Reflects potential for indirect impacts (e.g., air quality, hydrology) on SAC/Ramsar sites from construction and operation.
Statutory designated European sites for which bats are a qualifying feature	Up to 10 km	
Statutory designated national sites	Up to 2 km	Allows for consideration of potential hydrological or disturbance effects

Ecological Receptor	Maximum ZoI	Rational
		on nationally important habitats and species.
Non-statutory sites	Up to 2 km	Accounts for local connectivity and potential edge effects from habitat loss or disturbance.
Protected or notable habitats	On and adjacent to the Site	Species such as bats and hedgehogs may use adjacent habitats for commuting and foraging; impacts unlikely beyond immediate boundary.
Protected or notable species	On and adjacent to the Site	
Invasive non-native plant species	On the Site	Risk of spread is confined to construction footprint and material handling areas.

2.7 Policy and Legislation

2.7.1 The principal conservation legislation relevant to this report includes the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), the Natural Environment and Rural Communities (NERC) Act 2006, the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

2.7.2 **Appendix 1** provides further details of policy and legislation, including the Manchester Local Plan.

2.8 Limitations

2.8.1 Records searches which result in a lack of species records within an area may not reflect an actual absence of that species but could simply be a function of limited recording/survey effort in that area, or records being unavailable for commercial use.

2.8.2 Information for designated sites is based on site citations provided by the local biological record holder and no visits have been made to designated sites.

2.8.3 By their very nature, ecological surveys can only assess a site or species at a set point in time, thus providing a snapshot of the environment and not a definitive evaluation. Every effort has been taken to provide an accurate assessment of the habitats or species surveyed. However, presence and population sizes of species can change over time and therefore the accuracy of this report will be affected by time and seasonality constraints. It is recommended that this survey is refreshed if the scheme design changes significantly in a way that will impact the surrounding habitats.

2.8.4 The UK Habitats Classification survey does not constitute a full botanical survey, or a Phase 2 pre-construction survey that would include accurate GIS mapping for invasive or protected plant species.

2.8.5 All ground level areas of the Site were accessible and weather conditions during all the survey work were good. This allowed all aspects of the building and the trees to be viewed. The internal roof void of the building was only accessible at certain points, where there was plant machinery (ventilation/heating system). This allowed an assessment of the internal structure and materials of

the building and there was no reason to suspect that unseen areas of the roof void were significantly different.

2.8.6 The conclusions and recommendations in this report are valid for a period of 18 months in accordance with CIEEM (2017) guidance and are specific to the current project proposals. If the proposed works area boundary or scope of works changes significantly then an updated EcIA will be required.

3. Baseline Conditions

3.1 Site Description

3.1.1 The Site is approximately 3 ha in area and comprises land and buildings at Concord House, within Concord Business Park, on Threapwood Road, in Wythenshawe. It is surrounded by low level residential buildings. To the south and south-east are office buildings, and Manchester Airport is located South of the Site. The Site is isolated from the wider general environment by the M56 motorway, A555 Manchester Airport Relief Road Chester Road, Simonsway main road and tram line, and Heald Green railway track.

3.2 Designated Sites

Statutory

3.2.1 There are no identified statutory designated sites for nature conservation within the Zone of Influence for the Site.

3.2.2 Statutory designated sites are not considered to be a potential receptor for the Proposed Development and are not further discussed in this report.

Priority Habitat and Ancient Woodland

3.2.3 There is woodland and hedgerow Priority Habitat within the Site.

3.2.4 There are small areas of deciduous woodland Priority Habitat scattered across the landscape within 2 km of the Site. The nearest of these woodland areas is Big Wood, which is located directly on the Northwest, the North, and the East boundary of the Site. The other Deciduous woodland areas are separated from the site by housing developments and roads.

3.2.5 There is no Ancient Woodland identified within 2 km of the Site.

3.2.6 One Priority Habitat (Pond) was identified on MAGIC within 2 km from the site, at approximately 1.7 km Southeast from the Site, but this is separated from the Site by Manchester Airport, and train and tram lines, and does not appear to be present on aerial imagery.

3.2.7 The presence of the deciduous woodland on Site and directly surrounding the site (Big Wood) is a potential constraint for the Proposed Development and considered to be an Important Ecological Feature.

3.3 Waterbodies

3.3.1 There are no ponds or other waterbodies within the Site. There are three ponds identified within 250 m of the site located at SJ 8327 8624, SJ 8332 8626, and SJ 8302 8647, the latter of which could not be located and possibly dried up (**Appendix 2**).

3.3.2 The nearest identified pond is approximately 35 m South from the Site, with moderate ecological connectivity and separated by a small area of carpark. The other ponds have moderate ecological connectivity to the site via woodland corridors. No impacts to any ponds are anticipated from the Proposed Development.

3.4 Site Habitats

3.4.1 Site habitats are described in **Table 2** and mapped in **Figure 2**. Photographs are shown in **Appendix 2**. Habitat condition assessment tables are given in **Appendix 3**.

3.4.2 All Site habitats are common and widespread. The Deciduous Woodland is a Priority Habitat and an Important Ecological Feature.

Table 4. Description of Site habitats.

Habitat	Description
Other Woodland; Broadleaved (w1g7)	c. 0.1167 ha Condition - Poor Two small areas of broadleaved deciduous woodland in the Northeast (W1) and Northwest (W2) of the Site. Species recorded at W1 include; Alder *Alnus glutinosa* (D), Hazel *Corylus avellana* (F), Dogwood *Cornus sanguinea* (F), and Pedunculate Oak *Quercus robur* (O). This woodland parcel is shown as Priority Habitat and is of value to nature conservation at a Local level. Species recorded at W2 include Silver Birch *Betula pendula* (O), Pedunculate Oak *Quercus robur* (O), Hazel Corylus avellana (F), Dogwood *Cornus sanguinea* (F), and Bramble *Rubus fruticosus* agg. (F). This woodland parcel is not shown as Priority Habitat and is of value to nature conservation at the Less than Local level.
Modified Grassland (g4)	c. 0.6457 ha Condition - Poor Small areas and strips of modified grassland planted with ornamental shrubs are present onsite and between the hardstanding and the woodland. This habitat is very common and widespread and is not Priority Habitat. It is of value to nature conservation at the Less than Local level.
Developed Land; Sealed Surface (u1b6)	c. 1.6026 ha Condition - NA A wide road passes through the Site, as well as extensive parking space. It is surfaced with hardcore (Photograph 3). This habitat is very common and widespread and is not Priority Habitat. It has very little intrinsic nature conservation value.
Building (u1b5)	c. 0.6432 ha Condition – NA There is a single large, brick building on site currently used as offices. Several smaller buildings are also on site. This habitat is very common and widespread and is not Priority Habitat. It has very little intrinsic nature conservation value.
Other Hedgerows (h2b)	
Species-rich native hedgerow (Hedgerows 1-3)	c. 0.128km total length Condition – Poor

Habitat	Description
	Three species rich, native, managed hedgerows within the South carpark. Current species include Field Maple *Acer campestre*, Hawthorn *Crataegus monogyna*, Dog-rose *Rosa canina*, Ash *Fraxinus excelsior*, Sycamore *Acer pseudoplatanus*, and Holly *Ilex aquifolium*. This habitat is a Priority Habitat. It is of value to nature conservation at Local Level.
Native hedgerow (Hedgerow 4)	c. 0.075 km Condition – Poor Native hedgerow with Hazel *Corylus avellana* (D), Willow *Salix* spp. (O) and Hawthorn *Crataegus monogyna* (R). This habitat is a Priority Habitat. It is of value to nature conservation at Local Level.
Native hedgerow with trees (Hedgerow 5)	c. 0.056 km Condition – Moderate Native hedgerow with trees of Field Maple *Acer campestre* with Field Maple and *Prunus* spp. trees. This habitat is a Priority Habitat. It is of value to nature conservation at Local Level.
Native hedgerow with trees (Hedgerow 6)	c. 0.064 km Condition – Moderate Yew *Tacus baccata* Hedgerow. This habitat is very common and widespread and is not Priority Habitat. It is of value to nature conservation at Less than Local level.
Species-rich native hedgerow (Hedgerows 7 – 12)	c. 0.0239 km total length Condition - Poor Six species rich, native, managed hedgerows within the Western car park. Current species include Field Maple, Hawthorn, Dog-rose, Ash, Sycamore, and Holly. This habitat is a Priority Habitat. It is of value to nature conservation at Local Level.
Individual Trees – Urban	Condition – Moderate c. 0.9527 ha There are 72 planted ornamental trees on site (54

Habitat	Description
	medium-sized, 18 small-sized). Current species include Rowan *Sorbus aucuparia*, Hornbeam *Carpinus betulus*, Italian Alder *Alnus cordata*, Sweet Chestnut *Castanea sativa*, Ash, Alder *Alnus glutinosa*, Field Maple, *Prunus* spp., and Silver Birch *Betula pendula*. This habitat is very common and widespread and is not Priority Habitat. It is of value to nature conservation at Less than Local level.

3.5 Protected Species

Amphibians

3.5.1 The NBN Atlas holds nine records of great crested newts *Triturus cristatus* from 1984-2016 within 2 km of the Site. The nearest of these is from within the housing estate adjacent the Site, approximately 180 m North of the Site, recorded in 1988. All records are separated from the Site by extensive areas of urban development and roads.

3.5.2 There are no ponds or other waterbodies within the Site. There are three ponds identified within 250 m of the Site located at SJ 8327 8624 (c. 35 m south), SJ 8332 8626 (c. 45 m south-east separated by Threapwood Road), and SJ 8302 8647 (c.116 m west), the latter of which could not be located and possibly dried up (**Appendix 2**).

3.5.3 The closest pond is approximately 35 m South from the Site, with moderate ecological connectivity and separated by a small area of carpark. The other ponds have moderate ecological connectivity to the site via woodland corridors.

3.5.4 Habitats within the Site have some limited potential to support great crested newts and other common amphibians although no evidence for the presence of any amphibians was found during the survey. Based on the presence of potentially suitable great crested newt and common amphibian habitat within and in close proximity to the Site they are considered to be a potential receptor in respected of the Proposed Development and scoped in as an IEF.

Reptiles

3.5.5 The NBN Atlas holds no records for reptiles within 2 km of the Site.

3.5.6 Site habitats are not suitable for supporting reptile species and are not ecologically connected with any other habitat of good quality for reptiles in the local area. Reptiles are highly unlikely to be present. Reptiles are therefore not considered to be a potential receptor for the Proposed Development and are not further discussed in this report.

Birds

3.5.7 The NBN Atlas holds records of 2 specially protected (Schedule 1 of the Wildlife and Countryside Act 1981) bird species from within 2 km of the Site. These are redwing *Turdus iliacus* (72 records) and fieldfare *Turdus pilaris* (42 records). Common, widespread nesting birds were observed during the survey however, no protected or notable species were recorded within the Site.

3.5.8 Records of 20 Species of Principal Importance for Biodiversity Conservation (Section 41 of the Natural Environment and Rural Communities Act 2006) are also held. These are for dunnock *Prunella modularis* (1010), bullfinch *Pyrrhula pyrrhula* (368), grasshopper warbler *Locustella naevia* (2),

skylark *Alauda arvensis* (6), song thrush *Turdus philomelos* (208), spotted flycatcher *Muscicapa striata* (2), grey partridge *Perdix perdix* (2), herring gull *Larus argentatus* (5), house sparrow *Passer domesticus* (892), lapwing *Vanellus vanellus* (13), redpoll *Acanthis flammea* (4), lesser spotted woodpecker *Dryobates minor* (12), linnet *Linaria cannabina* (7), reed bunting *Emberiza schoeniclus* (5), willow tit *Poecile montanus* (3), starling *Sturnus vulgaris* (685), tree sparrow *Passer montanus* (6), yellow wagtail *Motacilla flava* (4), and yellowhammer *Emberiza citrinella* (7).

3.5.9 The Site is highly unlikely to support any specially protected or notable species of bird, nor likely to support significant numbers of any other bird species.

3.5.10 Loss of Site habitats is unlikely to significantly affect local populations of any bird species due to the large amount of similar habitat in the area. However, it is possible that the buildings, trees, hedgerows and small area of woodland within the Site may support active nests during the bird nesting season likely to be no more than of Site level importance to nature conservation. Therefore, common and widespread nesting birds are considered to be a potential receptor for the Proposed Development.

Badgers

3.5.11 The NBN Atlas holds two records of badgers *Meles meles* within 2 km of the Site. However, these records were from 2015 and 2019, located cover 500 m from the Site and separated from the Site by extensive areas of urban development and roads.

3.5.12 No evidence for the presence of badgers was found during the Site visit. Site habitats are considered suboptimal for supporting badgers as they are subject to high levels of human disturbance. The woodlands adjacent to the Site may have potential to support Badgers however they are isolated from other suitable habitats by housing, roads and tram lines, so potential is considered to be low. However, taking into consideration the presence of suitable habitat and their mobility for establishing setts, badgers have been scoped into the assessment as an IEF as a precaution.

Bats

3.5.13 The NBN Atlas holds 32 records of Bats from 1988-2018 within 2 km of the Site for Common Pipistrelle *Pipistrellus pipistrellus* (17), Soprano Pipistrelle *Pipistrellus pygmaeus* (9), Brown Long-eared Bat *Plecotus auritus* (2), and Noctule *Nyctalus noctule* (4). The closest record of bats is for Noctules approximately 530 m Northwest from the site from 1988.

3.5.14 Very occasional individual bats of common and widespread species typical of urban and suburban habitats (e.g. Noctule *Nyctalus noctula* and Common Pipistrelle *Pipistrellus pipistrellus*), may commute and/or forage across the Site, however the Site currently has low quality habitats for foraging and commuting.

3.5.15 The woodland trees and buildings on Site have potential to support roosting bats. The building on site is currently used as an office which has recently been vacated. The Site is surrounded by extensive areas of urban development, with Manchester Airport to south. The Site is isolated from the wider local environment by the M56 motorway, A555 Manchester Airport Relief Road, Chester Road, Simonsway main road and tram line, and Heald Green railway track.

3.5.16 A three-story office building, constructed of red-brick with a pitched, concrete tiled, roof was present (**Photograph 1**). The building was erected in 2000 (approximately). A plant room was situated in the roof void (**Photograph 2**).

3.5.17 Site habitats include modified grassland, hardstanding, broad-leaved woodland, and individual urban trees. All trees were young/semi-mature and many had been planted as part of a previous landscaping scheme. These Site habitats were not well ecologically connected to any local areas of good

quality habitat for bats and were considered to have low potential suitability to support commuting/foraging bats.

3.5.18 Because of the location of the Site within an area of highly developed and disturbed urban sprawl, the only bat species likely to be found commuting and foraging within the local area are common and widespread species such as common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, and noctule *Nyctalus noctula*. It is possible that occasional individual bats of these species pass through the Site, commuting and/or foraging.

Preliminary Roost Assessment (Building)

3.5.19 The roofing unit within the plant room inspected was well sealed and insulated, with no signs of bats seen during the survey and negligible potential for roosting bats.

3.5.20 Four PRF's were identified on the outside of the building (**Table 3)** (see also **Figure 1**; **Photographs 3-6**).

3.5.21 In addition, all soffit boards were joined by a metallic mesh material that had perished to create many holes at various places around the building (**Photograph 7**). It was considered possible that these holes could lead into a large cavity and further inspection by MEWP was recommended.

Table 3. PRFs identified during PRA (building). See **Figure 3** for locations.

PRF	Location (Ordnance Survey National Grid Reference)	Building Aspect	Description	Classification
PRF-1	SJ8320986396	South-west	Missing mortar allowing access into cavity under ridge tiles (Photograph 3). Further inspection by MEWP recommended.	PRF-I
PRF-2	SJ8323686475	North-east	Missing mortar allowing access into cavity under ridge tiles (Photograph 4). Further inspection by MEWP recommended.	PRF- I
PRF-3	SJ8329186399	South-east	Entire soffit panel loose, possibly leading into cavity (Photograph 5). Further inspection by MEWP recommended.	PRF-I
PRF-4	SJ8329186394	South-east	Small hole in soffit board, possibly leading into cavity (Photograph 6). Further inspection by MEWP recommended.	PRF-I

Ground Level Tree Assessment

3.5.22 No trees within the Site were identified as having PRFs.

3.5.23 Trees present were young/semi-mature and not of sufficient age for PRFs to have developed. An example of such trees is given in **Photograph 8**.

3.5.24 A number of trees around the perimeter of the south-west car park were ivy-clad, however, ivy was

immature and not considered to be a feature in itself or obstructing any other PRF's. An example of these trees is shown in **Photograph 9**.

3.5.25 The woodland area was densely planted and, even if PRFs were present, would only have allowed access for bats around the periphery. Trees were semi-mature, hence not old enough for PRF's to have developed yet. Many of the woodland trees were ivy-clad, however, ivy was considered semi-mature and an obstruction to flight and access rather than a PRF.

MEWP Inspection

3.5.26 No evidence for the presence of bats was found during the building inspection with a MEWP.

3.5.27 PRF-1 and PRF-2 allowed access into the cavity under the ridge tiles, and their close inspection confirmed their categorisation as PRF-I. However, there was no evidence to suggest that either feature was actually used by bats.

3.5.28 The soffit boards were made from a composite plastic material, joined by metallic gauze. Their construction created a large, box-like, internal cavity running around the upper edge of the building. It was considered that this cavity would not support roosting bats because it was uninsulated and would experience relatively large temperature fluctuation, and because the very smooth surface of the boards would be difficult for bats to negotiate.

3.5.29 PRF-3 did not allow access into the soffit cavity. It was considered to have no potential to support roosting bats. PRF-4 allowed access into the soffit cavity, but the cavity was unsuitable for bats. It was considered to have no potential to support roosting bats.

3.5.30 Holes in the join between soffit boards at many places around the building were considered to have no potential to support roosting bats because the soffit cavity was unsuitable for bats.

Other Notable Species

3.5.31 Given the urban nature of the Site and surrounding woodland there is potential for hedgehog to be present on Site.

Invasive Non-Native Species

3.5.32 No invasive non-native species of plants or animals were observed within the Site during the survey.

3.5.33 Invasive non-native species are not currently considered to be a potential constraint for the Proposed Development.

4. Ecological Impact Assessment

4.1 Summary of Important Ecological Features

4.1.1 The suite of surveys has demonstrated that the proposals have the potential to affect a range of important ecological features with appropriate mitigation/compensation or enhancement. These are summarised in Table 5 (those receptors considered to be of greater than Site level importance) and assigned a geographic context based on survey results, relevant legislation and policy.

Table 5: Summary of Important Ecological Features On-Site and within Local Area.

Important Ecological Feature	Summary of Relevant Legislation/Policy	Geographic Scale
Native Hedgerows (Priority Habitat)	Environment Act 2021, NERC Act 2006 (as amended) Section 41, the Hedgerow regulations 1997, NPPF, Local Plan.	Local
Other Woodland; Broadleaved (Priority Habitat)	Environment Act 2021, NERC Act 2006 (as amended) Section 41, the Hedgerow regulations 1997, NPPF, Local Plan.	Local
Amphibians (GCN and Common species)	Hab Regs, WCA Schedule 5, NERC S41, NPPF, Local Plan.	Site
Birds	WCA (including Schedule 1), NERC S41, Hab Regs, DMBC LP, NPPF, Local Plan.	Site
Bats	Hab Regs, WCA Schedule 5, NERC S41, DMBC LP, NPPF, Local Plan.	Site

4.1.2 There is potential for badgers and hedgehogs to be present although these receptors are considered to be of less than local level importance.

4.2 Proposed Development

4.2.1 The proposals sought ecological input during an early phase of the design process to ensure that the impacts on ecological receptors will be kept to a minimum. A Biodiversity Net Gain (BNG) assessmen t has been completed and recommendations provided (see separate BNG report) from an early stage to guide the proposals in maximising BNG potential and the results of faunal surveys have been used to design the scheme to minimise the risk of negative impacts to protected/notable species.

4.2.2 The Proposed Development includes the following intrinsic ecological avoidance, mitigation and enhancement measures based on the Gillespie's Landscape Arrangement **P22541-00-001-GIL-0100 Rev 2 dated 05.12.2025:**

- Retention of boundary habitats to maintain ecological connectivity.
- Trees will be retained with Root Protection Areas (RPA) adequately buffered where possible.
- New native trees and shrubs to be planted.
- And enhancement of retained woodland understorey.

4.3 Mitigation Recommended to be Implemented Prior to Construction

4.3.1 The sections below detail the recommended mitigation to avoid significant impacts on the identified ecological receptors. It is anticipated that the following measures can be secured via a suitably worded planning condition(s).

Pre-construction

4.3.2 Prior to any works commencing a Reasonable Avoidance Method Statement (RAMS) for amphibians including GCN will be required. It will be informed by a presence/absence survey for great crested newts using eDNA analysis to determine presence/absence of great crested newts in suitable ponds within 250 m of the Site between 15th April and end June where access can be arranged/ponds are suitable for survey. The RAMS will include appropriate mitigation for amphibians including (if required) Natural England licensing and will be agreed with the LPA proir to any vegetation clearance works commencing.

4.3.3 If more than 12 months have passed since the building inspection for roosting bats was undertaken, then prior demolition of the building a re-inspection should be undertaken by a licensed bat ecologist.

4.3.4 Ecological Supervision: It is recommended that an Ecological Clerk of Works (ECoW) is appointed to undertake pre-construction checks of all existing habitats prior to any vegetation clearance. The duties of the ECoW should include the following as a minimum:

- Nesting bird inspections: If the clearance of crop, hedgerows and trees are required during the bird nesting season, inspections will be required to look for active nests. The EcoW should inspect all suitable vegetation within 48 hours of removal. If any active nest is identified, the ECoW with establish a suitable protective buffer and undertake regular watching briefs until all chicks have fully fledged. Clearance of vegetation within the buffer zone should not occur until it is confirmed to be clear of active nests by the ECoW.
- Pre-commencement badger survey: A walkover of the Site should be conducted within 3 months prior to the commencement of the proposed works to check for signs of badger and determine if any active setts are present. Should badger setts be impacted by the proposals the no works affecting the setts will commence until appropriate mitigation is secured and implemented as directed by a suitable experienced and licensed ecologist and under any conditions attached to a Natural England licence (where appropriate).
- Any required works as set out in the Amphibian Mehtod Statement.

Construction Phase

4.3.5 An appropriate lighting strategy for construction should be included within the CEMP, designed to avoid any significant disturbance on foraging and commuting bats. Illumination of the Site and surrounding suitable habitats should be avoided at night-time (sunset – sunrise) during the bat activity period (April – October, inclusive) as far as possible during the construction. If lighting is required during this period, it should be directed using a narrow beam, illuminating the minimum required areas and avoiding unnecessary light spill.

4.3.6 The CEMP (Biodiversity) should include good practice reasonable avoidance measures in relation to protected species. Measures should include:

- Tool-box talk to include the identification of amphibians, bats and what to do in the event of being present or suspected.
- Detailing any licensing requirements in relation to protected species (where applicable).

- The covering of all significant excavations at the end of each shift; and/or the provision of an 'exit ramp' (angled wooden plank or similar) to allow any individual animals to escape should then become entrapped.
- Appropriate covering of all materials to prevent use by individual animals for shelter.
- Hand dismantling of any debris or brash piles to allow any individual animals to escape unharmed should they be present.

4.3.7 The CEMP will include the latest pollution prevention best practice and timings to minimise the risk of environmental pollution events during the construction phase.

4.3.8 An appropriate tree protection plan should be produced and implemented to ensure no adverse impacts on any retained trees and hedgerows occur. This should be produced by a suitably qualified arborist and implemented throughout the construction phase.

Post-Development

4.3.9 Due to the presence of habitat features suitable for commuting and foraging bats suitable detailed lighting strategy to protect local populations of foraging and commuting bats should be developed. This should include:

- Use of LED luminaires where possible, with a warm white spectrum of light (<2700 Kelvin) and peak wavelengths higher than 550nm.
- Directed lighting that avoids light spill of the retained hedgerows and trees.
- Sensor-triggered security lighting to limit constant light intrusion throughout the nighttime period.

4.3.10 Following this guidance the detailed lighting plan should minimise light levels within the Site and reduce unnecessary disturbance to foraging/commuting bats and their prey. Further guidance for bat-sensitive lighting plans are provided within the 'Bats and Artificial Lighting in the UK' guidance notes provided by the Bat Conservation Trust (BCT, 2018). Guidance note 01/21 'The Reduction of Obtrusive Light' produced by the Institution of Lighting Professionals (ILP) provides further advice on the installation of lighting to reduce light spill.

4.4 Ecological Enhancements

4.4.1 Enhancements aim to improve biodiversity and ecological connectivity beyond mitigation measures and that measured by the Statutory metric for BNG, contributing to local and national biodiversity objectives. It is anticipated the following enhancements, embedded into the Proposed Development, would be secured thorough appropriate planning conditions.

- The Proposed Development includes native species to support habitat diversity and connectivity for bats, birds, and terrestrial mammals.
- The detailed design will include bat and bird boxes – Installed as a minimum:
    - 2no. integrated bat boxes in new buildings.
    - 3no.Integrated bird boxes of mixed designs (including swift and house sparrow boxes) integrated into buildings and owl boxes on retained trees.
- Hedgehog Highways – Final boundary treatment will incorporate gaps in garden fencing (13 cm x 13 cm) to allow hedgehog movement throughout the development.
- Pollinator-Friendly Planting – Grassland will use nectar-rich species in landscaping schemes to enhance foraging opportunities for bees and butterflies.

- Creation of amphibian and reptile hibernacula (e.g. log piles).

4.5 Delivery and Monitoring

4.5.1 A Biodiversity Enhancement Scheme will be produced for the Site based on the above recommendations and enhancements to ensure the detailed design carries forward the above mitigation and enhancement measures and monitored annually for a minimum of five years post completion to ensure establishment and functionality.

4.6 Monitoring Strategy

4.6.1 Monitoring ensures that mitigation and enhancement measures are implemented effectively and achieve their intended ecological outcomes. It also provides an opportunity for adaptive management if objectives are not met.

4.6.2 Pre-construction:

- Verification of habitat clearance timing (e.g., outside bird nesting season).
- Checks for protected species prior to works as required by appointed ECoW.

4.6.3 Construction Phase:

- Compliance audits for CEMP measures (e.g., lighting controls, RAMs for protected species).
- Inspection of pollution prevention measures near sensitive habitats.

4.6.4 Post-construction:

- Assessment of habitat establishment and condition (e.g., hedgerow planting, attenuation ponds).
- Verification of biodiversity net gain delivery against approved Biodiversity Gain Plan and Habitat Management and Monitoring Plan (HMMP).
- Monitoring of installed features (e.g., bat boxes, bird boxes, hedgehog highways).

4.6.5 Frequency and Duration:

- Pre-construction checks: Once, immediately prior to vegetation clearance.
- Construction audits: Monthly during active works.
- Post-construction monitoring: Annually for a minimum of 5 years or as required by planning conditions (up to 30 required for BNG).

4.6.6 Reporting: Monitoring reports will be prepared by a qualified ecologist and are to be submitted to the client and Local Planning Authority. Reports will include:

- Compliance status;
- Photographic evidence;
- Recommendations for corrective actions if required.

4.6.7 If monitoring identifies failures in mitigation or enhancement measures, corrective actions will be implemented promptly, and monitoring frequency may be increased until compliance is achieved.

4.7 Summary of Ecological Impact Assessment

4.7.1 Table 6 assesses the scale of potential ecological impacts associated with the Proposed Development, and the effect of implementation of recommended mitigation and embedded

and additional enhancement measures. With the implementation of the recommended mitigation, no significant residual impacts on any of the identified ecological receptors are anticipated.

4.7.2 This assessment assumes that the mitigation measures recommended in Section 4.3 are implemented in full. Any significant changes to the mitigation methods may result in the re-assessment of residual impacts.

Table 6 - Assessment of Potential Ecological Impacts

Receptor	Site suitability	Potential Impact without Mitigation	Proposed additional Mitigation/Enhancement	Significance of residual impacts
Habitats	Priority Habitat (woodland and native hedgerows) on Site. Linear features/woodland edge also support fauna movement/connectivity.	Habitat loss/fragmentation during build. Retained trees/hedgerows to be enhanced with native species	Detailed landscaping design to deliver habitat retention, creation and enhancement for a minimum 30-years post-development through LEMP/HMMP secured via planning condition(s). Sensitive lighting scheme and implementation of appropriate buffers during construction.	Site level
Amphibians	Potential for common amphibians and GCN to present within suitable terrestrial habitat on site.	Unknown risk of entrapment/injury during construction. Creation of grassland and creating new habitat types could benefit amphibian long-term.	Amphibian RAMS to include where access permits an eDNA survey between April and June to determine presence absence and detail appropriate mitigation strategy including NE licensing where required. CEMP (Biodiversity) for amphibians to include an Amphibian Method Statement: ECoW preclearance checks; tool-box talks, stop works and seek advice of ECoW. Creation of hibernacula to enhance habitat for amphibians.	TBC – Site level
Birds	The Site is highly likely to contain active birds' nests during the breeding season and act as a breeding resource and as a foraging/commuting resource.	Short-term habitat loss of suitable nesting and foraging resources, disturbance of nests. Long term creation of new nesting habitats for species which utilise nest boxes, trees and hedgerows.	CEMP (Biodiversity) Pre Works ECoW to check suitable habitat for nesting birds if work undertaken during nesting bird season. Detailed design at reserved matters to be secured to deliver habitat for birds through detailed landscaping proposals and integrated nesting provision/bird boxes post-development.	Enhancement at Site level.
Bats	Low levels of common bat species activity on-Site. Commuting and foraging opportunities provided by linear habitats present on-Site. Buildings and trees negligible potential to support roosting bats but bats highly mobile and require only small crevices for roosting.	Lighting and habitat loss could reduce local activity/connectivity; risk of disturbing roosting bats in trees if present and works affect trees. Retained woodland edge to be enhanced and creating new habitat types (grassland, native trees) of value for foraging and roosting bats over the long-term.	CEMP (Biodiversity) Pre-works re-inspection of any trees and buildings with PRFs if to be affected by proposals. Construction and post development bat sensitive lighting (warm white ≤2700 K, targeting, shielding, sensors); retain/strengthen linear habitats; install bat boxes (≥20). Guidance per BCT/ILP. Detailed design at reserved matters to be secured to deliver habitat for bats through detailed landscaping proposals and bat boxes post-development.	Enhancement at Site level
Other species considerations	Badgers Urban fringe site heavily disturbed;	Low risk of accidental harm (open trenches; materials piles) if	CEMP (Biodiversity) for terrestrial mammals: cover excavations or provide egress ramps; secure	Negligible

Receptor	Site suitability	Potential Impact without Mitigation	Proposed additional Mitigation/Enhancement	Significance of residual impacts
	no setts/evidence within/adjacent; connected to wider landscape so transient foraging/commuting possible within ~30 m.	unmitigated during construction period and badgers are present at the time of construction.	materials; ECoW pre-commencement survey; stop works and seek advice if any sett evidence emerges (licence if required).	
	Hedgehog Low risk of being present at the time of construction. Not recorded during site visit.	Low risk of entrapment/injury in excavations or from materials piles if unmitigated.	CEMP (Biodiversity) for terrestrial mammals: cover excavations or provide egress ramps; secure materials; ECoW preclearance checks; stop works and seek advice of ECoW. Hedgehog highways (13 × 13 cm gaps in garden fencing) to maintain movement; landscape design to retain/strengthen cover.	Negligible.
	Invertebrates	Long term creation of greater habitat diversity for a range of invertebrate species.	Detailed design at reserved matters to be secured to deliver habitat for a range of invertebrate groups through detailed landscaping proposals and bug boxes/log piles post-development.	Enhancement at Site level

5. References

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6. Figures

Figure 1. Red Line Boundary



Legend

Site Boundary

0 25 50 m

Site Boundary

Concord Logistics

Date	February 2026
Scale	1:1500@A3
Drawing Ref:	0968-RLB-V2

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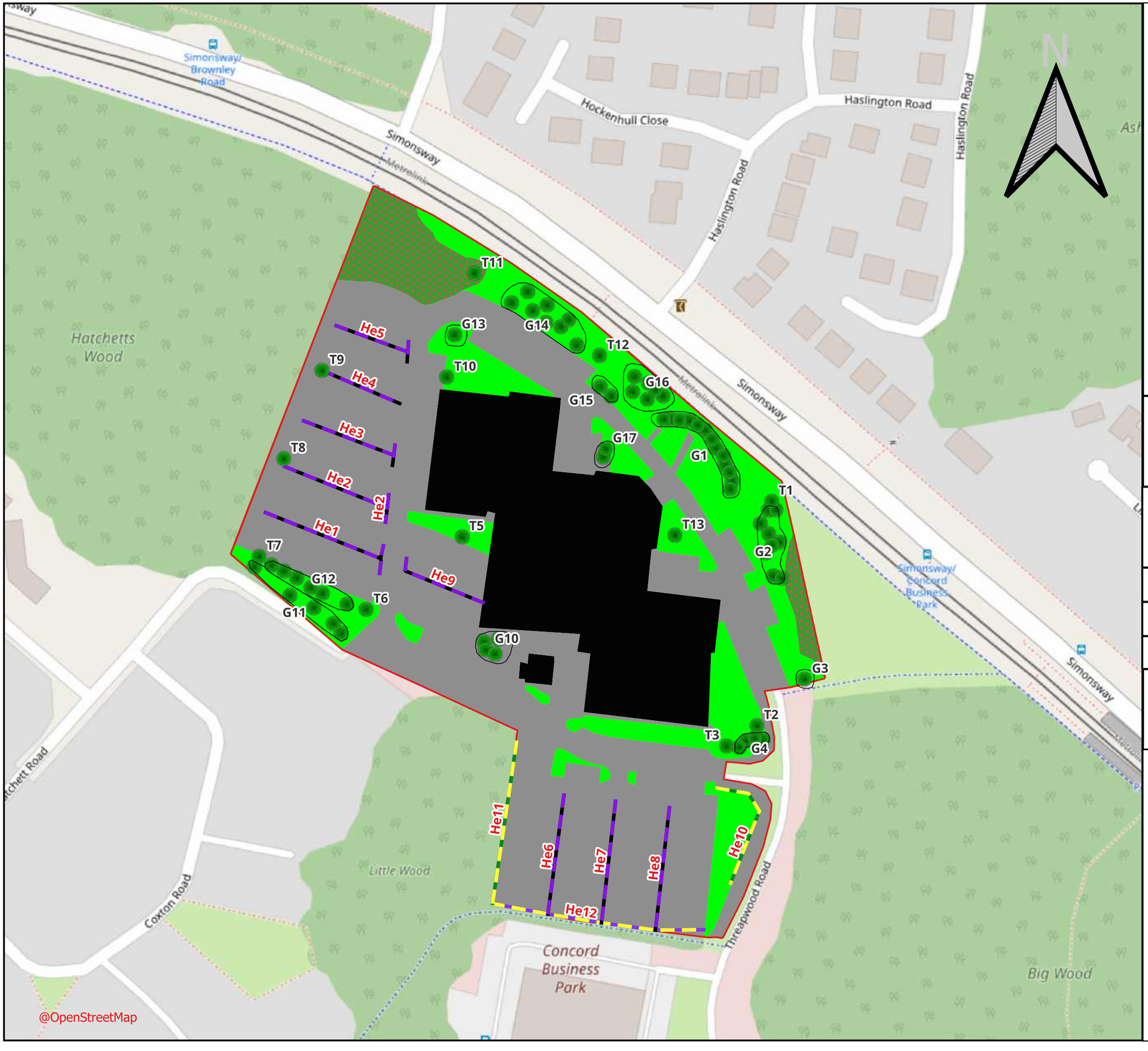
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Figure 2. Baseline Habitats



N

Legend

- Site boundary
- Built linear features
- Developed land; sealed surface
- Modified grassland
- Other woodland; broadleaved
- Native Hedgerow
- Native Hedgerow with trees
- Native Species Rich Hedgerow
- Individual trees

0 25 50 m

Concord Logistics

Baseline Habitat Map

Date	Febraury 2026
Scale	1:1250@A3
Drawing Ref:	0968-BHM-V3

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Figure 3. PFR Locations



Legend

- Site boundary
- PRF 1
- PRF 2
- PRF 3
- PRF 4

0 25 50 m

Concord Logistics

Bat Assessment

Date	February 2026
Scale	1:1500@A3
Drawing Ref:	0968-BA-V1

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Appendix 1. Summary of Legislation and Policy

Legislation

Wildlife and Countryside Act 1981 (as amended)

The Wildlife and Countryside Act 1981 (as amended) allows for the designation of National Nature Reserves (NNRs) and Sites of Special Scientific Interest (SSSIs), to protect areas containing habitats and species of national or international importance.

The 1981 Act also provides for the protection of certain species. These include nesting birds, with additional special protection for birds listed within Schedule 1, as well as a range of other protected animals listed in Schedule 5 (including reptiles, water vole and certain species of invertebrates). A number of protected plant species are also listed within Schedule 8.

The Conservation of Species and Habitats 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) provide domestic implementation of the EU Habitats Directive 1992. Under the Regulations, species listed in Annex II of the Directive are given strict protection in the UK as European protected species and it is an offence intentionally or recklessly to disturb or to harm a European protected species.

Projects which are likely to affect European protected species are subject to assessment criteria. Under Part 5 of the Regulations a licence may be granted for a project affecting a European protected species for specific purposes.

Natural England is the licensing authority for derogation licenses. A derogation licence may only be granted, provided:

- that there is no satisfactory alternative; and
- the action authorised will not be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range.

All public authorities are required to have regard to the provisions of the Habitats Directive in the exercise of their functions under Regulation 9 of the Habitats Regulations. Guidance on the application of the Habitats Regulations is set out in the Joint ODPM and Department for the Environment, Food and Rural Affairs (DEFRA) circular 06/2005 & 01/2005.

Natural Environment and Rural Communities Act 2006

The Natural Environment and Rural Communities (NERC) Act came into force on 1st October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal functions.

Protection of Badgers Act 1992

Under the Protection of Badgers Act 1992 all badgers and their setts are protected from disturbance. The Act also includes provisions to allow Natural England to grant licences permitting interference with a badger sett in the course of development. Such a licence will normally incorporate conditions to ensure that undue disturbance and suffering to badgers is avoided during the development works.

Hedgerow Regulations 1997

Under the Hedgerow Regulations 1997, provision is made for the notification of “important” hedgerows. To qualify for notification, hedgerows must fulfil a range of criteria relating to their historical, landscape or

wildlife character. In accordance with the Regulations, the intention to remove any hedgerow should be notified to the Local Planning Authority (LPA) via a hedgerow removal notice. The LPA may issue a Hedgerow Retention Notice to prevent the loss of an "important" hedgerow. Where permission is granted to remove an "important" hedgerow, the LPA may impose conditions to mitigate the loss.

The Environment Act

In England, biodiversity net gain is now required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, every grant of planning permission will be deemed to have been granted subject to a general biodiversity gain condition (a pre-commencement condition) that requires developments to deliver at least a 10% increase in biodiversity value (relative to the pre-development biodiversity value of all onsite habitats). The condition requires a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF, 2024) sets out the Government's planning policies for England and how these are expected to be applied. Section 15 of the NPPF deals with conserving and enhancing the natural environment. Habitats and biodiversity are specifically referenced in paragraphs 187 to 195, as copied below.

187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

188. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

189.Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.

The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

190.When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development67 other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

191.Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 189), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

192.To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity68; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation69; and
- promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

193.When determining planning applications, local planning authorities should apply the following principles:

- if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons70 and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

194. The following should be given the same protection as habitats sites:

- potential Special Protection Areas and possible Special Areas of Conservation;
- listed or proposed Ramsar sites; and
- sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

195.The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Manchester Local Plan (2012 – 2027) Strategic Policies

The main policy that relates to biodiversity is EN15. This is copied below.

Policy EN 15: Biodiversity and Geological Conservation

The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- sites with international or national designations for their biodiversity value. Manchester contains one Site of Special Scientific Interest (SSSI) (Cotteril Clough); there is a Special Area of Conservation (SAC) and an SSSI just over the border in Oldham (both on the Rochdale Canal within Oldham);
- other sites of biodiversity value, including Sites of Biological Importance (SBIs) and Local Nature Reserves (LNRs); Manchester currently has 35 SBIs (including the Rochdale and Ashton Canals) and 7 LNRs; priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP);
- sites that are recognised for their geological importance;
- the Council's objective to protect and conserve the City's existing trees and woodlands and the aim for a net increase in trees across the City.

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate, with reference to:

- the Manchester Biodiversity Strategy, which provides further details of priority habitats within Manchester and opportunities for biodiversity enhancement including corridors such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks;
- the Green Infrastructure Framework for Greater Manchester, which encompasses an ecological framework that seeks to guide and inform habitat creation and repair, including identifying large 'biodiversity opportunity areas' including the Moston Brook Corridor and Nutsford Vale; the Open Space, Sport & Recreation Study, which identifies areas where there is a deficit of natural and semi-natural greenspace, opportunities for green corridors and other linkages;
- Manchester's Climate Change Action Plan;

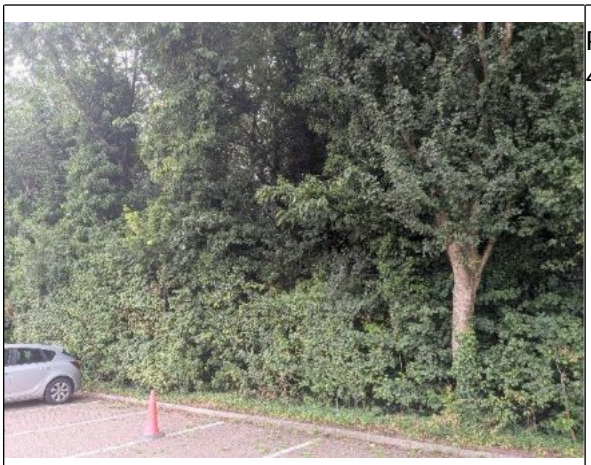
- the Strategic Flood Risk Assessment (SFRA) for Manchester;
- the Habitats Regulations Assessment (HRA) for Manchester, which gives detailed consideration to Special Areas of Conservation (SACs), including the Rochdale Canal SAC just outside the district boundary;
- the River Basin Management Plan for the North West;
- the Manchester Tree Strategy.

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation.

Development should wherever possible seek to maintain, enhance or restore existing geology.

Appendix 2. Photographs

	Photograph 1: Example of Building on Site and Planting
	Photograph 2: Example of car park hedges
	Photograph 3: H1

	Photograph 4: H2
	Photograph 5: Pond at Pond SJ83278624
	Photograph 6: Pond at SJ83328626

Appendix 3. Condition Assessment Data

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	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83280 86452	**Habitat parcel reference**	N/A
Habitat Description			
Modified grassland planting around office building			
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	Two - three species per m2.
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	Uniformly mown short sward
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	Scrub absent
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	Little physical damage
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	No bare ground
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	Bracken absent
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	INNS absent
		Essential criterion achieved (Yes or No)	No
		Number of criteria passed	Four

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)	Poor	

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: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Native hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83227 86386	**Habitat parcel reference**	H4

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	No	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Native hedgerow with trees

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83215 86312	**Habitat parcel reference**	H4

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		**Criteria - the minimum requirements for 'favourable condition'**	**Criteria description**	**Criterion passed (Yes or No)**	**Notes (such as justification)**
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	Yes	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	No	
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	Yes	

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees		
Category	**Category Requirements**	**Metric Score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1

Condition categories for hedgerows with trees		
Category	**Category Requirements**	**Metric score**
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	2

Suggested enhancement interventions to improve condition score

Condition sheet: HEDGEROW Habitat Types

Habitat Type

Native hedgerow
Native hedgerow - associated with bank or ditch
Native hedgerow with trees
Native hedgerow with trees - associated with bank or ditch
Species-rich native hedgerow
Species-rich native hedgerow - associated with bank or ditch
Species-rich native hedgerow with trees
Species-rich native hedgerow with trees - associated with bank or ditch

Habitat Description

Species-rich native hedgerow

See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	Throughout car park area	**Habitat parcel reference**	H1-3, H7-12

Condition Assessment Details

A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria.

This assessment is based on the Hedgerow Survey Handbook[1] and Favourable Conservation Status document[2]. For further clarification please refer to the Hedgerow Survey Handbook.

Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.

Hedgerow favourable condition attributes

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	No	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn *Prunus spinosa* suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).	No	
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	No	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	No	
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles *Urtica* spp., cleavers *Galium aparine* and docks *Rumex* spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	No	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA[3]) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website[4], as well as the BSBI website[5] where the 'Online Atlas of the British and Irish Flora'[6] contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website[7].	Yes	
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	
Additional group - applicable to hedgerows with trees only					
E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient[8]), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	1

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; **AND** No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; **AND** Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; **OR** Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
	Score achieved:	

Suggested enhancement interventions to improve condition score

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

Urban trees -- ornamental planting around office building -- 54 medium, 18 small.

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	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83205 86431	**Habitat parcel reference**	N/A

	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).	Yes	
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature)[1].	No	
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
	Number of criteria passed	4	

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Moderate
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]

Condition Sheet: WOODLAND Habitat Type

UK Habitat Classification (UKHab) Habitat Types

Woodland and forest - Lowland beech and yew woodland
Woodland and forest - Lowland mixed deciduous woodland
Woodland and forest - Native pine woodlands
Woodland and forest - Other coniferous woodland
Woodland and forest - Other Scot's pine woodland
Woodland and forest - Other woodland; broadleaved
Woodland and forest - Other woodland; mixed
Woodland and forest - Upland birchwoods
Woodland and forest - Upland mixed ashwoods
Woodland and forest - Upland oakwood
Woodland and forest - Wet woodland

Habitat Description

Other woodland broadleaved

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:
Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

On-site or off-site, site name and location	On-site	**Survey date and Surveyor name**	Jul-25
Limitations (if applicable)	N/A	**Survey reference (if relating to a wider survey)**	N/A
Grid reference	SJ 83313 86420, SJ 83187 86528	**Habitat parcel reference**	W1, W2

Condition Assessment Criteria

	Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator	Notes (such as justification)
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	1	
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	1	Deer grazing evident
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	3	INNS absent
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	2	

E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	3	
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	1	
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	2	
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	1	
				Total Score (out of a possible 39)	23	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Poor
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Suggested enhancement interventions to improve condition score