Ecological Impact Assessment

Prepared by: Arthian Ltd.

For: Darwin Group Ltd.

Site: Hawthorne GP Surgery

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Executive Summary

An extended Preliminary Ecological Assessment (PEA) survey was conducted by an Arthian Assistant Ecology and Biodiversity Consultant at a small area of land within the Asda Longsight car park (hereafter referred to as "the Site"). The Site is located at Stanley Grove, Manchester, M12 4NH, and the assessment was undertaken in support of a proposed planning application for the construction of a temporary single storey building. This will include the placement of two external access ramps, and a disposal unit.

The results of the PEA survey have been used to inform an Ecological Impact Assessment (EcIA) for the proposed development, as no phase 2 surveys were identified as being required.

The Site comprises other developed land, two ornamental non-native hedgerows and 24 trees. The existing habitats within the Site are assessed as having low intrinsic ecological value and comprise a very small area (c. 0.12ha). There is no connectivity to offsite suitable habitat and the surrounding land is dominated by urban land.

No phase 2 surveys are required to inform the impact assessment; however low level precautionary working measures have been recommended including:

- Avoiding light spill onto offsite suitable habitat such as the railway track c. 50m east of the Site to avoid indirect impacts on foraging and commuting bats;
- Ensure that trenches or excavations are covered overnight or left with a ramp, with any pipes capped off to prevent mammals from becoming trapped;
- Any tree / hedge removal / pruning to be undertaken outside of breeding bird season (March – August), if this is not possible then an Ecological Clerk of Works (ECoW) to be present for the vegetation removal.

The Proposed Development does not meet standard BNG requirements due to the entire works being temporary, and because the Proposed Development will not impact any priority habitats or linear features.

1. Introduction

1.1 Brief

Darwin Group Ltd. (the Client) is seeking planning permission for the proposed GP Surgery for NHS Property Service (the Proposed Development) which will be positioned on Asda Longsight car park, Stanley Grove, Manchester, M12 4NH (the Site). Arthian Ltd. (Arthian) has been requested by the client to undertake a Preliminary Ecological Assessment (PEA) survey for the proposed development. The Tree Constraints Report (Arthian Ltd., 2026) has also been used to inform this report.

The aim of the instructed work was to:

- Understand the baseline habitat types and their suitability for protected and notable species; and
- Assess the impacts and effects of the Proposed Development and produce an EcIA.

1.2 Site Location

The Site is centred at National Grid Reference (NGR) SJ 86768 95786. The Site boundary is shown as the red line on Figure 1 in Appendix A. The Site is positioned in conjunction with the car park within the northwest extent of the Asda Longsight car park. The surrounding landscape is predominantly urban in character, comprising residential and retail developments with occasional green spaces and domestic gardens in all directions. A railway line lies c.50m east of the Site boundary and the city centre of Manchester is c. 2.75km northwest of the Site.

1.3 Proposed Development

The Proposed Development involves the construction of a single storey temporary GP surgery, which will exist for 12 months before being removed. The proposals also include a disposal hold on the southeast elevation of the building and two access ramps.

No demolition works are proposed as part of the development.

1.4 Purpose of this Report

This report has been produced to document the methods, results and conclusions from the ecology work undertaken in respect of the Proposed Development. As no phase 2 surveys are considered necessary, the report comprises a complete impact assessment, and therefore an EcIA has been produced. This report is intended to assess the impacts of the Proposed Development and be submitted as part of the planning application.

2. Methodology

2.1 Desk Study

The desk study was informed by a review of existing available information provided by the local environmental record centre (LERC) Greater Manchester Local Records Centre (GMLRC) and web-based resources such as Multi-Agency Geographic Information for the Countryside (MAGIC) (see Table 1). Ordnance Survey (OS) maps and aerial imagery were used to gain contextual information about the Site.

Table 1: Desk Study Information

Source	Information Sought (search buffer from Site)
GMLRC	• Statutory designated wildlife sites (1km) • Non-statutory designated wildlife sites (1km) • Protected and notable species (1km) • Schedule 9 invasive species (1km)
MAGIC maps	• Designated sites of international importance, including SPAs, SACs and Ramsar sites (1km) • Designated sites of national importance, including SSSIs and National Nature Reserves (1km) • Priority habitats listed on Section 41 on NERC Act (0.25km) • Granted European Protected Species (EPS) Licences (1km) • Ponds (0.25km)

The LERC provides species records with grid references which vary in precision, i.e., four-figures, or up to 10 figures, with the latter providing a more accurate location. Therefore, an approximate distance/direction of these records from the Site is provided. The most recent records (e.g. from the last five years) are of highest relevance, but older records can give a historical context about changes in distribution over time, when considered within the context of any physical changes at the Site and in the surrounding area. A lack of more recent data may reflect a lack of survey data rather than a lack of the species.

2.2 Extended UK Habitat Survey

A UK Habitat Classification survey was undertaken on Friday 17th July 2026 by an Arthian Ecology and Biodiversity Consultant. The survey followed the standard methodology for the UK Habitat Classification (UKHab) Version 2.0 (UKHab Ltd, 2023).

In addition to the mapping and description of habitats, the survey was 'extended' to include incidental observations of protected and/or notable species and the potential for such species to occur on Site (and in the surrounding landscape where relevant). The extended element of the survey was based on professional judgement. Where specific assessment methodologies were used, they are described in more detail in the following sections.

The weather conditions at the time of the survey are shown in the table below.

Table 2: Survey Weather Conditions

Parameter	Recorded Figure

Temperature (°C)	24°C
Cloud Cover (in Oktas)	1
Wind Speed (Beaufort Scale)	3
Precipitation	None

2.3 Roosting, Commuting and Foraging Bats

A Daytime Bat Walkover (DBW) of the Site was undertaken to observe, assess and record any habitats suitable for bats to roost, commute and forage both on Site and in the surrounding area, following Bat Conservation Trust (BCT) good practice guidelines (Collins, 2023).

The broad habitats present within and around the Site were also assessed to determine their level of suitability for commuting and foraging and commuting bats and categorised as per the table below.

Table 3: BCT Guidelines for Assessing the Potential Suitability for Bats

Potential Suitability	Potential flight-paths and foraging habitats
None	No habitat features on the 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 population available for foraging bats).
Negligible	No obvious habitat features on the 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 a 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 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 for foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

A ground level tree assessment (GLTA) was undertaken on trees within the Site. Trees were inspected from the ground to compile information about the tree, PRFs (or lack of) and any evidence of bats. The suitability of trees and PRFs were categorised according to the categories outlined in the tables below. At this stage, the PRFs are not inspected in detail and therefore only an estimate of their potential for supporting roosting bats is provided.

Table 4: BCT Guidelines for Assessing Suitability of Trees for Bats

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

FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Table 5: BCT Guideline for Categorising the Potential Suitability for PRFs

Suitability	Description
PRF-I	PRF is only 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.

2.4 Badger

A badger (*Meles meles*) survey was carried out at the Site, plus within a 30m buffer outside of the Site boundary (where accessible), in accordance with published guidance (Harris, et al., 1989). The survey included a search for setts, badger pathways, latrines, footprints, badger hairs and feeding signs such as snuffle holes.

A sett is defined as a single, isolated hole, or series of holes are connected underground. Setts can be categorised according to main, annexe, subsidiary or outlying (Harris, et al., 1989). Setts were assessed as being in current use ('Active') or not in current use ('Inactive') at the time of the survey in accordance with Natural England guidance (Natural England, 2009).

2.5 Birds

A habitat assessment was carried out onsite which was used to determine the potential importance of the Site for their value for assemblages of birds and/or as a breeding / wintering site for notable bird species such as red list or Schedule 1 species.

2.6 Great Crested Newt

A habitat assessment and visual search was carried out onsite for great crested newt (GCN) (*Triturus cristatus*) paying particular attention to mosaics or habitats with a varied structure, as well as hedgerows and trees, and connectivity with the surrounding habitat.

A desk-based search was carried out to identify waterbodies within 250m of the Site which were not separated by a barrier to dispersal. The desk study returned no ponds within 250m of the Site.

2.7 Reptiles

A habitat assessment and visual search was carried out onsite for reptiles paying particular attention to mosaics or habitats with a varied structure, as well as hedgerows, trees and scrub and connectivity with the surrounding habitat. This also included searches for reptiles under any natural refugia such as log piles, rock piles etc.

2.8 Invertebrates

Habitats and features with the potential to support notable or protected invertebrate species, including flowering vegetation, scrub, trees, deadwood and other potential refugia, were identified and their suitability evaluated.

2.9 Other Mammals

The Site was assessed for its potential to support common terrestrial mammals, including hedgehog and fox. Suitable habitat features and evidence of mammal activity were recorded where present, and the likelihood of mammal use was evaluated using professional judgement.

2.10 Invasive Flora

The survey was undertaken to detect invasive and injurious flora, including giant hogweed (*Heracleum mantegazzium*), Japanese knotweed (*Fallopia japonica*) and Himalayan balsam (*Impatiens glandulifera*). The survey included a visual search and close-range inspection of floral species.

3. Results

3.1 Designated Wildlife Sites

There are no statutory or non-statutory designated wildlife sites within 1km of the Site boundary and therefore this ecological receptor is not considered any further in this report.

3.2 Priority Habitats

There are no priority habitats within 250m of the Site boundary and therefore this ecological receptor is not considered any further in this report.

3.3 Habitats on Site

The pre-development habitat baseline map is shown in Appendix A Figure 2. Photographs of the Site are shown in Appendix B. The habitats are described below.

3.3.1 u1b6 Other Developed Land

The entirety of the Site is situated on a concrete car park, with sections of raised concrete pathways present throughout.

A temporary commercial kiosk is present within the southeastern extent of the Site, which will not be affected by the proposed works.

Secondary codes:

- 804 – Car park

3.3.2 h2b Non-native and Ornamental Hedgerow

The west and north bounds of the Site comprise non-native and ornamental hedgerow species, labelled H1 and H2 respectively. The two hedgerows share a similar species composition and their descriptions are included in the table below.

Table 6: Hedgerow Summary

Hedgerow Ref	Description
H1	Measures c. 1.25m in height, and c.1.5m in width. Species included privet (*Ligustrum ovalifolium*), photinia 'red robin' (*Photinia x fraseri 'red robin'*), wall cotoneaster (*cotoneaster horizontalis*), fuchsia (*Fuchsia spp.*) and variegated euonymus (*Euonymus japonicus 'silver queen'*). Individual stands of hazel (*Corylus avellana*) and hawthorn (*Crateagus monogyna*). Bare ground, fragmentation and an accumulation of litter was present.
H2	Measures c.80cm in height and c.1m in width. Species included privet (*Ligustrum ovalifolium*), photinia 'red robin' (*Photinia x fraseri 'red robin'*), wall cotoneaster (*cotoneaster horizontalis*), fuchsia (*Fuchsia spp.*) and variegated euonymus (*Euonymus japonicus 'silver queen'*). Individual stands of hazel (*Corylus avellana*), hawthorn (*Crateagus monogyna*) and New Zealand flax (*Phormium tenax*). Bare ground, fragmentation and an accumulation of litter was present.

Secondary codes for H1 and H2:

- 510 – Bare ground
- 523 – Non-native

3.3.3 Individual Trees

The table below describes the trees present at the Site.

Table 7: Individual Tree Summary

Tree Ref	Description
T001	Semi mature Norway maple (*Acer platanoides*), c. 13m in height and c. 300mm in diameter at breast height (DBH).
T002	Semi mature Norway maple, c. 14m in height and c. 280mm DBH. Ivy beginning to dominate stem.
T003	Semi mature Norway maple c. 14m in height and c. 350mm DBH.
T004	Semi mature Norway maple c. 14m in height and c. 230mm DBH.
T005	Mature common ash (*Fraxinus excelsior*) c. 14m in height and c. 300mm DBH.
T006	Mature common ash c. 10m in height and 200mm DBH.
T007	Mature Common ash c. 14m in height and 250mm DBH.
T008	Mature common ash c. 14m in height and 300mm DBH.
T009	Mature common ash c. 10m in height and 150mm DBH.
T010	Mature elm (*Ulmus spp.*) c. 14m in height and 300mm DBH.
T011	Mature common ash c. 9m in height and 200mm DBH.
G012	Three young common ash c. 6m in height and 100mm DBH.
T013	Mature common ash c. 14m in height and 280mm DBH.
T014	Mature common ash c. 14m in height and 280mm DBH.
T015	Mature common ash c. 14m in height and 300mm DBH. Ivy beginning to dominate stem.
T016	Mature common ash c. 10m in height and 300mm DBH.
T017	Mature common ash c. 10m in height and 330mm DBH.
T018	Mature common ash c. 9m in height and 180mm DBH.
T019	Mature Norway maple c. 16m in height and 380mm DBH.
T020	Mature Norway maple c. 16m in height and 350mm DBH.
T021	Mature Norway maple c. 16m in height and 300mm DBH.

3.3.4 Invasive Flora

Wall cotoneaster is present within H1 and H2, which is a Schedule 9 invasive species. There is no planned removal of H1 and H2 and therefore, no pathway for the spread of this species is anticipated as a result of the Proposed Development.

3.4 Offsite Relevant Habitats

3.4.1 Offsite railway track

Situated c.50m east of the Site is a multi-lane railway, with the Longsight train station situated c.250m north of this area. The railway itself is sparsely vegetated, however, there is vegetation running both sides of the railway which connect various islands of trees, woodlands, parkland, and urban gardens.

3.5 Protected Species Assessment

3.5.1 Badger

The desk study provided no records of badger within 1km of the Site.

No setts or evidence of badger were recorded at the Site or within 30m (where accessible) at the time of survey.

The developed land within the Site provides no suitability for sett creation. The on-site hedgerows provide negligible suitability for sett creation due to the lack of cover or embankment. Badgers are considered currently absent from the Site and its immediate surrounding and therefore have been scoped out of further assessment.

3.5.2 Bats

The desk study provided six records of bats within 1km of the Site and dated from 2016 onwards, including common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and noctule (*Nyctalus noctula*). The closest record was a common pipistrelle roost in a bat box c. 0.4km northeast of the Site and dated 2021.

Two granted EPS bat licences were identified within 1 km of the Site boundary:

- Destruction of a common pipistrelle resting place, c. 0.6km northwest of the Site (2016; Ref. 2015-17752-EPS-MIT).
- Damage and destruction of a common pipistrelle resting place, c. 0.2km southeast of the Site (2016-2021; Ref. 2016-22910-EPS-MIT).

Of the 24 trees within the Site boundary, none contained any PRFs and therefore all trees are assessed as NONE suitability to roosting bats and roosting bats can be scoped out of further assessment.

The Site is assessed as negligible suitability for foraging and commuting bats. Despite the presence of several trees within the Site boundary, the Site lacks preferred foraging and commuting habitat and established flight paths for bats as the Site predominantly comprises developed land. The on-site ornamental hedgerows provide only limited connectivity and are of low value as bat flight lines. The Site is also very small and subject to frequent human disturbance and light pollution reducing its suitability for foraging and commuting bats. No trees or hedgerows will be removed as part of the Proposed Development. However, as a railway corridor approximately 50m east of the Site may provide habitat for commuting and foraging bats due to dense vegetation along either side of the tracks, precautionary measures are recommended to prevent light spill onto this feature.

3.5.3 Birds

The desk study provided three records of birds within 1km of the Site boundary and dated from 2016 onwards. The closest record was a house sparrow (*Passer domesticus*) c. 0.4km west of the Site and dated 2024.

The Site is considered to have low suitability for common and widespread breeding birds due to the presence of trees and hedgerows, which provide limited nesting habitat and foraging opportunities, including berry-producing species. The Site is extremely small and therefore, would not support a diverse assemblage of birds as well as lacking any habitat requirements to support priority species such as woodlands and farmland for breeding birds and water-associated habitats for wintering birds. The Proposed Development does not include the removal of any vegetation. No further surveys are required; however, precautionary working measures are detailed in Section 4.

3.5.4 Great Crested Newt and Other Amphibians

The desk study provided no records of great crested newt (GCN) and other amphibians within 1km of the Site boundary.

The Site is of negligible suitability for GCN. There are no ponds within 500m of the Site, and there are no water features which might provide suitable breeding habitat for GCN. The Site is predominantly developed land and therefore lacks sheltering, commuting and foraging opportunities that rough grassland, scrub, and woodland would offer. Furthermore, the Site lacks habitat connectivity to offsite terrestrial habitats. As a result, no further assessment is required. GCN are likely absent from the Site and can be scoped out of further consideration.

3.5.5 Invertebrates

The desk study provided no records of invertebrates within 1km of the Site boundary.

The Site is of low suitability for common and widespread invertebrate species, and of no suitability to protected or notable species. The hedgerow provides foraging resources for common and widespread invertebrates, as there were a small number of flowering plant species and the Proposed Development involves no vegetation removal. Therefore, invertebrates can be scoped out of further assessment.

3.5.6 Otter and Water Vole

The desk study provided no records of otter (*Lutra lutra*) or water vole (*Arvicola amphibius*) within 1km of the Site boundary.

There are no watercourses or associated riparian habitats on or adjacent to the Site, therefore the Site is considered of negligible suitability for these species, and they can be scoped out of further assessment.

3.5.7 Reptiles

The desk study provided no records of reptiles within 1km of the Site.

The on-site ornamental hedgerow and associated areas of developed land are assessed as providing negligible suitability for reptiles. The hedgerow is of limited structural diversity, with ornamental species composition, offering cover and refuge potential, but negligible foraging potential. The adjacent hardstanding areas are subject to regular disturbance and lack of features such as tussocky grassland, rough vegetation, or refugia (e.g. log piles, rubble, rock piles) typically associated with reptile habitat. Although the railway corridor to the northeast may provide suitable reptile habitat and dispersal opportunities, it is separated from the Site by extensive hardstanding subject to frequent human disturbance. As the Proposed Development is wholly confined to

hardstanding habitat, there is no reasonable likelihood of reptiles being present within the working area. Reptiles can therefore be scoped out of further assessment, and no additional survey effort is required.

3.5.8 Other Mammals

The desk study provided six records of hedgehog (*Erinaceus europaeus*) within 1km of the Site and dated from 2016 onwards. The closest record was c. 0.35km east of the Site and dated 2020.

The onsite habitats are assessed as having low suitability for hedgehog and red fox (*Vulpes vulpes*). While these species may occasionally use the Site for commuting and foraging, the Site predominantly comprises developed land within a heavily urbanised area and provides negligible shelter, nesting or refuge opportunities for hedgehog and fox. Further, due to the absence of suitable habitat onsite, and the fact that the Proposed Development will not include any habitat loss, these species are unlikely to be impacted; however, precautionary working measures have been recommended in Section 4 for minimise the risk of harm to any individual mammals that may be present during construction.

3.5.9 Invasive species

No invasive species were recorded at the time of survey and, therefore, there is no risk of causing the spread of any such species, and no further mitigation or survey is required.

4. Constraints and Further Requirements

4.1 Habitats and Biodiversity Net Gain

The Proposed Development is exempt from Biodiversity Net Gain (BNG) by the de minimis exception as:

- The development does not impact on any onsite priority habitat, as none are present within the Site; and
- The development does not impact any non-priority habitat exceeding 25m^2, nor does it impact 5m or more of any onsite linear habitat, including hedgerows.

Furthermore, the Proposed Development is temporary lasting 12 months and BNG does not apply to short term developments if:

- The whole development is temporary
- Planning permission is granted for under five years.

4.2 Protected Species

4.2.1 Foraging and Commuting Bats

There are no predicted impacts on foraging and commuting bats as the Site is negligible suitability and the hedgerow and trees will be retained, meaning no impacts on bats from habitat loss. However, artificial lighting has the potential to impact foraging and commuting bats onto nearby suitable habitats such as the railway track 50m to the east of the Site.

There is currently no lighting plan for the Proposed Development. However, the plan should follow the following principles: The luminaire selections and features will be sensitive and suitable for bats (and other wildlife) and follow guidelines within the Guidance Note 8 Bats and Artificial Lighting (ILP, 2023). This includes illuminance focused directly on the stairs/pathways and minimal light spill beyond, and illumination is only provided during hours of occupation where required and not left on overnight. As the proposals are temporary, the lighting will be removed in approximately one year.

4.1.1 Other Mammals

The proposed works do not adversely affect any key habitats for these species, although the nature of the Site is such that individual animals could be present in the vicinity. Due to the potential presence of species, their use of the Site for commuting cannot be scoped out. Construction works will be minimal as the building will be placed on developed land, and any vehicles will be on hardstanding surface as well, with little to no other habitat loss. Accordingly, any trenches or excavations must be covered overnight or left with a ramp, and any pipes need to be capped to prevent wildlife from becoming trapped. This will ensure that any works conform with relevant legislation.

4.1.2 Birds

The Tree Constraints Report (Arthian, 2026) issued to the Client, recommends the removal of several trees (T006, T007, T009, T011, G012, T013, T014, T015, T016, T017, T018). Should Darwin elect to remove any of these trees, works should be undertaken outside of the nesting bird season (March – August) to prevent the disturbance on nesting birds. Where this is not practicable, an ecological clerk of works (ECoW) should be present to check the

Site for any active nests. If there are none, works can resume, but if the ECoW deems a nest active then a 5m buffer must be implemented around the nest until it is no longer in use (to be confirmed by the ECoW).

5. Conclusion

The Site comprises developed land, two hedgerows and 24 individual trees. It is extremely small and subject to regular human disturbance due to being within a car park; therefore, only the trees and hedgerow offer low ecological value to common and widespread nesting birds and other mammals. The offsite railway track provides suitable foraging and commuting habitat for foraging and commuting bats. Nonetheless, there will be no significant ecological impacts anticipated, and therefore, no further action will be required and any minimal impacts can be mitigated through low level precautionary working measures such as:

- Avoiding light spill onto offsite suitable habitat such as the railway track c. 50m east of the Site to avoid indirect impacts on foraging and commuting bats;
- Ensure that trenches or excavations are covered overnight or left with a ramp, with any pipes capped off to prevent mammals from becoming trapped;
- Any tree / hedge removal / pruning to be undertaken outside of breeding bird season (March – August), if this is not possible then an Ecological Clerk of Works (ECoW) to be present for the vegetation removal.

The Proposed Development is exempt from demonstrating BNG under the de-minimis and temporary development exemption rules.

6. References

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Appendices

Appendix A: Figures

Figure 1	**Site Boundary**
Figure 2	**UKHab Plan**



Basemap sourced through Quick Map Services by NextGIS. Google Satellite Imagery © Google 2026.

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Figure 1 - Site Boundary

Darwin Group Ltd.	Hawthorne GP Surgery

Key:

Site Boundary

0 200 400 m

N

Project Number: 323807	Scale at A3: 1:7,327.548664
Drawn By: NR	
Reviewed By: NM	Version: Final
Projection: OSGB 1936/British National Grid - EPSG 27700	Issue Date: 12/08/2026



Basemap sourced through Quick Map Services by NextGIS. Google Satellite Imagery © Google 2026.

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Figure 2 - UKHab Map

Darwin Group Ltd.	Hawthorne GP Surgery

Key:

- Tree locations
- h2b - non native and ornamental hedgerows
- u1b6 - other developed land
- Site Boundary

0 5 10 m

N

Project Number: 323807	Scale at A3: 1:1
Drawn By: NR	
Reviewed By: NM	Version: Final
Projection: OSGB 1936/British National Grid - EPSG 27700	Issue Date: 30/07/2026

Appendix B: Site Photographs



Photo 1: u1b6 – other developed land



Photo 2: h2b – H2



Photo 3: h2b – H2 and individual trees