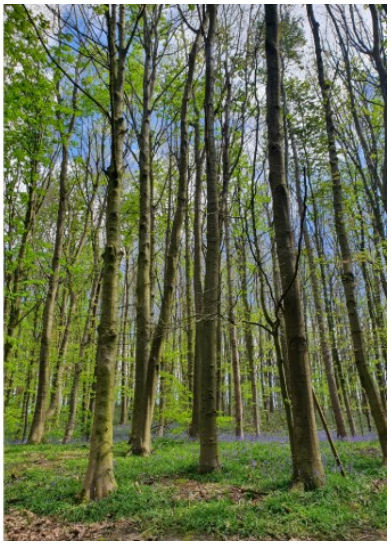
Thomson environmental consultants





Preliminary Ecological Appraisal

Former Peacock Centre and Pipewell Avenue

For

Clarion Housing Association Ltd

Report Reference.: CLA001-011-001/002/001

May 2025

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Project Number	Report No.
CLA001-011-001	002

Revision No.	Date of Issue	Author	Reviewer	Approver
001	09/05/2025	Olivia Satur	Callum Salter	Laurie Wildwood
002	10/06/2025	Olivia Satur (Figure amendments only)		

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1. Summary

1.1.1 Clarion Housing Association Ltd is preparing a planning proposal for the construction of 79 homes on a site in Gorton, Manchester. The site and this report is split into two parcels (Former Peacock Centre and Pipewell Avenue), the locations are shown on Figure 1a and Figure 1b. The Former Peacock Centre is approximately 0.8ha and currently consists of scrub, grassland, individual trees and artificial unvegetated; unsealed surface. Pipewell Avenue is approximately 0.5ha and consists of modified grassland, bramble scrub, hard standing and individual trees. The project will require vegetation clearance to allow for construction.

1.1.2 Thomson Environmental Consultants was commissioned to undertake a Preliminary Ecological Appraisal of the site, including an ecological desk study, habitat survey and assessment of the site's baseline biodiversity value. In addition, Thomson Environmental Consultants was commissioned to undertake a Ground Level Tree Assessment of any trees on site for their potential to support roosting bats.

1.1.3 As shown on Figure 2a and Figure 2b, records for statutory designated sites and non-statutory designated sites were collated for a 2km study area and for priority habitats, protected species and species of conservation concern for a 1km study area. A search was also undertaken for the presence of waterbodies within a 250m study area. A check also was undertaken to determine whether the development is located within a catchment subject to nutrient neutrality advice.

1.1.4 A habitat survey, using the UK Habitat Classification (UKHab) methodology, was undertaken during a site visit carried out on 24th March 2025. The main habitats on the Former Peacock Centre were found to be artificial unvegetated; unsealed surface, other neutral grassland, willow scrub, mixed scrub and individual trees (see Figure 3a). The main habitats on Pipewell Avenue were found to be modified grassland, bramble scrub, developed land/sealed surface and individual trees (see Figure 3b).

1.1.5 As shown in Table 1-1, baseline biodiversity unit values were calculated for the two sites using the statutory biodiversity metric.

Table 1-1: BNG baseline results

Unit Type	Baseline Units
Former Peacock Centre	
Habitat	4.52
Pipewell Avenue	
Habitat	3.90

1.1.6 Table 1-2 summarises the main findings, plus recommendations designed to enable compliance of the project with regards to legislation and planning policy in relation to ecological features and biodiversity. Further avoidance, mitigation or compensation measures may be required following any further surveys.

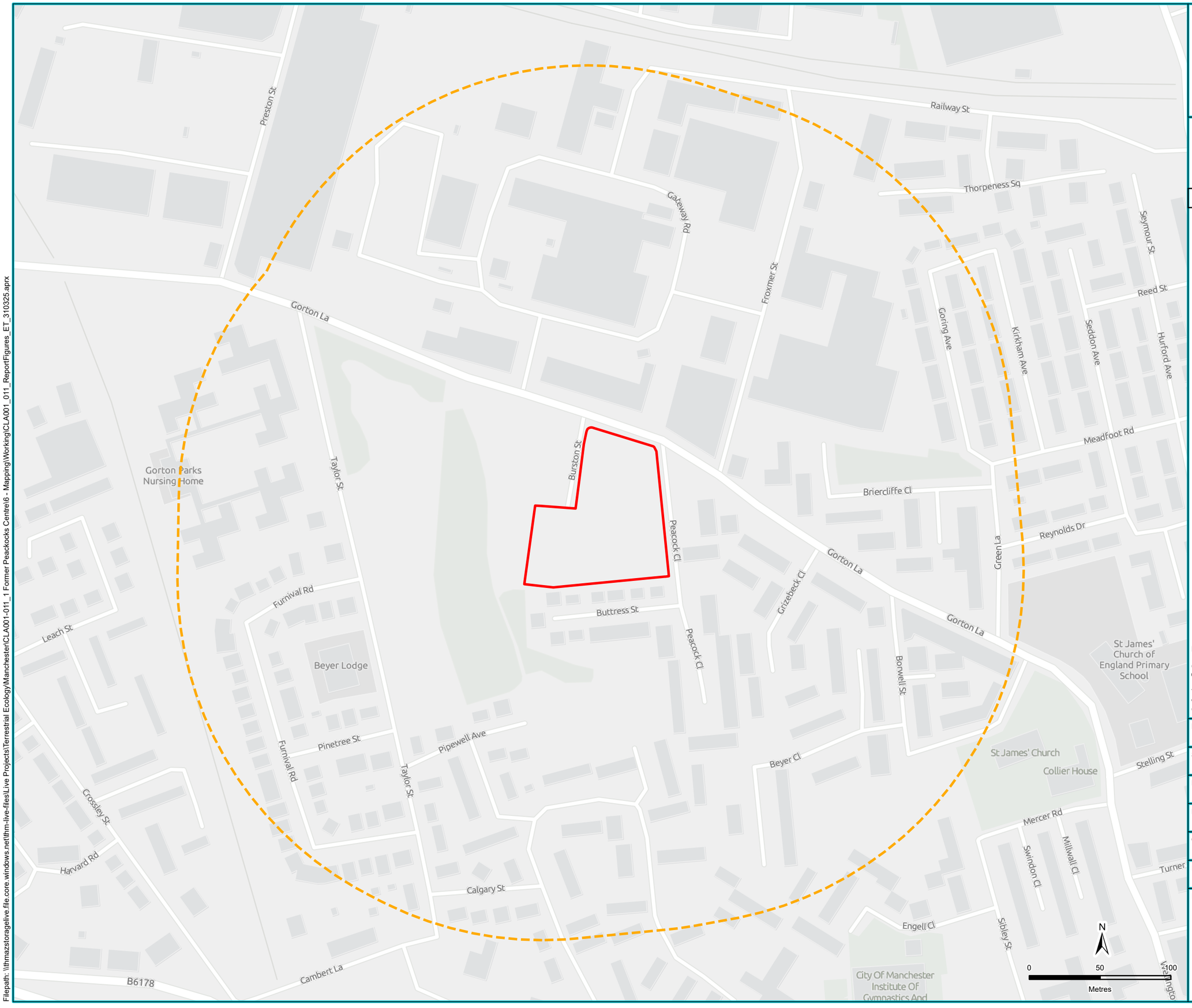
Table 1-2: Summary of results and recommendations

Ecological Feature	Desk and Field Study Summary	Potential Effect on Feature	Recommendations
Non-statutory designated sites	The two non-statutory designated sites returned within the desk study are equidistant from the Former Peacock Centre and from Pipewell Avenue. They are both located approximately 1.5km northeast of the Former Peacock Centre and 1.6km northeast of Pipewell Avenue.	Due to the distance between the proposed works location and the non-statutory designated sites, it is unlikely that there will be any direct impacts on the sites and their qualifying features.	As long as pollution prevention guidelines are followed it is considered reasonably unlikely that the works will have a direct or indirect effect on any of the non-statutory designated sites identified during the desk study, due to their distance from the site and the absence of direct pathways for damage.
Waterbodies within 250m	There are no waterbodies present within 250m of the site.	No impacts anticipated as a result of the works.	None required.
Invertebrates	Records of invertebrates within the study area. Habitats not considered suitable for important invertebrate assemblages.	Invertebrates are not considered to pose a constraint to the development.	None required.
Common amphibians	No records of common amphibian species within the study area, no suitable breeding habitat but some suitable terrestrial habitat within the site.	No indirect or direct effects to common amphibians are anticipated as a result of the works.	Should common amphibians be discovered on site at any time during their active period (March to October inclusive), they should be allowed to move away on their own volition or if in danger moved carefully with gloved hands to a sheltered area of dense vegetation. Should common amphibians be discovered on site outside of the active season an ecologist should be contacted for advice on how to proceed.
Great crested newt	No records of great crested newt within the study area and no	No indirect or direct effects to GCN are anticipated as a result of the	Should GCN be identified on site at any time, all works should stop immediately and an ecologist should be

Ecological Feature	Desk and Field Study Summary	Potential Effect on Feature	Recommendations
	standing waterbodies present within 250m of the site. Some suitable terrestrial habitat within the site.	works.	contacted for advice.
Reptiles	No records of reptile species within the study area and some suitable habitat at the Former Peacock Centre, although site is considered unsuitable given its isolation and urban setting.	Vegetation clearance and earthworks in suitable habitat are not considered likely to kill or injure reptile species.	During the works, if any reptiles are encountered, they should be allowed to move away on their own volition or, if in danger, moved by an ecologist to suitable habitat outside of the works area.
Birds	Records of bird species within the study area and suitable nesting habitat within the site.	Vegetation clearance during the breeding bird season (March to August) could have an adverse impact on nesting birds by disturbance or damage to nests.	Clearance of suitable nesting habitat outside of the bird breeding season or nesting bird checks prior to removal of nesting birds habitat in nesting season.
Badger	Records of badger within the study area, suitable foraging habitat within the Former Peacock Centre and suboptimal foraging habitat at Pipewell Avenue.	Hazards created during construction (e.g., open trenches, machinery, stored or leaking fuel and oil) could result in harm to badgers if precautionary measures are not undertaken.	Precautionary measures during construction to prevent harm to badger.
Bats	Records of bat species within the study area and suitable habitat (trees) for roosting bats within the site.	Killing of, injury to, disturbance to or destruction of bats and their roosts.	Retention of trees with bat roost potential where possible. Retention of commuting routes to potential roosts. If impacts (destruction, disturbance, artificial lighting) can be avoided, further survey may not be required. Avoidance should include protective buffers and suitable lighting schemes for construction and operation. If impacts can't be avoided, further survey will be required. This includes aerial inspection of trees with bat roost

Ecological Feature	Desk and Field Study Summary	Potential Effect on Feature	Recommendations
			potential. Trees with no suitability will not require further survey unless more than 12 months elapse before works.
Foraging and commuting bats	Records of bat species within the study area and suitable habitat (tree lines) for foraging and commuting bats within the site or directly adjacent to.	Disturbance of foraging or commuting bats.	Retention of commuting roosts where possible. Works at night should be avoided. A sensitive lighting scheme should be used during construction and operation. If a suitable lighting scheme can be provided, activity surveys may not be necessary.
Hazel dormouse	No records of hazel dormouse within the study area and suitable habitat within the site.	The site is outside of the dormice native range and therefore no impacts to this species are anticipated.	In the unlikely event that a dormouse is encountered, works should stop and the dormouse should be allowed to move of its own volition. If any evidence of dormouse activity is recorded an ecologist should be contacted for advice.
Other mammals	Records of hedgehog within the study area and suitable habitat within the site.	Hedgehog, if present on site, could be killed or injured during vegetation clearance and earthworks.	If burrows need to be removed they should be dug out under the supervision of an ecologist. If hedgehogs are present they should be left to move of their own volition (during the active period of April to October inclusive) or an ecologist should be contacted for advice (outside of the active period of April to October inclusive). Precautionary measures during construction to prevent harm to mammals.
Otter	No records of otter within the study area and no suitable habitat within the site.	No direct or indirect effects to otter are anticipated to otter as a result of the works.	None required.
Water vole	No records of water vole within the study area and no suitable habitat within the site.	No direct or indirect effects to water vole are anticipated from the works.	None required.
Invasive plant species	No records of INNS species within the study area returned in the desk study, however the site survey	The works and vegetation removal could result in the spread of cotoneaster species.	Plants found on the Former Peacock Centre and Pipewell Avenue to remain in situ until a survey can be carried out within the optimal period when berries are present (late

Ecological Feature	Desk and Field Study Summary	Potential Effect on Feature	Recommendations
	identified presence of a cotoneaster species on within the site.		summer to autumn) determine the species of cotoneaster. If it is assessed as being one of the Schedule 9 invasive species of cotoneaster, a Precautionary Methods of Works should be used for its removal to prevent spread of the species. Biosecurity measures should also be implemented.
Biodiversity enhancement / net gain	A baseline of 4.52 and 3.90 habitat units were calculated for the Former Peacock Centre and Pipewell Avenue respectively. Both sites did not feature hedgerow or watercourse units in the baseline.	Potential loss of biodiversity through vegetation clearance and construction.	A plan should be prepared to demonstrate how the development will achieve a biodiversity net gain.



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Legend

- 250m Study Area Buffer
- Site Boundary

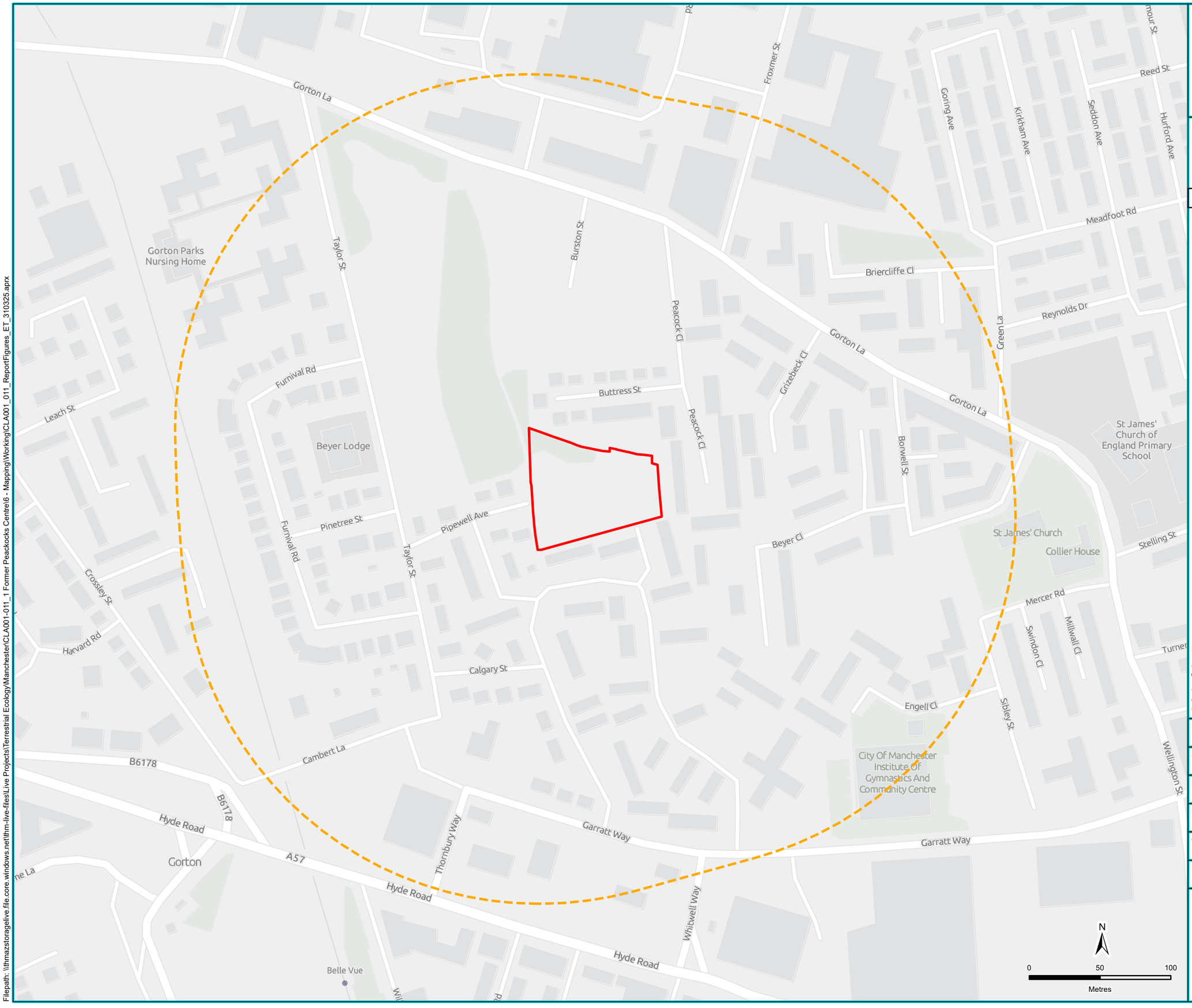
No waterbodies found within 250m

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Client	Clarion Housing Group
Figure Number	1A
Figure Title	Site Location and Waterbodies Plan (Former Peacock Centre)



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Legend

- 250m Study Area Buffer
- Site Boundary

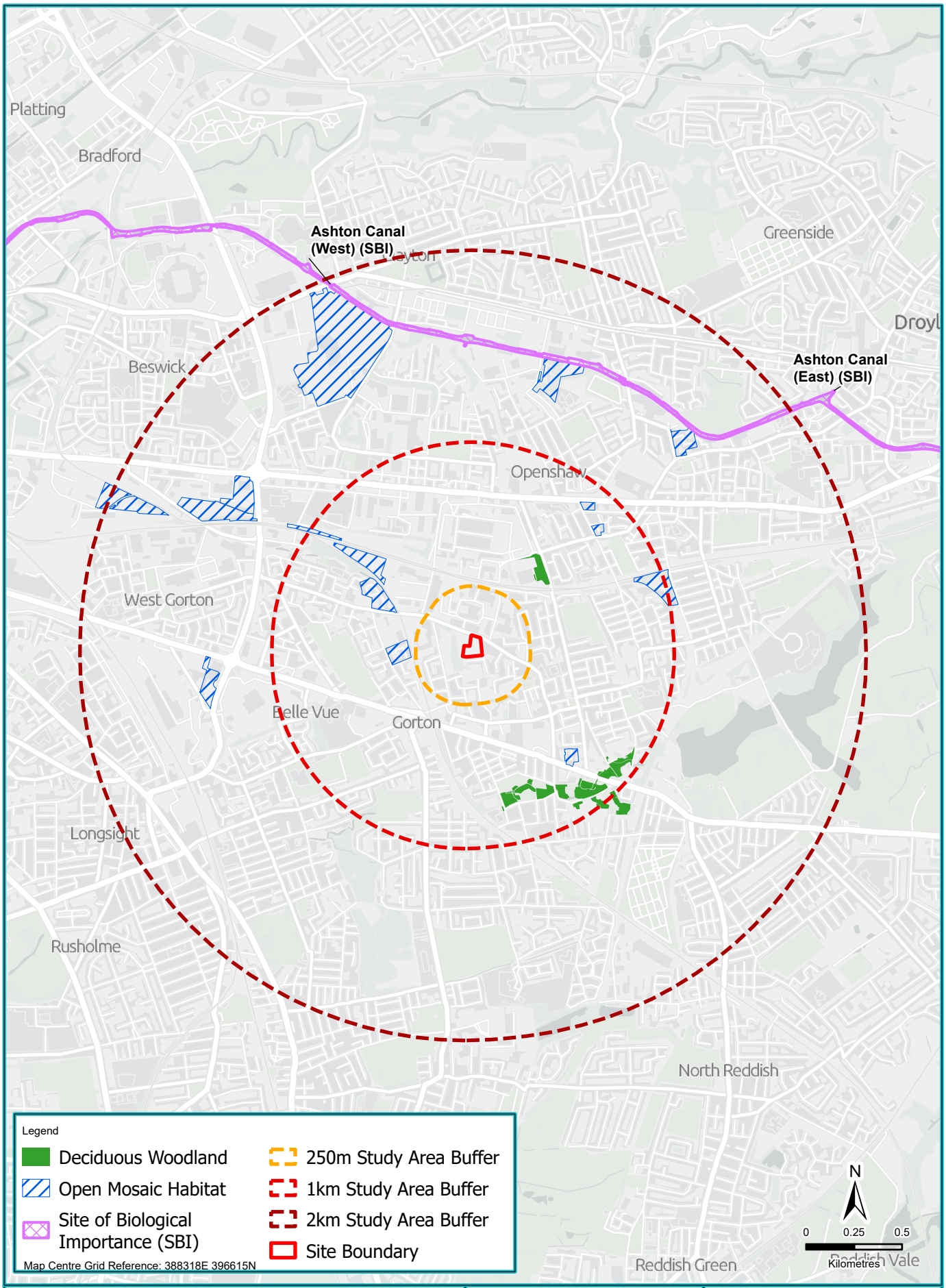
No waterbodies found within 250m

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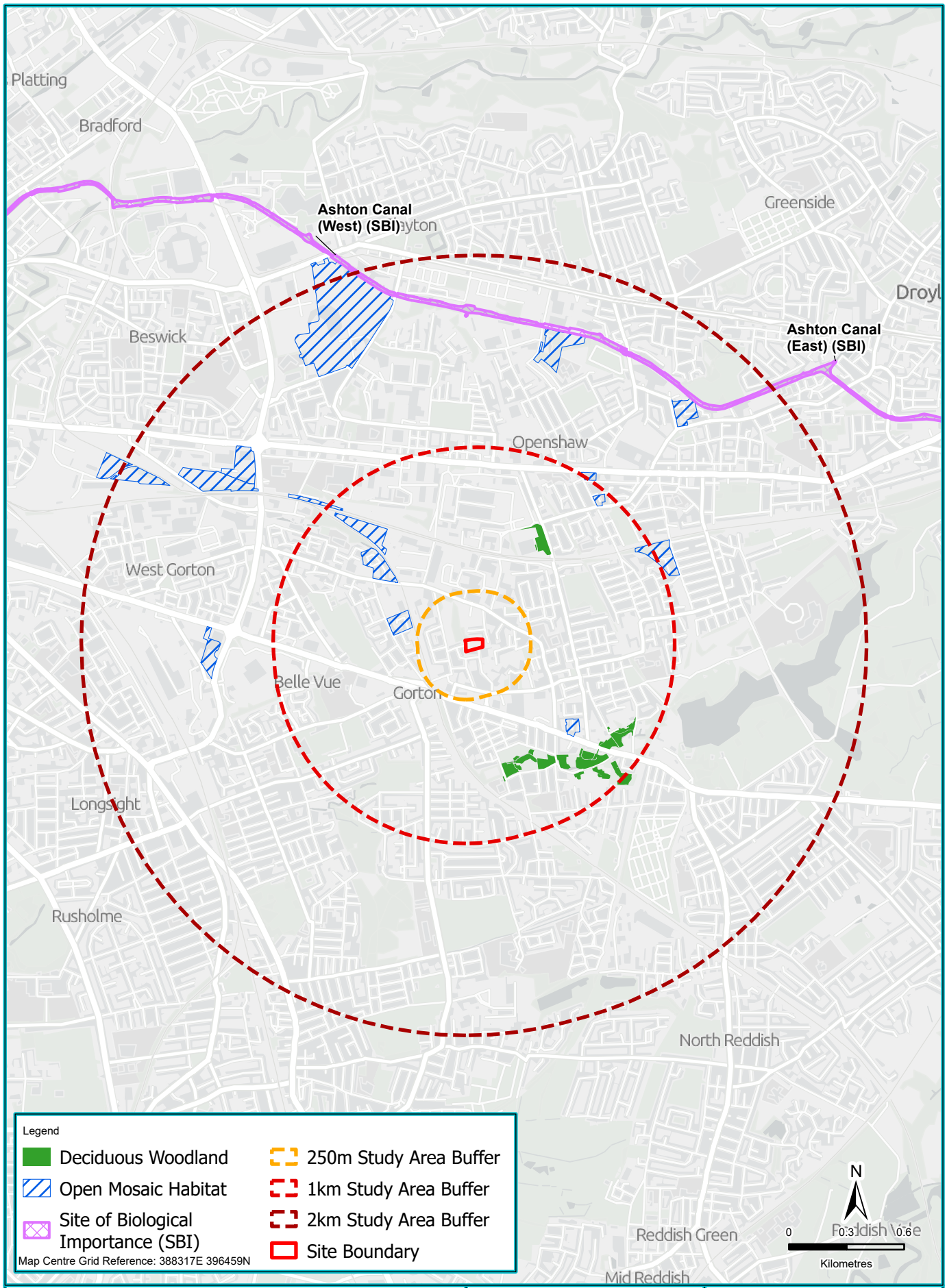
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Client	Clarion Housing Group
Figure Number	1B
Figure Title	Site Location and Waterbodies Plan (Pipewell Avenue)



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Figure Number: 2A		Scale at A4: 1:27,000	
Figure Title: Site Location, Study Area and Desk Study Results (Former Peacock Centre)		Drawn: ET	Checked: JB
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Figure Title: Site Location, Study Area and Desk Study Results (Pipewell Avenue)		Drawn: ET	Checked: JB
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Legend

- Urban Tree
- Target Note Point
- Target Note Line
- g3c - Other Neutral Grassland
- h3h - Mixed Scrub
- h3j - Willow Scrub
- u1c - Artificial Unvegetated Unsealed Surface
- u1f - Sparsely Vegetated Urban Land
- Site Boundary

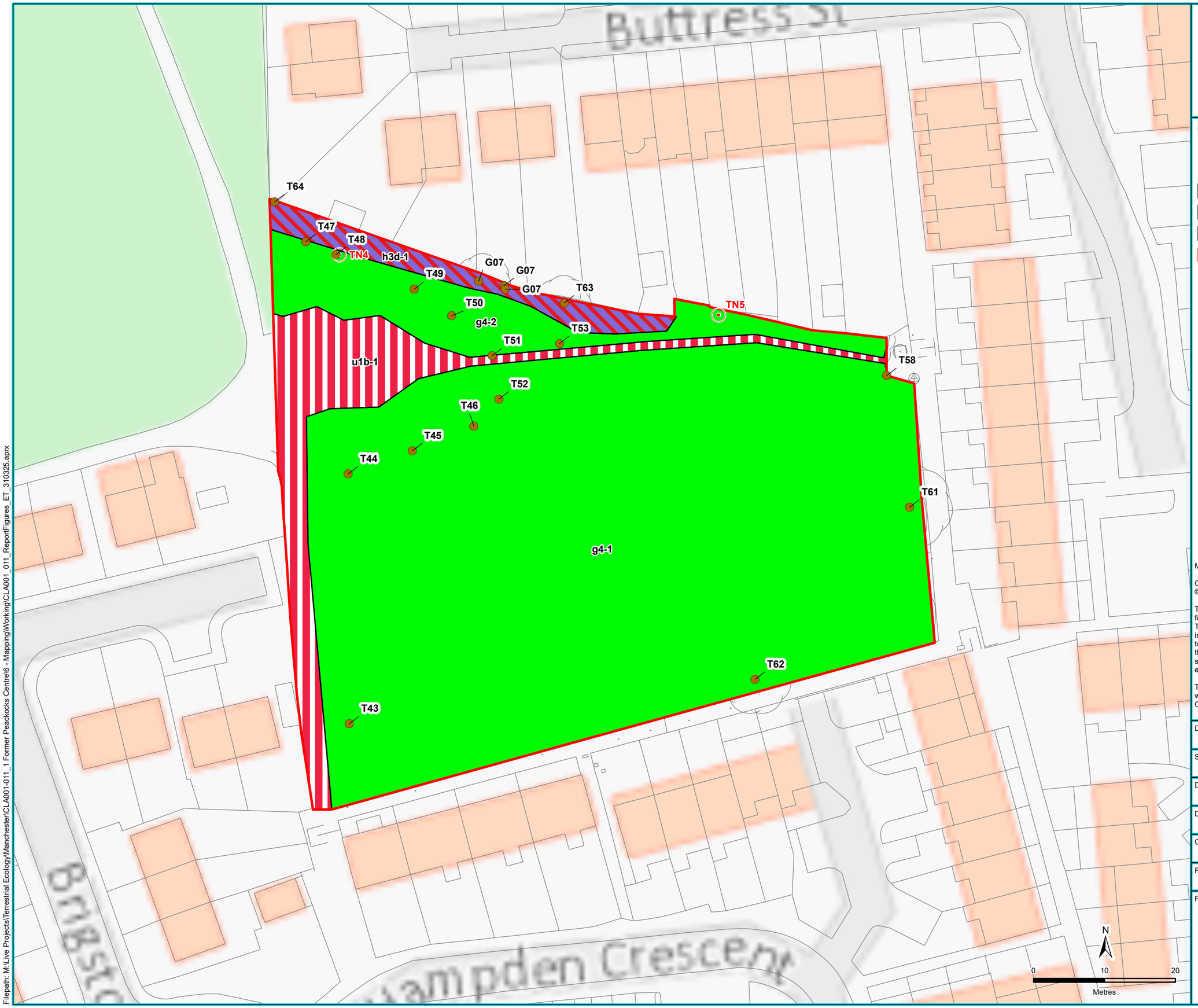
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Client	Clarion Housing Group
Figure Number	3A
Figure Title	Extended UK Habitat Classification Survey Results (Former Peacock Centre)



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Legend

- Urban Tree
- Target Note Point
- g4 - Modified Grassland
- h3d - Bramble scrub
- u1b - Developed Land, Sealed Surface
- Site Boundary

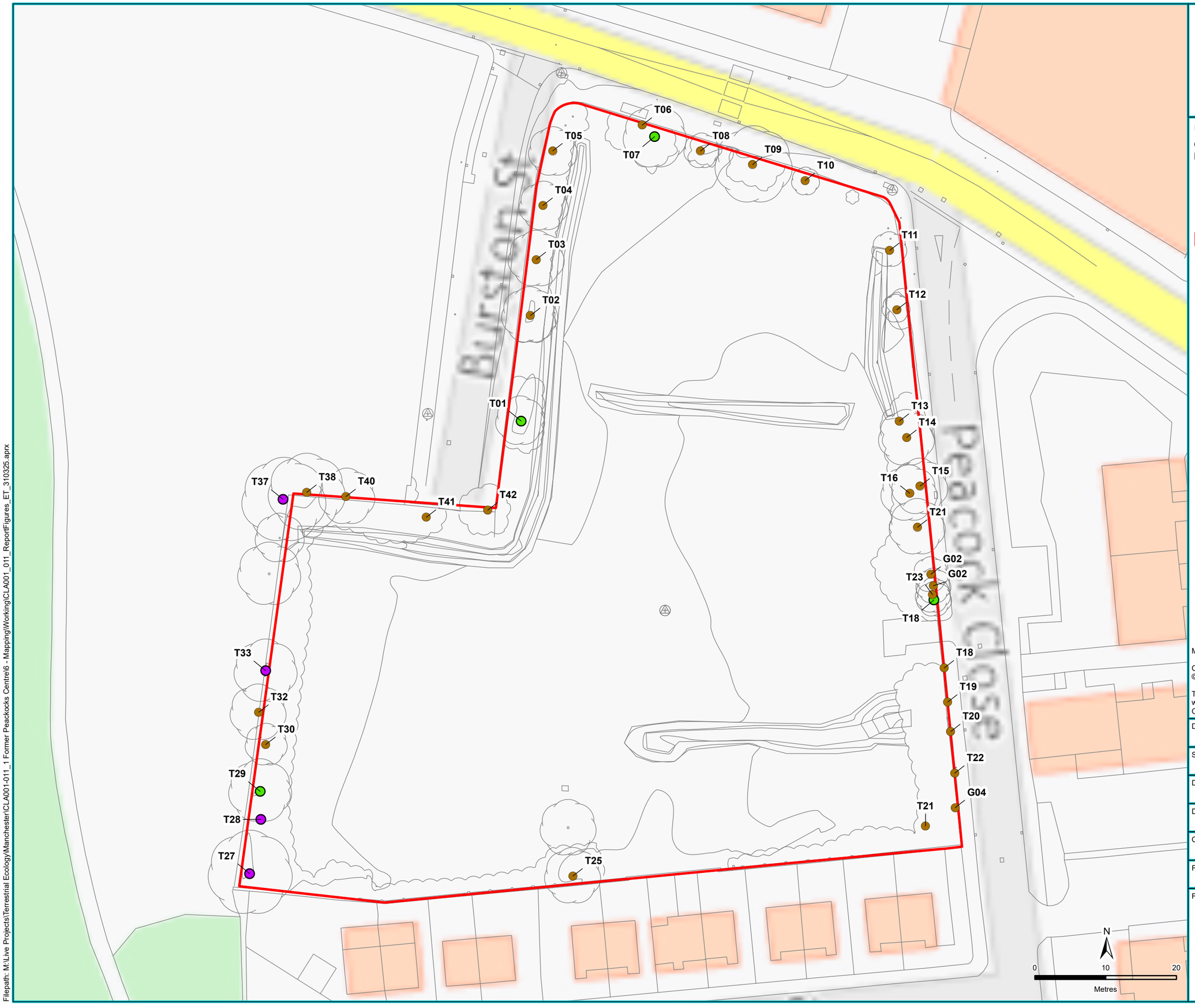
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Client	Clarion Housing Group
Figure Number	3B
Figure Title	Extended UK Habitat Classification Survey Results (Pipewell Avenue)



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Legend

Overall Suitability of Tree to Support Roosting Bats

- FAR
- PRF
- None
- Site Boundary

Map Centre Grid Reference: 388316E 396611N

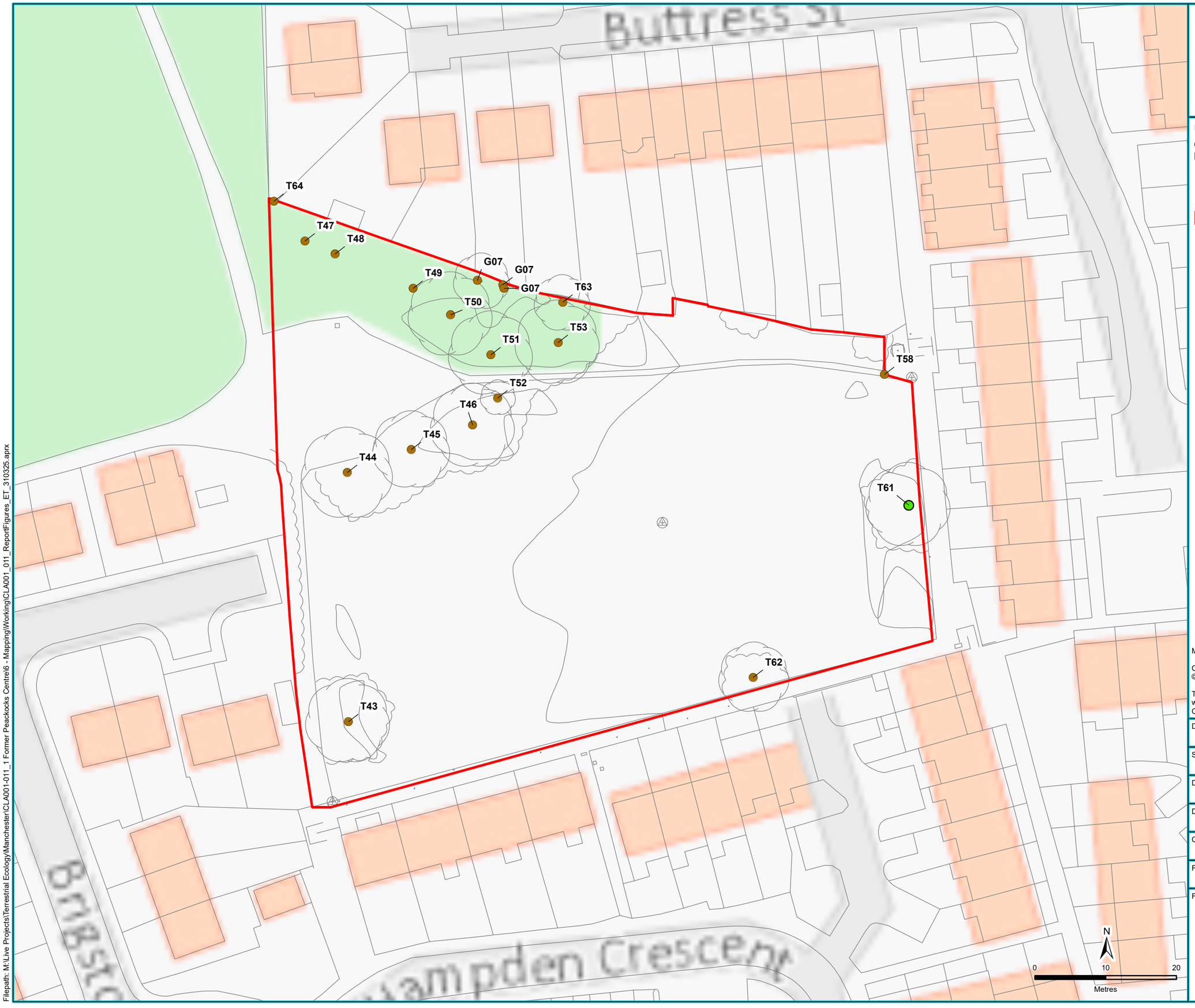
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Figure Number	4A

Figure Title

Ground Level Tree Roosts Assessment Results (Former Peacock Centre)



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Legend

Overall Suitability of Tree to Support Roosting Bats

- PRF
- None
- Site Boundary

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Client	Clarion Housing Group
Figure Number	4B
Figure Title	Ground Level Tree Roosts Assessment Results (Pipewell Avenue)



Photograph 1: Site A u1c-1 (10, 82) - Artificial unvegetated, unsealed surface (scattered scrub, vacant or derelict ground).



Photograph 2:Site A u1c-2 (10, 32, 82, 509) - Artificial unvegetated, unsealed surface (scattered scrub, scattered trees, vacant / derelict ground, abandoned)



Photograph 3: Site A u1c-3 - Artificial unvegetated, unsealed surface



Photograph 4: Site A u1c-4 - Artificial unvegetated, unsealed surface



Photograph 5: g3c-2 (10, 82) - Other neutral grassland (scattered scrub, vacant or derelict ground)



Photograph 6: Site A g3c-3 (10, 32) - Other neutral grassland (scattered scrub, scattered trees).

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Figure Number: Figure 5a		Drawn: OS / Checked: CS	
Figure Title: Photographs of Former Peacock Centre		Date: 25/04/2025	



Photograph 7: Site A h3h-1 (32, 82) - Mixed scrub (scattered trees, vacant or derelict land).



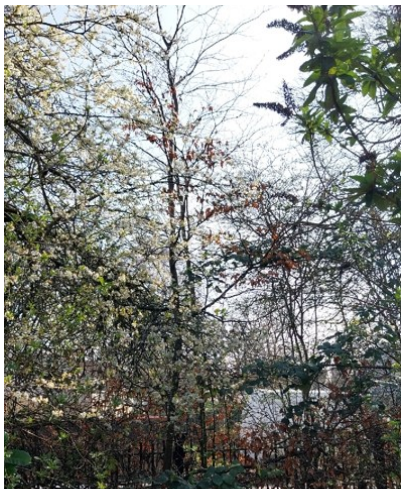
Photograph 8: Site A h3h-2 (32, 82) - Mixed scrub (scattered trees, vacant or derelict land).



Photograph 9: Site A h3j-2 (10, 82) - Willow scrub (scattered scrub, vacant or derelict land).



Photograph 10: Site A s-1 (10, 82) - Sparsely vegetated land (scattered scrub, vacant or derelict land).



Photograph 11: Site A Urban tree (T22) locatedo the eastern boundary



Photograph 12: Site A. TN1—magpie nest located in a tree on the eastern boundary.

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Figure Title: Photographs of Former Peacock Centre		Date: 25/04/2025	



Photograph 13: Site A. TN2—mammal path located in the southern-western corner.



Photograph 14: Site A. TN2— suspected wall cotoneaster (*Cotoneaster horizontalis*) located within u1c-4.

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Figure Title: Photographs of Former Peacock Centre	Date: 25/04/2025	



Photograph 1: g4-1 (32, 806) - Modified grassland (scattered trees, urban park).



Photograph 2: Urban tree (T44 silver birch).



Photograph 3: h3h—Bramble scrub



Photograph 4: TN4 - Bird nest



Photograph 5: TN5—Native bluebell



Photograph 6: TN6—Cotoneaster species (*Cotoneaster* sp.)

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Figure Title: Photographs of Pipewell Avenue		Date: 28/04/2025	



Photograph 1: T7—Lifted bark



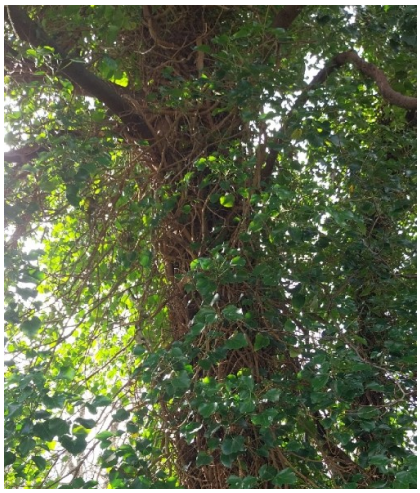
Photograph 2: T1—Tear leading into cavity



Photograph 3: T18—Tree cavity



Photograph 4: T18—Tree cavity



Photograph 5: T27—Ivy

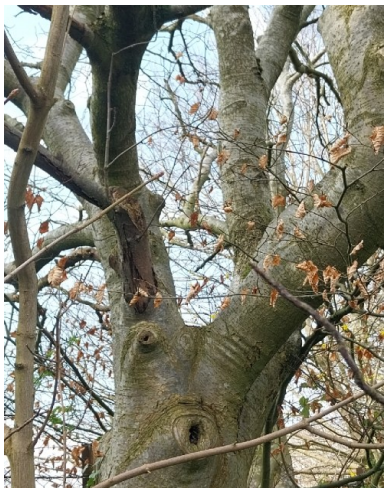


Photograph 6: T28—Ivy

Client: Clarion Housing Association Limited		Drawing Ref: CLA001-011-001	Thomson environmental consultants www.thomsonec.com enquiries@thomsonec.com
Figure Number: Figure 7a		Drawn: OS / Checked: CS	
Figure Title: Ground Level Tree Assessment Photographs		Date: 28/04/2025	



Photograph 7: T29—Callus roll with potential cavity and lifted bark



Photograph 8: T29—Callus roll with potential cavity and lifted bark



Photograph 9: T33—Ivy



Photograph 10: T37—Ivy



Photograph 11: T61—Callus roll and potential cavity

Client: Clarion Housing Association Limited		Drawing Ref: CLA001-011-001	Thomson environmental consultants www.thomsonec.com enquiries@thomsonec.com
Figure Number: Figure 7b		Drawn: OS / Checked: CS	
Figure Title: Ground Level Tree Assessment Photographs		Date: 28/04/2025	

2. Introduction

2.1 Context

2.1.1 This report presents the findings of a Preliminary Ecological Appraisal (PEA) undertaken as an initial step to identify potential ecological constraints relating to the project proposal for the construction of 79 homes on a site in Gorton, Manchester. The site is split into two parcels; 'Former Peacock Centre' is approximately 0.8ha (see Figure 1a) and 'Pipewell Avenue' is approximately 0.5ha (see Figure 1b).

2.1.2 During the ecological desk study, designated sites and priority habitats[1] for nature conservation are identified within a defined study area of the proposed works and the potential of the project to affect those sites and habitats is discussed. Records for protected species and species of conservation concern[2] are collated to identify potential effects of the project and inform requirements for further surveys if necessary. During the habitat survey undertaken by a suitably qualified ecologist, the habitats present on the site were identified and mapped to determine the baseline biodiversity metric value for the site and the suitability of the site to support protected species and species of conservation concern.

2.1.3 The report has been prepared by Thomson Environmental Consultants on behalf of Clarion Housing Association Ltd.

2.2 Project Description

2.2.1 Clarion Housing Association Ltd is preparing a planning proposal to construct 55 homes on a site in Gorton, Manchester. The site is split into two parcels, the Former Peacock Centre (central Grid Reference: SJ 88322 96605) and Pipewell Avenue (SJ 88322 96605). The project will require vegetation clearance to allow for construction, including removal of the scrub habitats and some losses of individual trees. The timing and duration of the works is not known at the time of writing. The proposals are hereafter referred to collectively as 'the works'.

2.2.2 The project will require planning consent from Manchester City Council.

2.3 Site Description

The Former Peacock Centre

2.3.1 The Former Peacock Centre is a former school that has since been demolished. At the time of survey, it was comprised of what was once the hard standing of the school grounds and building footprints, which has been succeeded by other neutral grassland, willow scrub, mixed scrub and sparsely vegetated land. Areas of what were once hard standing have degraded and become

[1] Priority habitats are habitats listed on the Section 41 list of the Natural Environment and Rural Communities Act 2006 (the NERC Act) as Habitats of Principal Importance in England or listed in local Biodiversity Action Plans.

[2] Species of conservation concern are species identified on published lists as being rare, vulnerable or declining. This includes priority species which are species which are listed on the Section 41 list of the NERC Act as Species of Principal Importance in England or species which are listed in local biodiversity action plans. Protected species are species protected under legislation.

unsealed over time, leading to areas of artificial unvegetated, unsealed surface. Individual trees were scattered along the boundary of the site.

2.3.2 The Former Peacock Centre is bordered to the north by Gorton Lane, to the north of which is an industrial estate. Residential estates are present surrounding the site immediately to the east and south and Taylor Street Playing Fields borders to the west.

Pipewell Avenue

2.3.3 Pipewell Avenue is located approximately 60m to the south of the Former Peacock Centre, on the other side of Buttress Street. At the time of survey, consisted of modified grassland, bramble scrub, developed land; sealed surface and individual trees. It forms the south-eastern corner of Taylor Street Playing Fields and is surrounded by residential estates.

2.3.4 The areas impacted by the works (Former Peacock Centre and Pipewell Avenue) are hereafter referred to collectively as 'the site'.

2.4 The Brief and Objectives

2.4.1 Thomson Environmental Consultants Ltd was commissioned by Clarion Housing Association Ltd on 11th March 2025 to undertake a PEA for the project, including:

- An ecological desk study including identification of statutory and non-statutory designated sites for nature conservation, ancient woodland, priority habitats, and records of important species within an appropriate study area, using data purchased from the Local Biological Record Centre and other published data sources;
- A habitat survey of the site by a suitably qualified ecologist using the UK Habitat Classification methodology (V2). The habitat survey will include an assessment of the potential of the habitats on site to support protected species and species of conservation concern;
- A condition assessment of each on-site habitat parcel using DEFRA's statutory biodiversity metric methodology in order to collect data to inform baseline biodiversity net gain calculations;
- A ground level inspection of trees within the site to estimate (as far as can be achieved from ground level) which trees are suitable for roosting bats, or require increased survey effort to confirm suitability. Informing next phase surveys such as above ground Potential Roost Feature (PRF) inspection. The survey method will be based on Bat Conservation Trust guidelines (4th Edition) (Collins, J. (ed), 2023), conducted by a Natural England Level 1 Class Survey Licence holder (or above) / BCT Level 2 / CIEEM 'Capable'.
- A combined report supported by appropriate digitised mapping that details the methods and results, any consideration of any relevant legislation and planning policies, with recommendations for necessary compliance measures and for any further surveys that are required. The report will include a calculation of the site's baseline biodiversity units.

2.4.2 The objective of the appraisal was to identify constraints and opportunities related to ecology and biodiversity with respect to the proposed development of the site as detailed in the project description. The objective of the GLTA was to assess the potential of the trees on site to support

roosting bats, and therefore identify further constraints with respect to the proposed development.

2.5 Limitations

2.5.1 This report is based on the development boundary and layout shown on "B100705-AD 1000 N Pro Site OTP A". Subsequent changes may result in a requirement to reassess the potential impacts of the development and the requirements for avoidance, mitigation and enhancement.

2.5.2 The species data collated during the desk study is mainly derived from records submitted by members of the public and *ad hoc* surveys undertaken by volunteers. Therefore, it should not be taken as a definitive list of the protected species and other species of conservation concern that occur in the local area.

2.5.3 The GLTA was conducted from the ground only using binoculars to assist the surveyor. It is known that a quarter of bat tree roosts are likely to be invisible from the ground, therefore there is potential to miss potential roosing features. As such, trees were only assessed as ‘none’ where they could be fully inspected from the ground. Further assessment was recommended where trees could not be fully inspected if impacts cannot be avoided.

2.5.4 Tree numbers have been based on the Arboricultural Survey (Thomson, 2025). As some trees were included within the Arboricultural Survey that are outside of the site boundary, and are therefore not relevant to this report, they have been excluded and some tree numbers are missing from the report and drawings. In addition, some trees in the arboricultural survey were labelled as “G02”, being grouped together based on their close proximity to each other. As such there are some replicate numbers (G02, G04 and G07) which refer to trees within the same tree group.

2.5.5 A cotoneaster plant was identified in both parcels. This was not identified to species level, and it was recommended that a return visit within the optimal botanical period for surveying cotoneaster species is carried out to identify it to species level. This will determine whether the species is a Schedule 9 Invasive Non-Native Species (INNS).

3. Planning Policy and Legislation

3.1.1 National legislation and planning policy, and local policies, relating to ecology and biodiversity, relevant to the proposed works, are summarised below.

3.1.2 This report refers to 'ecological features' which include:

- Statutory designated sites for nature conservation;
- Non-statutory designated sites for nature conservation;
- Priority habitats for nature conservation, including ancient woodland;
- Protected species;
- Species of conservation concern; and
- Invasive non-native species.

Designated Sites

3.1.3 Designated sites for nature conservation are protected under UK legislation. Sites can be classified according to their levels of conservation importance. Sites may be considered of international, national or local conservation importance. Internationally important sites receive the highest level of protection.

3.1.4 Non- statutory designated sites, such as Sites of Nature Conservation Interest (SNCI), Sites of Interest to Nature Conservation (SINC) and Local Wildlife Sites (LWSs) are of local importance. These sites are not protected under legislation. However, local authorities take account of local sites when formulating local plans and when considering planning applications.

3.1.5 The importance of sites of biodiversity value, considered to be synonymous to 'designated sites' is also recognised in Paragraph 187 of the NPPF which states that '*Planning policies and decisions should contribute to and enhance the natural and local environment by: a) 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).*'

3.1.6 Policy EN15 of the Manchester Core Strategy states that '*The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city, particular consideration will be given to:*

- *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.*'

3.1.7 Policy EN15 also states that '*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.*'

Priority Habitats

3.1.8 In this report priority habitats for nature conservation include:

- Habitats of Principal Importance listed under Section 41 of the NERC Act;
- Habitats listed under Local Biodiversity Action Plans (LBAPs); and
- Ancient woodland.

3.1.9 Habitats of Principal Importance are listed under the NERC Act. Under Section 41, the Secretary of State must publish a list of the types of habitat which in their opinion are of principal importance for the purpose of conserving biodiversity.

3.1.10 Section 40 of the Act places a duty on all public bodies, including planning authorities, to have regard for biodiversity in exercising their functions. Planning authorities should have particular regard to the Habitats of Principal Importance (henceforth referred to as priority habitats) listed under Section 41 of the Act which should be treated as a material consideration in the planning process.

3.1.11 Paragraph 192 of the NPPF states that to protect and enhance biodiversity and geodiversity, plans should '*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*.' The NPPF defines 'priority habitats and species' as '*Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006'*.

3.1.12 Some habitats are described as 'irreplaceable habitat'. The NPPF describes these as habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees[3], blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

3.1.13 Ancient woodland is any area that has been wooded continuously since at least 1600AD[4]. Paragraph 193(c) of the NPPF states that *'When determining planning applications, local planning authorities should apply the following principles: c) 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 reasons and a suitable compensation strategy exists…*"

3.1.14 Policy EN15 of the Manchester Core Strategy states that *'The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city, particular consideration will be given to:*

- *Priority habitats found within Manchester, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP).*
- *Policy EN15 also states that '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*

[3] https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions
[4] Ancient woodland includes 'ancient semi-natural woodland' (ASNW) and 'plantations on ancient woodland sites' (PAWS).

such as the Mersey, Medlock and Irk river valleys, the canals and disused railway lines and areas of managed greenspace particularly in parks.'

Protected Species

3.1.15 Rare and declining plant and animal species in the UK are generally protected under national legislation.

3.1.16 Species protected under the Habitat Regulations[5] receive the highest level of protection in the UK. These species can be considered to be of international importance because they are rare or declining in Europe as well as in the UK. These species are not only protected from killing and injury, but their breeding sites and resting places are also protected. These species include:

- Great crested newt (*Triturus cristatus*), natterjack toad (*Epidalea calamita*) and pool frog (*Pelophylax lessonae*);
- Sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*);
- All bat species;
- Hazel dormouse (*Muscardinus avellanarius*) and otter (*Lutra lutra*);
- Large blue butterfly (*Phengaris arion*) (eggs, caterpillars, chrysalises and adults);
- Fisher's estuarine moth (*Gortyna borelii*) (eggs, caterpillars, chrysalises and adults); and
- Little ramshorn whirlpool snail (*Anisus vorticulus*).

3.1.17 For the species listed above the Habitats Regulations, makes it an offence to:

- Deliberately kill, injure, disturb or capture them;
- Deliberately take or destroy their eggs;
- Damage or destroy their breeding sites and resting places[6]; and
- Possess, control or transport them (alive or dead).

3.1.18 The WCA also offers protections. In addition to the species listed above, which also receive some protection under the WCA (Section 9 (1)), protection under this legislation is given to prevent intentional (or reckless in Scotland) killing and injury[7] of:

- Common lizard (*Zootoca vivipara*), slow worm (*Anguis fragilis*), adder (*Vipera berus*) and grass snake (*Natrix helvetica*);
- All wild birds; and
- Water vole (*Arvicola amphibius*).

3.1.19 The WCA also provides additional protection for some species also protected under the Habitats Regulations. These species include GCN, sand lizard, smooth snake, bats, dormouse, otter, large blue butterfly, Fisher's estuarine moths, little ramshorn whirlpool snails whereby it is also an offence under the WCA to intentionally or recklessly:

- Disturb while they occupy a structure or place used for shelter or protection; and
- Obstruct access to a place of shelter or protection.

[5] These species are often referred to as European Protected Species (EPS) because the requirement to protect them under national legislation originally derives from the fact that these species are listed under the European Habitats Directive

[6] This applies even if the species is not present at the time when the damage or destruction occurs.

[7] The WCA also protects many species from activities related to their sale, including: selling, offering for sale, possessing or transporting for the purpose of the sale or publishing advertisements to buy or sell a protected species (WCA Section 9 (5)).

3.1.20 In the case of birds, as well as birds being protected from killing or injury, it is also an offence to take, damage or destroy a nest that is in use or being built, and to take or destroy eggs. Additional protection applies to specific birds listed in Schedule 1 of the WCA, meaning it is also an offence to intentionally or recklessly disturb these species when: on, or near a nest containing eggs or young; when it's building a nest; or when the nest is active with dependent young.

3.1.21 Water vole, freshwater pearl mussel (*Margaritifera margaritifera*) and invertebrate species are also protected under Schedule 5 of the WCA, making it an offence to intentionally: kill, injure or take them; and possess or control them (alive or dead). It is also an offence to intentionally or recklessly: damage or destroy a structure or place used for shelter or protection; disturb them in a place used for shelter or protection; or obstruct access to a place used for shelter or protection.

3.1.22 Badger (*Meles meles*) receive protection under the Protection of Badgers Act 1992. Whereby it would be an offence to: take, injure or kill a badger - or attempt these actions; treat a badger cruelly; interfere with a badger sett; possess or control a live badger; or mark or ring a badger.

3.1.23 Other mammal species including rabbit (*Oryctolagus cuniculus*), fox (*Vulpes vulpes*) and hedgehog (*Erinaceus europaeus*) are protected under the Wild Mammals (Protection) Act 1996, which makes it an offense to inflict any unnecessary suffering, including crushing or asphyxiation of a wild mammal.

3.1.24 Under the WCA, it is an offence to intentionally uproot any wild plant without the landowner's consent. For the majority of plants, fungi and lichen listed on Schedule 8 of the WCA, it is an offence to intentionally pick, uproot or destroy them, unless it could not be reasonably avoided (i.e. it was an incidental result of a lawful action).

3.1.25 Some plants are listed on Schedule 5 of the Habitat Regulations. For these species it is an offence to: deliberately pick, collect, cut, uproot or destroy them; or possess, control or transport them (alive or dead).

3.1.26 Policy EN15 of the Manchester Core Strategy states that *'The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the city, particular consideration will be given to:*

- *Protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP).'*

Species of conservation concern

3.1.27 Other rare or declining species may not receive strict legal protection but may be recognised on published lists as species of conservation concern that should be protected as a matter of best practice.

3.1.28 Under Section 41 of the NERC Act, the Secretary of State must publish a list of the living organisms which in the Secretary of State's opinion are Species of Principal Importance for the purpose of conserving biodiversity. Planning authorities are required to have particular regard to these species and treat them as a material consideration in the planning process. Consideration of species of conservation concern during development projects is a requirement of the NERC Act which states that any '*public authority must, in exercising its functions, have regard… to the*

purpose of conserving biodiversity' and '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*.'

3.1.29 Species of Principal Importance or species listed on Local Biodiversity Action Plans (LBAPs) are henceforth referred to as 'priority species'.

3.1.30 Most protected species are also listed as Species of Principal Importance, including:

- Species of amphibian not protected from killing and injury under the WCA but listed as species of principal importance including common toad (*Bufo bufo*);
- All native reptile species in England;
- Otter, water vole, hazel dormouse and several species of bat;
- Many invertebrates, including white-clawed crayfish; and
- Many species of fish, bird, plant, fungi and lichen.

3.1.31 Amber / Red listed species are also considered as species of conservation concern, most notably:

- Rare or declining bird species listed as Red or Amber in the Birds of Conservation Concern (BoCC) (Stanbury *et al.*, 2021); and
- Rare or declining plant species listed as Near Threatened (NT), Vulnerable (VU), Endangered (EN) or Critically Endangered (CR) under A Vascular Plant Red List for England (Stroh *et al.*, 2014).

Invasive Non-Native Plant Species

3.1.32 Invasive non-native plants are those listed as species of special concern because they have the potential to cause severe problems for native UK plants and the environment.

3.1.33 The relevant legislation on invasive plant species is:

- Schedule 9 of the WCA; and
- Schedule 2 of the Invasive Alien Species (Enforcement and Permitting) Order 2019, which gives effect to EU regulations on the prevention and management of the spread of invasive alien species.

3.1.34 Both make it an offence to "*plant or otherwise cause to grow in the wild*" any plant species listed.

Biodiversity Net Gain

3.1.35 The NERC Act states that any '*public authority must, in exercising its functions, have regard… to the purpose of conserving biodiversity' and 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.'

3.1.36 Paragraph 187 of the NPPF states that '*Planning policies and decisions should contribute to and enhance the natural and local environment by: … d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*'.

3.1.37 Paragraph 193 of the NPPF states that: '*When determining planning applications, local planning authorities should apply the following principles:*

a) 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'; and

d) 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'.

3.1.38 The Environment Act 2021 provides a framework to improve and protect the natural environment and is overseen by the Office for Environmental Protection. One of the provisions of the Act is the mandatory requirement for most new developments to provide a 10% net gain in biodiversity. Both onsite and offsite enhancements will need to be maintained for a period of at least 30 years following completion of a development.

3.1.39 Policy EN15 of the Manchester Core Strategy states *'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.'*

4. Desk Study

4.1 Methods

4.1.1 A study area was defined to cover the site and all land within a 2km buffer area. Records for designated sites were sought for the full 2km study area. Records for priority habitat, ancient woodland, protected species, species of conservation concern and invasive non-native species were sought for a 1km study area. An additional study area with a 250m buffer area was used for the identification of waterbodies. A check also was undertaken to determine whether the development is located within a catchment subject to nutrient neutrality advice. The site location and study areas are shown on Figure 2a and Figure 2b.

4.1.2 These search areas for biological records were deemed to be suitable based on the zone of influence for the works. The zone of influence for a project is defined as the area over which ecological features may be subject to significant effects as a result of the proposed project and associated activities (CIEEM, 2017).

4.1.3 Sources of information are detailed in Table 4-3 as follows:

Table 4-3: Sources of desk study data

Source	Summary of Information Provided
Greater Manchester Local Record Centre	Non-statutory designated sites and species records. Requests for information were sent on 21st March 2025. Results were received on 4th April 2025.
The Multi-Agency Geographical Information for the Countryside (MAGIC)	Locations of waterbodies, statutory designated sites, protected species licence returns and priority habitats (including ancient woodland).
Ordnance Survey (OS) mapping	The presence of running (rivers and streams) and standing (lakes, ponds and ditches) waterbodies.
Natural England	Nutrient neutrality catchment zone data

4.1.4 Results were filtered to include only those relevant to the study area and only those recorded in the last ten years. Results are presented in the following section.

4.1.5 Potential ecological constraints identified as a result of the desk study are presented in Section 7.

4.2 Results

4.2.1 The results of the desk study are summarised below and shown on Figure 2a and Figure 2b.

Nutrient Neutrality

4.2.2 The site is not located within a catchment subject to nutrient neutrality advice.

Designated Sites

4.2.3 There are no statutory designated sites within the study area.

4.2.4 There are two non-statutory designated sites within the study area: Ashton Canal (West) and Ashton Canal (East) Sites of Biological Importance (SBI). Details of non-statutory designated sites are given in Table 4.2 and the locations are given on Figure 2a and 2b.

Table 4-4 Designated sites within the study area - Sites of Biological Importance (SBIs)

Site name and designation	Description	Central Grid Reference	Distance (km) and Orientation to Site	
			Former Peacock Centre	Pipewell Avenue
Ashton Canal West SBI	No description available. The site comprises Ashton Canal.	SJ 87018 98443	1.49 North	1.66 North
Ashton Canal East SBI	No description available. The site comprises Ashton Canal.	SJ 91415 97781	1.51 North East	1.66 North East

Ancient Woodland Outside Designated Sites

4.2.5 There were no parcels of ancient woodland recorded within the study area.

Other Priority Habitats Outside Designated Sites

4.2.6 Two types of priority habitat were identified within the study area. The habitats comprise open mosaic habitats on previously developed land and deciduous woodland. The habitats are summarised in Table 4.3 and the locations are shown on Figure 2a and Figure 2b.

Table 4-5: Priority habitats within the study area

Priority Habitat Type	Number of Parcels in Buffer	Grid Reference of Nearest Parcel	Distance to Site of Nearest Parcel	
			Former Peacock Centre	Pipewell Avenue
Deciduous woodland	21	SJ 88640 96969	410 m	540m
Open mosaic habitat	16	SJ 87932 96576	273 m	282m

Waterbodies

4.2.7 No waterbodies were recorded within the 250m study area.

Protected Species and Species of Conservation Concern

4.2.8 A total of 124 records of 13 protected species and species of conservation concern were identified within the study area. Details of the species are given in Table 4.4. Grid references are provided for a maximum 100m resolution or reduced to this resolution when a higher accuracy grid was included.

4.2.9 The closest records were all returned from the same location (SJ 88639670) in 2021, approximately 270m from site.

Table 4-6: Species records derived from the desk study

Common Name	Scientific Name	Habitat Regs[8]	WCA[9]	National Priority Species [10]	Local Priority / BAP Species	Other [11]	No. of Records
Terrestrial Mammal							
Badger	*Meles meles*					Protection of badger act 1982	3
Common Pipistrelle	*Pipistrellus pipistrellus*	Annex 4	Sch 5		Y		78
Hedgehog	*Erinaceus europaeus*			Y			1
Myotis sp	*Myotis* sp.	Annex 4	Sch 5	Y	Y		4
Pipistrelle sp	*Pipistrellus* sp.	Annex 4	Sch 5	Y	Y		2
Soprano Pipistrelle	*Pipistrellus pygmaeus*	Annex 4	Sch 5	Y	Y		11
Bird							
Bullfinch	*Pyrrhula pyrrhula*			Y		Amber	11

[8] Conservation of Habitats and Species Regulations 2017, as amended

[9] Wildlife and Countryside Act 1981, as amended

[10] Species of Principal Importance within the relevant country of the United Kingdom.

[11] Other relevant policy and legislation including: BoCC: Birds of Conservation Concern 5: the status of all regularly occurring birds in the United Kingdom, Channel Islands and the Isle of Man (Stanbury et al., 2021) indicated as Red or Amber; A Vascular Plant Red List for England (Stroh et al., 2014) indicated as Near Threatened (NT), Vulnerable (VU), Endangered (EN) or Critically Endangered (CE); and the Protection of Badgers act 1992 indicated as PBA.

Dunnock	*Prunella modularis*			Y		Amber	1
Herring Gull	*Larus argentatus*			Y		Red	1
House Sparrow	*Passer domesticus*			Y		Red	4
Kingfisher	*Alcedo atthis*		Sch 1				1
Song Thrush	*Turdus philomelos*			Y		Amber	1
Starling	*Sturnus vulgaris*			Y		Red	6

Invasive Non-Native Species

4.2.10 There were no records of invasive non-native species recorded within the study area for the Former Peacock Centre and Pipewell Avenue.

5. Habitat Survey

5.1 Methods

5.1.1 A survey area was defined as an area that encompassed the site boundary. The survey area is shown on Figure 3a and Figure 3b.

5.1.2 A survey using the UK Habitat Classification system (UKHab) (UKHab Ltd, 2023) was conducted throughout the survey area. This is a nationally recognised habitat classification system that is compatible with the Defra statutory metric for calculating biodiversity net gain values (Defra, 2023a).

5.1.3 The UKHab has five hierarchical levels and includes the identification of priority habitats and Annex I habitats as listed under the European Habitats Directive. The five levels are:

- Level 1 – Biomes/major ecosystems (terrestrial, freshwater and coastal);
- Level 2 – Ecosystem types (i.e. woodland, grassland, heathland and scrub);
- Level 3 – Broad Habitats, based on those of the UK Biodiversity Action Plan (UKBAP);
- Level 4 – Habitats, including priority habitats; and
- Level 5 – Habitats, including Annex I habitats.

5.1.1 During the field survey, the habitats in the survey area were mapped to the highest level possible, usually level four or five and a distinct parcel identifier is added so that two separate parcels of the same habitat type can be clearly distinguished. An example of habitat labelling is as follows:

- g3c – Other neutral grassland (mapped to Level 4)
- g3c5 – Arrhenatherum neutral grassland (mapped to Level 5)
- g3c5-1 - Arrhenatherum neutral grassland (mapped to Level 5 with parcel identifier)

5.1.2 In addition, non-hierarchical secondary codes were used to provide supplementary information.

5.1.3 Table 5-7 below shows the meta-data used for this survey.

Table 5-7: Habitat survey meta-data

Scope and purpose of the survey	Preliminary Ecological Appraisal (PEA)
Area surveyed	See survey boundary on Figure 3a and 3b
Edition of UKHab used	UKHab-Professional (V2)
Minimum Mapping Unit (MMU)	25m^2 for areas, 5m for linear features
Level of UKHab Primary Hierarchy used	Level 5, where possible
List of Secondary Code groups recorded	All secondary codes
Additional attributes recorded	Habitat condition assessment, Ground Level Tree Assessment
Map projection and units	See Figure 3a and 3b
Date of survey	24th March 2025

Organisation and individual undertaking the survey	Thomson Environmental Consultants Callum Salter BSc
References for any existing datasets that have been used	Desk study from GMLRC Ordnance Survey (OS) maps and aerial imagery www.magic.gov.uk

5.1.4 The dominant and readily identified species of higher plant species from each habitat type within the survey area were recorded and their abundance was assessed on the DAFOR scale:

- D Dominant
- A Abundant
- F Frequent
- O Occasional
- R Rare

5.1.5 These scores represent the abundance within the defined area only and do not reflect national or regional abundances. Plant species nomenclature follows Stace (2019).

5.1.6 Target notes were made for any features that were too small to map but were of particular ecological interest.

5.1.7 Incidental records of fauna were also made during the survey and the habitats identified were evaluated for their potential to support protected species and other species of conservation concern, including priority species. However, no specific faunal surveys were undertaken.

5.2 Results

Habitats and Flora

5.2.1 The habitats, as they appeared at the time of the survey, are described in Table 5.2 and 5.3 below and their distribution is shown on Figure 3a and 3b. A full species list for each habitat is provided in Appendix 1 and the full habitat condition assessment sheets for relevant habitat types are provided in Appendix 2.

5.2.2 Photographs of the Former Peacock Centre are shown on Figure 5. Photographs of Pipewell Avenue are shown on Figure 6.

Table 5-8: UKHab Survey Results – Former Peacock Centre

UKHab Code/Name	Secondary codes	Description, Value and Condition	Area (ha)
u1c-1 Artificial unvegetated, unsealed surface	10 – Scattered scrub 82 – Derelict land	A large area of artificial unvegetated, unsealed surface can be found towards the centre of the site. The peripheries of this habitat were vegetated and included occasional butterfly bush (*Buddleja davidii*), cherry laurel (*Prunus laurocerasus*), willowherb species (*Epilobium* sp.), ribwort plantain (*Plantago lancelota*), creeping bent (*Agrostis stolonifera*), white clover (*Trifolium repens*) and common ragwort (*Jacobaea vulgaris*). This habitat does not require a condition assessment within the statutory metric.	0.19
u1c-2-4 Artificial unvegetated, unsealed surface	10 – Scattered scrub 32 – Scattered trees 82 – Derelict land	Towards the north of the site is another area of artificial unsealed, unvegetated land, and the peripheries lead into willow scrub, grasslands and sparsely vegetated land. Species include occasional red fescue (*Festuca rubra*), white clover, creeping bent, ribwort plantain, common ragwort, willow species (*Salix* sp.) and dandelion (*Taraxacum* agg.). This habitat does not require a condition assessment within the statutory metric.	0.16
g3c-1 – 2	10 – Scattered scrub 82 – Vacant or derelict land	Two smaller areas of grassland are present towards the centre of the site. Both areas of grassland were bunds, which appeared to have been formed by soil moved by heavy machinery. Scattered scrub was present on the bunds. Species include abundant creeping bent, frequent red fescue and occasional dogwood (*Cornus* sp.), willow, common ragwort, butterfly bush, herb Robert (*Geranium robertianum*), pendulous sedge (*Carex pendula*), colt's foot (*Tussilago farfara*) and bramble (*Rubus fruticosus* agg.). Both parcels were assessed as being of 'poor' condition, being marked down for not being a good representation of the habitat, the percentage of scrub cover being >5%, for species indicative of sub-optimal condition or damage or non-native species being present and for less than 10 vascular species per m2 being	0.05

UKHab Code/Name	Secondary codes	Description, Value and Condition	Area (ha)
		present.	
g3c-3 Other neutral grassland	10 – Scattered scrub 32 – Scattered trees	Another, larger area of grassland is present towards the south-west of the site. This comprised of grass species that had colonised the hard standing below. Species include abundant red fescue, frequent birch species (*Betula* sp.) and occasional butterfly bush, ground ivy (*Glechoma hederacea*) and sedge species (*Carex* sp.). This habitat was assessed as being of 'poor' condition, being marked down for not being a good representation of the habitat, not having a varied sward height and the percentage of scrub cover being >5%.	0.15
h3h-1-2 Mixed scrub	32 – Scattered trees 82 – Vacant or derelict ground	A parcel of mixed scrub is present on the eastern boundary, with another larger parcel along the south-east and southern boundary. Species included frequent willow species, butterfly bush, bramble and cherry laurel with occasional field maple (*Acer campestre*), hawthorn (*Crataegus monogyna*), pendulous sedge and willowherb species. Rare English bluebell (*Hyacinthoides non-scripta*) was also present within this habitat. Both parcels of mixed scrub were assessed as being of 'poor' condition, being marked down for not being a good representation of the habitat, not having an absence of non-native species, and not having a well-developed edge.	0.14
h3j-1-2 Willow scrub	32 – Scattered trees 82 – Vacant or derelict ground	Two parcels of willow scrub are present on site along the western boundary. Species include abundant willow species, with frequent butterfly bush and alder species (*Alnus* sp.), occasional dogwood, birch species, pendulous sedge, creeping bent and wood avens (*Geum urbanum*). This habitat was assessed as being of 'poor' condition, being marked down for not being a good representation of the habitat, not having a varied age structure, non-native species being present, no well-developed edge and no clearings or rides.	0.09
u1f-1	10 – Scattered	A small area of sparsely vegetated land was present in the north-eastern corner of the site, which contained	0.003

UKHab Code/Name	Secondary codes	Description, Value and Condition	Area (ha)
Sparsely vegetated urban land	scrub 82 – Vacant or derelict land	ephemeral vegetation. Species were dominated by moss species, with frequent willow species and butterfly bush and occasional red fescue. This habitat was assessed as being of 'good' condition, passing all attributes within the condition assessment.	
u1f-1 Sparsely vegetated urban land	10 – Scattered scrub 82 – Vacant or derelict land	Another small area of sparsely vegetated land was present towards the western boundary. This also contained ephemeral vegetation, and species were dominated by moss species, with frequent willow species and butterfly bush and occasional red fescue. This habitat was assessed as being of 'moderate' condition, being scored down for having invasive non-native plant species present.	0.003
Urban tree	-	Urban trees are scattered around the periphery of the site, comprising beech (*Fagus sylvatica*), cherry (*Prunus avium*), cockspurthorn (*Crataeugus crus-galli*) and sycamore (*Acer pseudoplatanus*). These trees were assessed as being of 'poor' condition, being scored down for a range of reasons such as not having ecological niches, not being a native species and not being mature.	0.05
Urban tree	-	Urban trees are scattered around the periphery of the site comprising cherry, hawthorn, Norway maple, whitebeam (*Sorbus aria*), field maple, goat willow (*Salix caprea*), alder, Leyland cypress (*Cupressus leylandii*). These trees were assessed as being of 'moderate' condition, being scored down for a range of reasons that include not having ecological niches, not being a native species and not being mature. See Appendix 2 for full condition assessment.	0.21
Urban tree	-	Urban trees are scattered around the periphery of the site and comprise cherry, whitebeam and hawthorn.	0.08

UKHab Code/Name	Secondary codes	Description, Value and Condition	Area (ha)
		These trees were assessed as being of 'good' condition, being scored down for a range of reasons that include not having ecological niches, not being a native species and not being mature. See Appendix 2 for full condition assessments.	

Table 5.3: UKHab Survey Results – Pipewell Avenue

UKHab Code/Name	Secondary codes	Description, Value and Condition	Area (ha)
g4-1 Modified grassland	32 – Scattered trees 806 – Urban park	The southern parcel of the site is comprised mostly modified grassland. Fly-tipping was present throughout the area. Species included dominant perennial rye-grass (*Lolium perenne*), and occasional white clover, greater plantain (*Plantago major*), daisy (*Bellis perennis*), fescue species and ribwort plantain. This habitat was assessed as being of 'poor' condition within the statutory metric, being marked down for not having 6-8 species per m2 and cover of bare ground.	0.49
h3d-1 Bramble scrub	822 – Recreation ground 32 – Scattered trees	An area of bramble scrub is present along the northern boundary of Pipewell Avenue. This is dominated by bramble, with occasional English bluebell, willowherb species and common nettle. Bramble scrub does not require a condition assessment in the statutory metric.	0.02
u1b-1 Developed land, sealed surface	-	A footpath splits the site in two, extending along the western boundary and then turning east to meet the eastern boundary.	0.05
Urban tree	-	One small poplar sits on the north-western corner of Pipewell Avenue. This tree was assessed as 'poor' condition within the statutory metric, being scored down for not being a	0.00

UKHab Code/Name	Secondary codes	Description, Value and Condition	Area (ha)
		native species, not being mature and for lacking ecological niches.	
Urban tree	-	More trees scattered across Pipewell Avenue include sycamore, ash (*Fraxinus excelsior*), silver birch and alder. These trees were assessed as being of a 'moderate' condition within the metric, being scored down for not being mature, for lacking ecological niches and for evidence of damage.	0.09
Urban tree	-	More trees scattered across Pipewell Avenue include sycamore, ash, Norway maple, common lime (*Tilia x europea*) and cherry. These trees were assessed as being of 'good' condition, being marked down reasons such as for not being native (sycamore). See Appendix 2 for full condition assessments.	0.18

Fauna

5.2.3 Evidence of magpie (*Pica pica*) was identified on site during the survey. This was in the form of a nest (TN1 of Figure 3a, photograph 12 on Figure 6b) and was found within a tree along the eastern boundary of The Former Peacock Centre. In addition, a mammal run (TN2 on Figure 3a, photograph 13 on Figure 6c) was also identified in the southwestern corner of The Former Peacock Centre, which is considered likely to be fox. A birds nest was also recorded at Pipewell Avenue (TN6 on Figure 3b).

5.2.4 Bird species recorded during the survey include song thrush (*Turdus philomelos*), chiffchaff (*Phylloscopus collybita*), goldfinch (*Carduelis carduelis*), wren (*Troglodytes troglodytes*), robin (*Erithacus rubecula*), blackbird (*Turdus merula*), nuthatch (*Sitta europaea*), and black-headed gull (*Chroicocephalus ridibundus*).

Target Notes

Table 5-9: Target Notes

Target Note	Description	Grid Reference
TN1	Magpie nest	SJ 88360 96624
TN2	Mammal path	SJ 882965
TN3	Cotoneaster species	SJ 88307 96620
TN4	Birds nest	SJ 88275 96504
TN5	Cotoneaster species	SJ 88329 96495

5.3 Potential of Site to Support any Protected Species or Species of Conservation Concern

Former Peacocks Centre

5.3.1 At the Former Peacock Centre, the scrub and tree habitats are considered suitable to support common species of nesting bird. Evidence of nesting birds (magpie) was also recorded.

5.3.2 Four trees at the Former Peacock Centre were also assessed as having potential to support roosting bats, and an additional four were assessed as needing further assessment to determine their suitability (see results of the GLTA survey in Section 6). The trees that line the Former Peacock Centre may also provide some commuting and foraging opportunities for bats as they provide a linear feature. The Former Peacock Centre is connected to limited habitat in the wider area, with the site mainly being surrounded by urban and residential areas. Taylor Street Playing Fields is situated immediately to the west of the site and provides some suitable bat habitat within the trees. The site is also connected to a railway via tree lines on Gorton Road which may provide some opportunities for foraging and commuting bat. More suitable bat habitat (Gorton Reservoirs and Denton Golf Club) are present further afield to the west, separated from the site by urban and residential areas.

5.3.3 In addition to the above, the Former Peacock Centre provides foraging opportunities for badger within the grassland and scrub habitat. The scrub also provides suitable habitat for other mammals including hedgehog.

Pipewell Avenue

5.3.4 Similarly, Pipewell Avenue provides opportunities for nesting bird within the individual trees that are scattered across the grassland, and the bramble scrub found along the northern boundary. A bird nest was also recorded at Pipewell Avenue (TN4 on Figure 3b, Photograph 4 on Figure 7).

5.3.5 One tree at Pipewell Avenue was assessed as being suitable for roosting bats (see results of GLTA in Section 6). Connectivity to other bat habitat within the wider area is as per paragraph 5.3.2.

5.3.6 Pipewell Avenue also provides foraging opportunities for badger within the modified grassland and bramble scrub, which is considered to be sub-optimal given that the modified grassland is managed and kept a short length and the bramble scrub is on a small extent. The scrub may also provide some habitat for other mammals including hedgehog.

6. Ground Level Tree Assessment

6.1 Method

6.1.1 A GLTA was undertaken on all trees present within the survey area. During the assessment a detailed and systematic inspection of the exterior of the tree was undertaken to look for PRFs that could be used by bats. Close-focussing binoculars were used to undertake the assessment.

6.1.2 Features searched for included those in Table 6.1, defined according to Bat Roosts in Trees, (BTHK, 2018):

Table 6.10: PRF types known to be exploited by bats (adapted from Bat Roosts in Trees (BTHK, 2018)):

Disease/Decay Formed PRFs	Damaged Formed PRFs	Association Formed PRFs
Woodpecker holes	Lightning strikes	Fluting
Squirrel holes	Hazard beams	Ivy
Knot holes	Subsidence cracks	
Pruning cuts	Shearing cracks	
Tear outs	Transverse snaps	
Wounds	Welds	
Cankers	Lifting bark	
Compression forks	Desiccation fissures	
Butt rots	Frost cracks	

6.1.3 Information from the arboricultural survey was used to inform the GLTA, including species, tree age, tree condition, diameter at breast height and tree height, plus a photograph of each tree and its location (Thomson, 2025)..

6.1.4 If individual bats were observed, species-level identification (where possible) was conducted using available reference guides including Bats of Britain and Europe (Dietz et al, 2016) and Identifying Bats in Britain and Ireland (Shipman, 2025).

6.1.5 The suitability of potential tree roosting habitat was classified according to the broad categories based on the presence or absence of PRF, as shown in Table 6.2.

Table 6.11: Guidelines for assessing the suitability of trees for bats (Collins(ed), 2023)

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any

Suitability	Description
FAR	Further Assessment Required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

6.1.6 It is known that at least a quarter of bat tree roosts are likely to be invisible from the ground. Therefore, per current guidance, only trees which could be thoroughly visually viewed from the ground with a high level of confidence that potential roost features (PRFs) were not present, were classified as having no suitability for roosting bats.

6.1.7 Where a PRF could be assessed from the ground with a reasonable level of confidence, despite being inaccessible for close inspection (e.g. a desiccation fissure assessed using binoculars and a torch), PRF classifications were estimated, with acknowledgement that further 'truthing' surveys by aerial inspection may be required if impacts proposed.

6.1.8 When all PRFs on a single tree could be fully inspected from the ground by torch or endoscope (as required), such trees were assigned a level of suitability (Table 6.3) or downgraded to 'None' if a full inspection of the feature or features determined them as unsuitable.

Table 6.12: Guidelines for categorising the potential suitability of PRFs in trees (Collins(ed), 2023)

Suitability	Description
PRF-I	PRF is suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Assessment of Commuting and Foraging Habitat Suitability

6.1.9 The suitability of the site to support commuting and foraging bats was assessed in accordance with Table 6.4.

Table 6.13: Suitability of commuting and foraging habitats (from Collins ed, 2023)

Suitability	Commuting and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

6.1.10

Results

6.1.11 A total of four trees were recorded as FAR and five trees were recorded with one or more PRFs. No trees could be confirmed as PRF-I or PRF-M from the GLTA. The full survey results are given in Appendix 3 and a summary is given on Table 6.5. Tree locations are shown on Figure 4a and 4b.

Table 6.14: Summary of ground level tree assessment results

Assessment Result	Tree identification codes	Total No. Trees
Further Assessment Required (FAR)	T27, T28, T33 and T37.	4
Potential Roost Feature (PRF)	T1, T7, T18, T29, T61	5

Assessment of Commuting and Foraging Habitat Suitability

6.1.12 The boundary of the Former Peacock Centre comprises gappy tree lines, that may provide foraging and commuting opportunities for bats. Pipewell Avenue has trees within its boundaries, but these do not form continuous linear features that would generally be used by foraging and commuting bats.

6.1.13 The sites are both connected to a railway line via lines of trees associated with Taylor Street Playing Fields to the north and west, and Gorton Lane further north. Some other urban parks are present within the wider area such as, Gorton Reservoir and Denton Golf Course. However, these are separated from both proposed development sites by expanses of urban and residential areas whereby vegetated gardens provide limited and patchy connectivity.

6.1.14 In addition, both sites are limited in extent (being 0.8ha and 0.5ha), are within an urban setting and are subject to disturbance from the existing boundary lighting.

6.1.15 Suitability of both sites for commuting and foraging bats is therefore assessed as ‘Low’.

7. The Statutory Biodiversity Metric

7.1 Methods

7.1.1 The statutory biodiversity metric quantifies losses and gains in biodiversity in terms of biodiversity units.

7.1.2 The metric calculates the biodiversity value by multiplying the area or length (hectares or kilometre), distinctiveness (habitat type), condition (quality) and strategic significance (local significance for biodiversity) of each habitat parcel. To calculate the biodiversity units which may be achieved post-development, risk multipliers are also introduced to account for difficulty of habitat creation (delivery/risk factor) and time for created habitats to reach target condition (time to target factor). The calculations were carried out using the statutory biodiversity metric calculation tool for calculating biodiversity net gain values (Defra, 2023a).

7.1.3 The baseline biodiversity unit calculation in this report represents the biodiversity value of the site as it currently stands. The anticipated future biodiversity units for the site, following habitat creation and enhancement, have also been determined. The net change in biodiversity units was then calculated by subtracting the number of baseline biodiversity units from the future number of post-development biodiversity units to get the number of biodiversity units that will be created or lost by the proposed works. If this number is positive, the development has achieved biodiversity net gain. If the number is negative, there is a loss.

7.1.4 Area based habitats, hedgerow habitats and river habitats are considered separately in the tool to account for the differences in their ecological values and functions.

Baseline Formula

7.1.5 The baseline biodiversity value calculation represents the pre-development biodiversity value of the site as it was at the time that the baseline habitat survey was undertaken.

7.1.6 To calculate the baseline biodiversity value, habitat distinctiveness and condition are given numerical ‘scores’ which are multiplied with hectares or kilometres of habitat. The formula for calculating baseline biodiversity units is as follows:

$$(AxDxQxS) = AHBU$$

Where:

- A = Area (ha) or Length (km)
- D = Distinctiveness
- Q = Condition
- S = Strategic Significance
- AHBU = Area or Length-based Habitat Biodiversity Units

Distinctiveness

7.1.7 Each habitat parcel is assigned a multiplier based on habitat distinctiveness. This includes '*consideration of species richness and rarity; the extent to which the habitat is protected by designations; and the degree to which a habitat supports species rarely found in other habitats*' (Defra, 2023b).

7.1.8 Habitats such as hard standing and buildings are assumed to have very low distinctiveness and are not included.

Condition

7.1.9 To enable the calculation of BNG units, an assessment of the condition of each habitat was made in the field in accordance with the statutory biodiversity metric condition assessments (Defra, 2023c). These sheets provide a series of condition assessment criteria, specific to each habitat type. Once all applicable criteria have been assessed, a condition score of good, moderate or poor is applied, based on the scoring instructions provided within the condition sheets.

7.1.10 The condition of habitats such as hard standing and buildings is not assessed

Strategic Significance

7.1.11 The location of habitat parcels is factored into the calculation based on whether it has been identified as significant for nature conservation within local plans and strategies.

7.1.12 Following the field survey, the data was used to carry out a biodiversity metric calculation using the Statutory Biodiversity Metric calculation tool for calculating biodiversity net gain values published by DEFRA: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

7.2 Results

7.2.1 The baseline habitats recorded on site during the habitat survey are listed in Table 7-15 and 7-2. Multipliers for distinctiveness, condition and strategic significance have been applied, as described in Section 7.1.

Table 7-15 Habitat Baseline - Former Peacock Centre

Habitat Type	Area (ha)[12]	Distinctiveness	Condition	Strategic Significance	Baseline (habitat units)
u1c-1 Artificial unvegetated, unsealed surface	0.191	0	0	1	0.00
u1c-2 Artificial unvegetated, unsealed surface	0.123	0	0	1	0.00

[12] Where habitat parcels <0.01ha, this metric/report will display the area as 0.00. The metric only shows 2 decimal places, but the habitat has still been quantified.

u1c-3 Artificial unvegetated, unsealed surface	0.004	0	0	1	0.00
u1c-4 Artificial unvegetated, unsealed surface	0.036	0	0	1	0.00
g3c-1 Other neutral grassland	0.032	4	1	1	0.13
g3c-2 Other neutral grassland	0.023	4	1	1	0.09
g3c-3 Other neutral grassland	0.148	4	1	1	0.59
h3h-1 Mixed scrub	0.020	4	1	1	0.08
h3h-2 Mixed scrub	0.012	4	1	1	0.47
h3j-1 Willow scrub	0.022	4	1	1	0.09
h3j-3 Willow scrub	0.065	4	1	1	0.26
u1f-1 Sparsely vegetated urban land	0.003	2	2	1	0.02
u1f-2 Sparsely vegetated urban land	0.003	2	1	1	0.01
Urban tree	0.049	4	1	1	0.20
Urban tree	0.208	4	2	1	1.66
Urban tree	0.078	4	3	1	0.93
Totals	**1.12**[13]				**4.52**

Table 7-16 Habitat Baseline – Former Peacock Centre

Habitat Type	Area (ha)[14]	Distinctiveness	Condition	Strategic Significance	Baseline (habitat units)
g4-1-2- Modified grassland	0.488	2	1	1	0.98
h3d-1Bramble scrub	0.018	4	1	1	0.07
u1b-1 Developed land; sealed surface	0.053	0	0	1	0.00
Urban tree	0.004	4	1	1	0.02
Urban tree	0.086	4	2	1	0.68
Urban tree	0.179	4	3	1	2.15
Totals	**0.83**[15]				**3.90**

[13] Total using a rounded value from the Defra statutory metric.

[14] Where habitat parcels <0.01ha, this metric/report will display the area as 0.00. The metric only shows 2 decimal places, but the habitat has still been quantified.

[15] Total using a rounded value from the Defra statutory metric.

8. Constraints, Opportunities and Recommendations

8.1 General Recommendations

8.1.1 Constraints and opportunities have been assessed in relation to the project description set out in Section 2 and any recommendations provided relate to this description only. If the proposals change then re-assessment of constraints and opportunities will be required and recommendations will require revision.

8.1.2 It is recommended that, to safeguard ecology during the construction phase, a CEMP (Construction Ecological Management Plan) is produced. This document will outline all the recommended actions to minimise impacts to habitats and species during construction.

8.1.3 A Species Enhancement Plan (SEP) is recommended to ensure the development maximises its potential benefits for biodiversity post-construction. This document would include recommendations such as:

- Bird and bat boxes to be fitted to the buildings on the development to benefit priority and local action plan species such as house sparrow, swift and soprano pipistrelle. Ideally, bird boxes should face between north and east while bat boxes should be placed facing south, south-east or south-west. Boxes should be placed above three metres from the ground to avoid disturbance but remain sheltered from strong wind.
- The lighting regime to be as sensitive as possible to minimise light spill onto semi-natural habitats and the adjacent parkland.
- Bug hotels, compost heaps and other refugia to be create within a variety of locations across the site. These could be created from arisings from on-site vegetation management.

8.2 Designated Sites

8.2.1 It is considered reasonably unlikely that the works will have a direct effect on any of the designated sites identified during the desk study. This is because of their distance from both sites (>1km) and the absence of direct pathways for damage.

8.2.2 Best practice measures should be implemented to prevent any contamination of soil or air. This includes prevention of emissions of sediment, dust and chemicals.

8.3 Priority Habitats

8.3.1 It is considered reasonably unlikely that the proposed works will have an effect on any of the priority habitats identified during the desk study. This is because of the distance from the site and the absence of direct pathways for damage.

8.3.2 Best practice measures should be implemented to prevent any contamination of soil or air. This includes prevention of emissions of sediment, dust and chemicals.

8.4 Protected Species and Species of Conservation Concern

Invertebrates

8.4.1 Records of invertebrate species were returned within the desk study, including two records of buff ermine. No other records of invertebrates were returned during the desk study.

8.4.2 A search on magic.gov.uk identified no records of granted European Protected Species Licences (EPSLs) for invertebrate species within 1km of the site.

8.4.3 Suitable habitat for common and widespread invertebrates was present within the mosaic of grassland and scrub habitats on the Former Peacock Centre. However, this area is considered unlikely to support important assemblages of invertebrates, given that artificial unvegetated, unsealed surface makes up a large proportion of the site. Also, as the vegetated habitats present have a poor diversity of flowering plants and lack ecological niches that would support important assemblages, such as deadwood, ancient/veteran trees and waterbodies and are within an urban setting.

8.4.4 Pipewell Avenue is considered unsuitable to support important assemblages of invertebrates given that modified grassland makes up the majority of the site, which is heavily managed, disturbed, lacks species diversity and is within an urban setting.

8.4.5 Therefore, invertebrates are not considered to pose a constraint.

Amphibians

8.4.6 No records of amphibian species were returned within the desk study. A search on magic.gov.uk identified no records of granted European Protected Species Licences (EPSLs) for amphibian species within 1km of the site.

8.4.7 The desk study identified the presence of no waterbodies within the 250m search.

8.4.8 However, suitable terrestrial habitat for common amphibians, including scrub and grassland, was recorded to be present at the Former Peacock Centre and Pipewell Avenue and there may be small garden ponds in the local area.

8.4.9 The legal protection which is afforded to amphibians can be found in Section 3.

8.4.10 In the unlikely event that common amphibians are discovered on site they should be allowed to move away on their own volition or if in danger moved carefully with gloved hands to a sheltered area of dense vegetation.

8.4.11 If great crested newt (GCN) are encountered on site, works should stop immediately, and an ecologist consulted.

Reptiles

8.4.12 No records of reptile species were returned within the desk study. A search on magic.gov.uk identified no records of granted European Protected Species Licences (EPSLs) for reptile species within 1km of the site.

8.4.13 No evidence of reptile was observed during the habitat survey. Some habitat suitable for common lizard and slow worm including grassland, scrub and artificial unvegetated; unsealed surface, was recorded to be present at the Former Peacock Centre. Habitats at Pipewell Avenue were considered to be suboptimal, given the small extent of the scrub, and the management and disturbance levels of the grassland.

8.4.14 Reptile habitat within the wider area is limited. Both sites are connected to Taylor Street Playing Fields, although the management and disturbance levels here make the habitats sub-optimal for reptile species. Other habitats surrounding the site include urban residential development, which include some vegetated gardens. Again these are considered suboptimal for reptile given the management and disturbance levels.

8.4.15 The legal protection afforded to reptiles can be found in Section 3.

8.4.16 In the unlikely event reptiles are encountered, they should be allowed to move away on their own volition or, if in danger, moved by an ecologist to suitable habitat outside of the works area.

Birds

8.4.17 Records of bird species were returned within the desk study, including records of bullfinch, dunnock, herring gull, house sparrow, kingfisher, song thrush and starling.

8.4.18 Evidence of magpie was observed during the habitat survey, as a nest was recorded within a tree on the eastern boundary of the Former Peacock Centre. Another birds nest was also identified at Pipewell Avenue (TN1 on Figure 3a and TN4 on Figure 3b).

8.4.19 There is suitable habitat, such as scrub and trees, present for common nesting birds.

8.4.20 The site is not considered to have potential to support bird species listed under Schedule 1 of the WCA, including kingfisher, given the lack of suitable habitat (including waterbodies) on site or adjacent to site.

8.4.21 As summarised in Section 3, all bird species are protected, including active nests.

8.4.22 The works and vegetation clearance have the potential to result in the destruction of common species of bird nests, which would be an offence in the absence of appropriate mitigation.

8.4.23 Suitable habitat for nesting birds should be retained where possible or removed outside of the breeding bird season, i.e. removed between September and February, inclusive. If suitable nesting habitat is scheduled for removal during the bird breeding season it should be checked first by an ecologist for the presence of nesting birds. If nesting birds are found to be present the works should be delayed until the nest is no longer active.

Badger

8.4.24 Three records of badger were returned within the desk study, with the closest one being around 270m distant.

8.4.25 No signs of badger presence were identified during the habitat survey. A mammal run (TN2 on Figure 3a) was recorded at the Former Peacock Centre, however this was considered likely to be fox given the lack of other signs of badger on site.

8.4.26 Both the Former Peacock Centre and Pipewell Avenue contain suitable foraging habitat for badger, although this is suboptimal at Pipewell Avenue given it comprises mainly disturbed/managed grassland with a small area of bramble scrub. The habitats at the Former Peacock Centre are considered unsuitable for sett creation given the hard substrate present beneath the vegetated habitat, which once comprised the former school grounds. Pipewell Avenue is also considered unsuitable, given the habitats present and the level of disturbance from the public.

8.4.27 The site is not well connected to any suitable badger habitat within the wider area. Taylor Street Playing Fields is considered unsuitable given the management and disturbance,

8.4.28 Badger and their setts are protected under legislation, as summarised in Section 3.

8.4.29 The works and vegetation clearance are unlikely to have the potential to result in the killing, injury, destruction or disturbance of badger or their setts.

8.4.30 If badger are encountered at any time during the works, works must stop and the badger should be allowed to leave of its own volition. If a new sett or signs of badger activity are discovered the works must stop and the consultant ecologist informed to determine how the works can proceed.

Roosting Bats

8.4.31 Records of bat species were returned within the desk study, including records of common pipistrelle, Myotis species and soprano pipistrelle. A search on magic.gov.uk identified no records of granted European Protected Species Licences (EPSLs) for bat species within 1km of the site.

8.4.32 There are a total of nine trees with the potential to support roosting bats at the Former Peacock Centre and Pipewell Avenue (see results of the GLTA survey in Section 6; Figure 4a and Figure 4b).

8.4.33 The legal protection afforded to bats is summarised in Section 3. Killing or injury of bats would be an offence, as well as damage or destruction of a roosting site. Disturbance of roosting bats is also an offence.

8.4.34 A finalised tree retention plan for the site is yet to be developed. As such, there is potential for any tree, including those assessed as PRF or FAR (T1, T7,T18, T27, T28, T29, T33, T37 and T61) to be lost to the development.

8.4.35 The loss of trees assessed as PRF or FAR may result in the killing, disturbing and destruction of bats and their roosts, which would be an offence in the absence of appropriate mitigation. In addition, the loss of trees with ‘none’ suitability along the boundary of the Former Peacock Centre has the potential to lead to the loss of commuting routes to potential roosts, leading to their isolation.

8.4.36 It is recommended that the trees are retained in the first instance to avoid potential impacts to roosting bats. In addition, it is recommended that tree loss is avoided to retain commuting corridors, particularly along the boundaries of the Former Peacock Centre.

8.4.37 If impacts (damage, destruction, disturbance or artificial lighting) on trees identified with potential to support roosting bats can be avoided then further survey or mitigation for these trees may not be required.

8.4.38 Avoidance measures should include:

- Establishing protective buffer zones to prevent damage or disturbance of retained trees with potential to support roosting bats
- If works at night are necessary, any lighting used to facilitate the works should be implemented using a sensitive lighting regime. This should include the focus of lighting to be on the works area only and directed away from suitable habitat for commuting and foraging bats, including trees, and woodland. Any light spill in the surrounding habitats should be minimised to prevent disturbance to any foraging or commuting bats that may be present.
- During the construction phase, none of the trees classified as FAR or PRF, or any boundary or trees, should be subject to increased illumination. This should include all existing suitable habitat for foraging and commuting bats, such as the boundary trees and adjacent parkland, to ensure that roosting habitat within remains functional.
- A lighting scheme is recommended which avoids impacts to retained or created suitable bat roosting habitat during the operational phase. This should be produced in coordination with a suitably qualified Ecologist according to best practice guidance (ILP, 2023). If it can be demonstrated that artificial illumination of trees will be avoided, through production of appropriate lux plans (ILP, 2023), it may be possible to avoid the need for further survey of these.

8.4.39 Trees with 'none' suitability require no further survey or mitigation at the current time. However, if more than 12 months passes before works are undertaken that could impact bat roosts, then a follow up survey is recommended to determine if the suitability of trees has changed.

8.4.40 The trees to which the following recommendations apply are listed in Table 6.1.

8.4.41 Where impacts (destruction, disturbance (including loss of commuting routes), artificial lighting) cannot be avoided, trees recorded as FAR or with PRFs should be subject to an aerial inspection (aerial inspection can be undertaken by tree climbing or the use of a mobile elevated work platform (MEWP)). This should be done as early as possible to allow additional aerial inspection visits if required during the bat active season. Where ivy is present, this should be removed to check for features on the tree prior to further assessment.

8.4.42 Any trees recorded as FAR or with PRFs which are considered unsafe or inaccessible for completion of aerial survey, should be subject to three emergence survey visits, two of which should be undertaken between May and August.

8.4.43 Trees confirmed with PRF-I only (often only possible following aerial inspection) can be soft felled in the presence of a suitably licensed ecologist, following a pre-felling inspection of all PRFs. If bats (or evidence of) was to be recorded, works would need to be delayed until a mitigation licence was obtained.

8.4.44 Trees confirmed with PRF-M should be subject to three aerial inspection visits, two of which should be undertaken between May and August and one between May and September. If trees confirmed with PRF-M are considered unsafe for completion of aerial survey, they should be subject to three emergence survey visits, two of which should be undertaken between May and August.

8.4.45 If trees are identified to have hibernation potential, they should be subject to inspections for hibernating bats (internal inspections) undertaken on two visits, 4 weeks apart, between

November and March, preferably during the coldest months of the year (i.e. January and February).

Foraging Bats

8.4.46 Desk study results and legislation for bats are summarised above in paragraph 8.4.31 and 8.4.33.

8.4.47 The Former Peacock Centre provides some habitat that may be used by commuting and foraging bats within the tree lines along the boundary. The trees at Pipewell Avenue do not form a linear feature and therefore the habitats on this site are considered unlikely to support foraging and commuting bats.

8.4.48 The works and vegetation clearance may therefore result in a loss of commuting corridors and to the disturbance of foraging and commuting bats, particularly at the Former Peacock Centre.

8.4.49 During the construction phase, works at night should be avoided. If works at night are necessary, any lighting used to facilitate the works should be implemented using a sensitive lighting regime. A sensitive lighting regime should also be developed for the operational phase (see recommendations for construction and operational phase lighting schemes above, in paragraph 8.4.38). If a suitable lighting scheme can be demonstrated, further survey (to include activity surveys of commuting and foraging habitat) may not be required.

Other Mammal Species

8.4.50 Records of other mammal species were returned within the desk study comprised records of hedgehog only. A search on magic.gov.uk identified no records of granted European Protected Species Licences (EPSLs) for other mammal species within 1km of the site.

8.4.51 Potential evidence of fox was observed during the habitat survey, as a mammal run was identified towards the south-west of the Former Peacock Centre (TN2 on Figure 3a).

8.4.52 Suitable habitat for mammal species, such as hedgehog, included scrub habitats which were recorded to be present at the Former Peacock Centre and Pipewell Avenue. The site is connected to Taylor Street Playing Fields which provides suboptimal habitat given the management and disturbance levels. As the site is within an urban setting other suitable habitat within the wider area is limited to vegetated gardens, and some small urban parks further afield that are connected to the site via roads.

8.4.53 All mammals receive protection under the Wild Mammals (Protection) Act 1996, which makes it an offence to intentionally cause, any species listed under this act, unnecessary suffering from certain methods, including crushing and asphyxiation, which could occur during the works (see Section 3).

8.4.54 The works and vegetation clearance have the potential to result in the killing or injury of mammals or destruction or damage to their burrows or dens, which would be an offence in the absence of appropriate mitigation.

8.4.55 Should removal of any mammal burrows (other than badger – see above) be required under the scope of works, or if a mammal burrow is accidently collapsed, it should be carefully dug out with hand tools to ensure animal welfare.

8.4.56 It is recommended that any habitat suitable for sheltering hedgehog, that is subject to clearance, should be checked prior to works. Any suitable refugia on site, such as log piles, should be retained wherever possible. Should hedgehogs be discovered on site at any time during their active period (April to October inclusive), they should be allowed to move away on their own volition or if in danger moved carefully with gloved hands to a sheltered area (e.g. dense scrub). Should hedgehogs be discovered on site outside of the active season (April to October inclusive), an ecologist should be contacted for advice on how to proceed.

8.4.57 Hazards created during construction (e.g., open trenches, machinery, stored or leaking fuel and oil) could result in harm to mammals if precautionary measures are not undertaken. Precautionary measures required during construction to prevent harm to mammals (see details above for badger).

8.4.58 To prevent harm to mammal species visiting the works area during the construction phase the following precautions are recommended:

- Secure storage of materials and chemicals within a designated area, and the use of drip trays to minimise risks of fuel leakage;
- Deep excavations should be covered at night or a suitable escape ramp should be provided to prevent animals becoming trapped; and
- Task lighting should be purposefully directed away from retained habitats and focussed on the work area to reduce potential impacts or disturbance to badger.

8.5 Invasive Plant Species

8.5.1 The desk study found no records for the presence of INNS within the study area.

8.5.2 Cotoneaster species was recorded at the Former Peacock Centre and Pipewell Avenue during the habitat survey (TN3 on Figure 3a and TN6 on Figure 3b). Although this showed some features of the Schedule 9 invasive wall cotoneaster (*Cotoneaster horizontalis*), including a herringbone pattern and a horizontal spread, cotoneaster species are very difficult to identify to species level without the presence of flowers and berries.

8.5.3 Wall cotoneaster is one of five cotoneaster species included on Schedule 9 of the WCA, which makes it an offence to plant it or cause it to spread in the wild (see Section 3 for legislation).

8.5.4 The works and vegetation clearance have the potential to result in the spread of wall cotoneaster should it be present, which would be an offence in the absence of appropriate mitigation.

8.5.5 It is recommended that the cotoneaster plants be retained on site with biosecurity measures until they can be resurveyed to determine the species. This should be done within the optimal survey window when berries are present (late summer to autumn).

8.5.6 If the plant is assessed to be wall cotoneaster, or another of the Schedule 9 cotoneaster species, a Precautionary Method of Works (PMoW) will be needed for the removal the plant from the Former Peacock Centre and from Pipewell Avenue.

8.5.7 Biosecurity measures should be followed (i.e. boot/tyre-wash station) and an exclusion zone should be enforced.

8.5.8 If additional invasive plant species are found to be present in the works area, an ecologist should be contacted for advice.

8.6 Biodiversity Net Gain

8.6.1 A separate BNG report will be provided by Thomson following the PEA that will assess the net change in BNG units by subtracting the baseline biodiversity value score from the post-development biodiversity value.

8.6.2 As per the Environment Act 2021, a Habitat Management and Monitoring Plan (HMMP) will also be required, outlining provisions for habitat creation, management and monitoring over a 30-year period. This will include measures such as:

- Landscaping should use a range of species native to the UK and of local provenance.
- All new tree planting should be planned and implemented in accordance with BS8545:2014 'Trees: from nursery to independence in the landscape – recommendations'.

8.7 Additional Ecological Enhancement

8.7.1 An Ecological Enhancement Plan (EEP) is recommended to detail measures to enhance the site for wildlife, such as:

8.7.2 Arisings from vegetation cutting could be piled around the site to create refugia for a variety of animals including reptiles and amphibians.

8.7.3 Bee/swift bricks

8.7.4 Bird and bat boxes could be fitted to buildings to benefit priority and local action plan species such as house sparrow, swift and soprano pipistrelle. Ideally, bird boxes should face between north and east, while bat boxes should be placed facing south, south-east or south-west. Boxes should be placed above three metres from the ground to avoid disturbance but remain sheltered from strong wind.

8.7.5

9. Conclusion

9.1.1 Provided the recommended further surveys are conducted, alongside mitigation, it is considered reasonably unlikely that the works would result in any impact on the identified ecological features and the works should remain in-line with legislation and policy.

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Appendix 1: Plant Species and Abundance

Former Peacocks Centre

g3c-1-2 (10, 82) - Other neutral grassland (Scattered scrub, Vacant or derelict land)

Common name	Scientific name	Abundance
Creeping Bent	*Agrostis stolonifera*	Abundant
Bramble	*Rubus fruticosus agg.*	Frequent
Red Fescue	*Festuca rubra*	Frequent
Butterfly-bush	*Buddleja davidii*	Occasional
Colt's-foot	*Tussilago farfara*	Occasional
Common Ragwort	*Jacobaea vulgaris*	Occasional
Dogwood	*Cornus* sp.	Occasional
Creeping buttercup	*Ranunculus repens*	Occasional
Herb Robert	Geranium robertianum	Occasional
Pendulous Sedge	*Carex pendula*	Occasional
Willow	*Salix sp.*	Occasional

g3c-3 (10, 32) - Other neutral grassland (Scattered scrub, Scattered trees)

Common name	Scientific name	Abundance
Red Fescue	*Festuca rubra*	Abundant
Birch	*Betula sp.*	Frequent
Butterfly-bush	*Buddleja davidii*	Occasional
Ground-ivy	*Glechoma hederacea*	Occasional
Creeping buttercup	*Ranunculus repens*	Occasional
Moss	*Moss sp.*	Occasional
Sedge	*Carex sp.*	Occasional

h3h-1 (10, 82, 32) - Mixed scrub (Scattered scrub, Vacant or derelict land, Scattered trees)

Common name	Scientific name	Abundance
Bramble	*Rubus fruticosus agg.*	Frequent
Butterfly-bush	*Buddleja davidii*	Frequent
Cherry Laurel	*Prunus laurocerasus*	Frequent
Willow	*Salix sp.*	Frequent
Field Maple	*Acer campestre*	Occasional
Hawthorn	*Crataegus monogyna*	Occasional
Pendulous Sedge	*Carex pendula*	Occasional
Willowherb	*Epilobium sp.*	Occasional

h3h-2 (32, 82) - Mixed scrub (Scattered trees, Vacant or derelict land)

Common name	Scientific name	Abundance
Alder (saplings)	*Alnus glutinosa*	Abundant
Butterfly-bush	*Buddleja davidii*	Abundant
Willow	*Salix sp.*	Abundant
Birch (saplings)	*Betula sp.*	Occasional
Bramble	*Rubus fruticosus agg.*	Occasional
Common Ivy	*Hedera helix*	Occasional
Moss	*Moss sp.*	Occasional
Sedge	*Carex sp.*	Occasional
Western Red-cedar	*Thuja plicata*	Occasional
Wood Spurge	*Euphorbia amygdaloides*	Rare
English bluebell	*Hyacinthoides non-scripta*	Rare

h3j-1 (10, 82) - Willow scrub (Scattered scrub, Vacant or derelict land)

Common name	Scientific name	Abundance
Willow	*Salix sp.*	Abundant
Butterfly-bush	*Buddleja davidii*	Frequent
Birch	*Betula sp.*	Frequent

Common name	Scientific name	Abundance
Creeping Bent	*Agrostis stolonifera*	Occasional
Dogwood	*Cornus* sp.	Occasional
Grey Alder	*Alnus incana*	Occasional
Pendulous Sedge	*Carex pendula*	Occasional
Wood Avens	*Geum urbanum*	Occasional
Red Fescue	*Festuca rubra*	Occasional

h3j-2 (10, 32, 82) - Willow scrub (Scattered scrub, Scattered trees, Vacant or derelict land)

Common name	Scientific name	Abundance
Willow	*Salix sp.*	Frequent
Alder	*Alnus sp.*	Occasional
Bramble	*Rubus fruticosus agg.*	Occasional
Moss	*Moss sp.*	Occasional
Sedge	*Carex sp.*	Occasional

u1f-1-2 (10, 82) - Sparsely vegetated urban land (Scattered scrub, Vacant or derelict land)

Common name	Scientific name	Abundance
Moss	*Moss sp.*	Frequent
Butterfly-bush	*Buddleja davidii*	Frequent
Willow	*Salix sp.*	Frequent
Red Fescue	*Festuca rubra*	Occasional

u1c-1 (10, 82) - Artificial unvegetated- unsealed surface (Scattered scrub, Vacant or derelict land)

Common name	Scientific name	Abundance
Butterfly-bush	*Buddleja davidii*	Occasional
Cherry Laurel	*Prunus laurocerasus*	Occasional
Common Ragwort	*Jacobaea vulgaris*	Occasional
Creeping Bent	*Agrostis stolonifera*	Occasional

Common name	Scientific name	Abundance
Pendulous Sedge	*Carex pendula*	Occasional
Ribwort Plantain	*Plantago lanceolata*	Occasional
White Clover	*Trifolium repens*	Occasional
Willowherb	*Epilobium sp.*	Occasional
Dandelion	*Taraxacum agg.*	Rare
Red Fescue	*Festuca rubra*	Rare

u1c-2-3 (10, 32, 82, 519) - Artificial unvegetated- unsealed surface (Scattered scrub, Scattered trees, Vacant or derelict land, Abandoned)

Common name	Scientific name	Abundance
Common Ragwort	*Jacobaea vulgaris*	Occasional
Creeping Bent	*Agrostis stolonifera*	Occasional
Dandelion	*Taraxacum agg.*	Occasional
Red Fescue	*Festuca rubra*	Occasional
Ribwort Plantain	*Plantago lanceolata*	Occasional
White Clover	*Trifolium repens*	Occasional
Willow	*Salix sp.*	Occasional
Bramble	*Rubus fruticosus agg.*	Rare
Colt's-foot	*Tussilago farfara*	Rare
Prickly Sow-thistle	*Sonchus asper*	Rare

Pipewell Avenue

g4-1 (32, 806) - Modified grassland (Scattered trees, Urban Park)

Common name	*Scientific name*	*Abundance*
Lolium perenne	*Lolium perenne*	*Dominant*
Red Fescue	*Festuca rubra*	*Frequent*
Daisy	*Bellis perennis*	*Occasional*

Common name	*Scientific name*	*Abundance*
Dandelion	*Taraxacum agg.*	*Occasional*
Greater Plantain	*Plantago major*	*Occasional*
Moss	*Moss sp.*	*Occasional*
Ribwort Plantain	*Plantago lanceolata*	*Occasional*
White Clover	*Trifolium repens*	*Occasional*
Cock's-foot	*Dactylis glomerata*	*Rare*
Common Nettle	*Urtica dioica*	*Rare*

g4-2(10, 822, 510) - Modified grassland (Scattered scrub, Recreation ground, Bare ground)

Common name	Scientific name	Abundance
Perennial rye-grass	*Lolium perenne*	Abundant
White Clover	*Trifolium repens*	Frequent
Dandelion	*Taraxacum agg.*	Occasional
Fescue	*Festuca sp.*	Occasional
Greater Plantain	*Plantago major*	Occasional
Herb-Robert	*Geranium robertianum*	Occasional
Ribwort Plantain	*Plantago lanceolata*	Occasional
Willowherb	*Epilobium sp.*	Occasional

h3d-1 (822, 32) - Bramble scrub (Recreation ground, Scattered trees)

Common name	Scientific name	Abundance
Bramble	*Rubus fruticosus agg.*	Dominant
English Bluebell	*Hyacinthoides non-scripta*	Occasional
Common Nettle	*Urtica dioica*	Occasional
Sycamore	*Acer pseudoplatanus*	Occasional
Willowherb	*Epilobium sp.*	Occasional

Appendix 2: Biodiversity Metric Condition Assessment Sheets

Condition Sheets: GRASSLAND with moderate to high distinctiveness Habitat Types

	Parcel Reference	g3c-1	g3c-2	g3c-3
	Condition Assessment Criteria	**Criterion Passed (Yes or No)**		
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).[1] **Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	No	No	No
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	Yes	No
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].	No	Yes	Yes
D	Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.	No	No	No
E	Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) are present, this criterion is automatically failed.	No	No	No
F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type	No	No	No

	(species referenced in Footnote 3 and 5 cannot contribute towards this count). **Note - this criterion is essential for achieving Good condition for non-acid grassland types only.**			
	Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)	No	No	No
	Number of criteria passed	1	2	1
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ✓**		
Non-acid grassland types (Result out of 6 criteria)				
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)			
Passes 3 to 5 criteria, including essential criterion A.	Moderate (2)			
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	✓	✓	✓

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 - For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.

Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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*. There may be additional relevant species local to the region and or site.

Footnote 4 - 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, by applying professional judgement.

Footnote 5 - Wildlife and Countryside Act 1981 (as amended).

Condition Sheets: GRASSLAND with low distinctiveness Habitat Types

		Parcel Reference	g4-1	g4-2
		Condition Assessment Criteria	Criterion Passed (Yes or No)	
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	No
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.		No - Kept short	Yes

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	No
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.	No – Recreation ground was in poor condition from overuse	No – Recreation ground was in poor condition from overuse
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	No
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	Yes
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	Yes
	Essential criterion for Good condition achieved (Yes or No)	No	No
	Number of criteria passed	3	3

Condition Assessment Result	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	Moderate (2)		

criterion A			
Passes 3 or fewer criteria; OR Passes 4 to 6 criteria (excluding criterion A)	Poor (1)	✓	✓

Condition Sheets: URBAN Habitat Types

	Parcel Reference	u1f-1	u1f-2
Condition Assessment Criteria		**Criterion Passed (Yes or No)**	
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	No	No
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	Yes - Ragwort and butterfly bush	Yes - Ragwort and butterfly bush
C	Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3]. **Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).**	Yes	Yes
	Essential criterion for Good condition achieved (relevant for habitat type) (Yes or No)	Yes	No
	Number of criteria passed	2	2
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ✓**	

Results for habitats requiring assessment of 3 core criteria only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):**			
Passes all 3 core criteria; AND Meets the requirements for Good condition within criterion C.	Good (3)		
Passes 2 of 3 core criteria; OR Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	✓	✓
Passes 0 or 1 of 3 core criteria.	Poor (1)		

Notes

Footnote 1 - Wildlife and Countryside Act 1981 (as amended).

Footnote 2 - Sources of information about detrimental non-native species can be found on the GB Non-native Species Secretariat (GBNNSS) website:

Home » NNSS (nonnativespecies.org) and Natural England Access to Evidence page should also be checked for up-to-date information:
Horizon-scanning for invasive non-native plants in Great Britain - NECR053 (naturalengland.org.uk)

For criterion C – For green roof habitat types only – buddleia Buddleja davidii should be assessed alongside Schedule 9 species. This species impairs the health of the local ecosystem and reduces the biodiversity potential of the roof. It is also a sign that a roof has not been planted and seeded correctly in subsequent years.

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 - Use professional judgement. Sources of information about non-native species that are not detrimental to native wildlife can be found on the GBNNSS website:
Alternative plants » NNSS (nonnativespecies.org)

Condition Sheets: SCRUB Habitat Type

		Parcel Reference	h3h-1	h3h-2	h3j-1	h3j-2
Condition Assessment Criteria			Criterion Passed (Yes or No)			
A	"The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range).[1] - At least 80% of scrub is native, - There are at least three native woody species2, - No single species comprises more than 75% of the cover (except hazel Corylus avellana, common juniper Juniperus communis, sea buckthorn Hippophae rhamnoides or box Buxus sempervirens, which can be up to 100% cover)."		No	No	No	No
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran[3]) shrubs are all present.		No	No	No	No
C	There is an absence of invasive non-native plant species[4] (as listed on Schedule 9 of WCA[5]) and species indicative of suboptimal condition[6] make up less than 5% of ground cover.		No - Buddleia present	No - Buddleia present	No - Buddleia present	No - Buddleia present
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.		No	No	No	No
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.		Yes	Yes	No	Yes
		Number of criteria passed	1	1	0	1
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓			
Result out of 5 criteria						

Passes 5 criteria	Good (3)				
Passes 3 or 4 criteria	Moderate (2)				
Passes 2 or fewer criteria	Poor (1)	✓	✓	✓	✓

Notes

Footnote 1 - Professional judgement should be used alongside the UKHab description.

Footnote 2 - Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).

Footnote 3 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Footnote 4 - 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, by applying professional judgement.

Footnote 5 - Wildlife and Countryside Act 1981 (as amended).

Footnote 6 - Species indicative of suboptimal condition for this habitat type may include: non-native conifers, tree-of-heaven *Alianthus altissima*, holm oak *Quercus ilex*, European turkey oak *Quercus cerris*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., shallon *Gaultheria shallon*, American skunk cabbage *Lysichiton americanus*, buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* and hybrid bluebells *Hyacinthoides x massartiana*. There may be additional relevant species local to the region and or site.

Condition Sheets: INDIVIDUAL TREES Habitat Type

Parcel Reference		T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16
Condition Assessment Criteria		Criterion Passed (Yes or No)															
A	The tree is a native species (or at least 70% within the block are native species).	No	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	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	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature)[1].	No	Yes	No	No	No	No	Yes	No	No	No	No	No	Yes	No	Yes	Yes
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	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No
E	Natural ecological niches for vertebrates and	Yes	Yes	Yes	Yes	Yes	No	Yes	No	No	No	Yes	No	No	No	Yes	Yes

	invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.																
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	Yes	No	Yes	No	No	No	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes
Number of criteria passed		3	5	4	3	3	2	4	4	4	4	3	4	4	4	5	5
Condition Assessment Result	**Condition Assessment Score**	**Score Achieved ✓**															
Result out of 6 criteria																	
Passes 5 or 6 criteria	Good (3)		✓													✓	✓
Passes 3 or 4 criteria	Moderate (2)			✓	✓			✓	✓	✓	✓		✓	✓	✓		
Passes 2 or fewer criteria	Poor (1)	✓				✓	✓					✓					

Notes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)

Condition Sheets: INDIVIDUAL TREES Habitat Type

Parcel Reference		T17	T18	T19	T20	T21	T22	T25	T27	T28	T29	T30	T32	T33	T38	T40	T41
Condition Assessment Criteria		Criterion Passed (Yes or No)															
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature)[1].	No	Yes	Yes	No	No	Yes	No	No	No	Yes	No	No	Yes	No	No	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	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	No	No
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Yes	Yes	No	No	Yes	No	Yes	No	No	No	No	No	Yes	Yes	No
F	More than 20% of the tree canopy area is oversailing vegetation	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No

	beneath.																
Number of criteria passed		4	5	5	3	4	6	3	2	4	5	4	4	4	4	4	2
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓															
Result out of 6 criteria																	
Passes 5 or 6 criteria	Good (3)		✓	✓			✓				✓						
Passes 3 or 4 criteria	Moderate (2)	✓			✓	✓		✓		✓		✓	✓	✓	✓	✓	
Passes 2 or fewer criteria	Poor (1)								✓								✓

Notes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

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Condition Sheets: INDIVIDUAL TREES Habitat Type

Parcel Reference		T42	T43	T44	T45	T46	T47	T48	T49	T50	T51	T52	T53	T58	T61	T62	T63
Condition Assessment Criteria		Criterion passed (Yes or No)															
A	The tree is a native species (or at least 70% within the block are native species).	No	No	Yes	No	No	Yes	Yes	No	No	No	Yes	No	No	Yes	Yes	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	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
q	The tree is mature (or more than 50% within the block are mature)[1].	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes
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	Yes	Yes	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	Yes	No	Yes	Yes	Yes
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Number of criteria passed		3	5	6	4	4	5	6	5	5	5	4	5	3	5	6	6
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓															
Result out of 6 criteria																	
Passes 5 or 6 criteria	Good (3)		✓	✓			✓	✓	✓	✓	✓		✓		✓	✓	✓
Passes 3 or 4 criteria	Moderate (2)	✓			✓	✓						✓		✓			
Passes 2 or fewer criteria	Poor (1)																

Notes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk)

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Condition Sheets: INDIVIDUAL TREES Habitat Type

Parcel Reference		T64	G02	G02	G04	G07	G07	G07
Condition Assessment Criteria		Criterion Passed (Yes or No)						
A	The tree is a native species (or at least 70% within the block are native species).	No	No	Yes	Yes	Yes	Yes	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	Yes	Yes	Yes	Yes	Yes	Yes
C	The tree is mature (or more than 50% within the block are mature)[1].	No	No	No	No	No	No	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.	No	No	No	No	Yes	Yes	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	Yes	No	No	No	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Number of criteria passed		2	2	4	3	4	4	4

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓						
Result out of 6 criteria								
Passes 5 or 6 criteria	Good (3)							
Passes 3 or 4 criteria	Moderate (2)			✓	✓	✓	✓	✓
Passes 2 or fewer criteria	Poor (1)	✓	✓					
Notes								
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)								

Appendix 3: Ground Level Tree Assessment Results

Ground level tree assessment results summary

Tree I.D.	Tree Species (Tag No.)	Life Stage -Condition DBH - Height	Type of PRF 1 Type of PRF 2	Main Habitat	Setting	Level of Disturbance	Overall Suitability
T1	Cockspurthorn (*Crataegus crusgali*)	Mature - Good health, 300mm dbh, 6m	Tear leading into cavity Loose bark	Scrub	Urban	Moderate	**PRF**
T7	Whitebeam (*Sorbus aria*)	Mature - Poor health, 410mm, 7m	Lifted bark	Scrub	Urban	Moderate	**PRF**
T18	Cockspurthorn (*Crataegus crusgali*)	Mature - Poor health 320mm, 3m	Two cavities-	Scrub	Urban	Moderate	**PRF**
T27	Sycamore (*Acer pseudoplatanus*)	Early mature, fair health, 500mm, 15m	-	Scrub	Urban	Moderate	**FAR**
T28	Cockspurthorn (*Crataegus crusgali*)	Early mature, fair health, 260mm, 7m	-	Scrub	Urban	Moderate	**FAR**

T29	Beech (*Fagus sylvatica*)	Mature, good health, 460mm, 4m	Callus roll with potential cavity Loose bark	Scrub	Urban	Moderate	**PRF**
T33	Sycamore (*Acer pseudoplatanus*)	Early mature, fair health,400mm 13m.	-	Scrub	Urban	Moderate	**FAR**
T37	Whitebeam (*Sorbus aria*)	Mature, fair health,	-	Scrub	Urban	Moderate	**FAR**
T61	Common lime (*Tilia x europea*)	Good health	Callus roll with potential cavity	Scrub	Urban	Moderate	**PRF**