

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Former Whitefield Library & Adult Learning Centre, Pinfold Lane, Whitefield, Manchester, M45 7NY

Client:

Rebecca Marwood

Survey date:

07/07/2025

Project:

This report is prepared to inform a planning application with the Bury Metropolitan Borough Council. The proposal is described as:

The redevelopment of the site into a GP centre

[Unsubmitted]

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Katie Crawford BSc MRes ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2023-11335-CL18-BAT) [Great Crested Newts] (2023-11555-CL08-GCN))					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
07/07/2025	16	58	100	20	None

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3, photos in appendix 4 and condition assessment sheets in appendix 5).	
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	Site Context The survey site is centred on National Grid Reference SD 80461 05601 and has an area of approximately 0.27ha. The site primarily contains a large building and associated hardstanding, previously used as the Whitfield Library. The site is set centrally within Whitfield, with residential suburban habitat surrounding on all sides along with greenspace in the form of Whitfield golf course. The site contains no habitat which is listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, individual trees and lines of trees onsite are of good quality and likely provide connectivity to the wider landscape for a variety of species. Other habitats within the site are common and widespread and have low ecological value. No protected or notable plant species were recorded during the survey. It is noted that habitats surrounding the site contain multiple trees and areas of modified grassland, however, these were not included within the boundary and are therefore not described in detail here. It is also noted that access to the rear of the building B2 and south east of the site was not possible at the time of survey, therefore, recommendation have taken this into account. Lack of access to the south east is not considered a significant limitation in terms of the recommendations made in this report due to the habitats being visible from an accessible portion of the site.

	On-site habitat descriptions <u>u1b5 – Buildings</u> One large building and one small building is present onsite, these are of negligible ecological value and not subject to condition assessment. Assessment of these buildings with regards to protected species is discussed later in the report. <u>u1b6 – Other developed land</u> The site also contains hardstanding surrounding the building and a small car park. This is in a state of disrepair and as such contains encroachment of bramble <i>Rubus fruticosus agg.</i> and small alder <i>Alnus glutinosa</i> saplings along with species such as ragwort (F) <i>Senecio jacobaea</i>. This habitat is of low ecological value and is not subject to condition assessment. The habitats encroaching on the developed land are considered too small in area to warrant classification as separate habitats. <u>Individual trees 32 (u1b6)</u> A line of small trees was present onsite, with three small willow <i>Salix sp.</i> trees and one small birch <i>Betula pendula</i>. These trees have introduced shrub at their base and are all in good condition. These trees are of moderate ecological value. These trees are in moderate condition (appendix 5). One other tree is present onsite, comprising a medium beech <i>Fagus sylvatica</i> tree. This is also of moderate ecological value and is similarly in moderate condition (appendix 5). <u>847 introduced shrub (u1b6)</u> Shrubs including Pheasant-berry (A) <i>Leycesteria formosa</i> and Siberian dogwood (A) <i>Cornus alba</i> are present onsite to the south and west, these have been left without significant management and are therefore encroaching on the areas of hardstanding. These are of low ecological value and are not subject to condition assessment. Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located 70m to the northeast, with a second patch of LMDW 300m to the northwest. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including ancient woodland and lowland fen present approximately 1.1km southwest and acid grassland approximately 1.3km north.
<i>Foreseen Impacts</i>	On-site habitats The habitats on-site are widespread and not notable. It is anticipated that areas of ornamental shrub will be removed, and the small trees will be felled to facilitate the development. This is likely to have minimal impact on biodiversity considering the small area of commonplace habitat being lost. Furthermore, the trees being felled are young and lack decay features which

	may provide ecological niches lowering their ecological value. As there are extensive trees within the locality, their loss is unlikely to significantly impact biodiversity. The medium beech tree will be retained as part of proposals. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012).
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are four Local Nature Reserves (LNRs) present within 2km of the site. The closest of these are located approximately 1km south of the site, Philip's Park LNR and Mere Clough LNR. These are designated for the following: Philip's Park- <i>Semi-natural woodland with wildflowers characteristic of ancient woodlands. Some open glades have remnant heathland. Species rich meadows with willow scrub.</i> Mere Clough- <i>Large woodland important for bird life.</i> No national network sites (SAC, SPA, Ramsar) are located within 2.5km. The site lies within the impact risk zone for Ashclough SSSI; however, the proposed development type is not listed as a possible high risk for this designation. Non-statutory designated sites The presence of non-statutory designated sites within 1km of the site cannot be established without data from Greater Manchester Local Records Centre.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites

	No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.														
Recommendations	On-site designations None required. Statutory and non-statutory designated sites None required.														
Invasive / Non-native species															
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.														
Foreseen Impacts	N/A														
Recommendations	No further surveys but remain vigilant.														
Invertebrates															
Summary of Survey Findings	The habitats present on-site, including modified grassland, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.														
Foreseen Impacts	None foreseen.														
Recommendations	No further surveys.														
Bats															
Summary of Survey Findings	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 2 EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>EPSM2009-1596</td><td>Common pipistrelle</td><td>1.55km north west</td><td>Destruction of a resting place and breeding site</td></tr><tr><td>2015-16549-EPS-MIT</td><td>Common pipistrelle</td><td>1.55km south</td><td>Destruction of a resting place</td></tr></table>			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2009-1596	Common pipistrelle	1.55km north west	Destruction of a resting place and breeding site	2015-16549-EPS-MIT	Common pipistrelle	1.55km south	Destruction of a resting place
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Foraging and commuting habitat															

	Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of the introduced shrub and trees, as well as the trees surrounding the site outside of the red line boundary. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within B1 or any of the surveyed trees on-site. <i>Building B1</i> B1 is a single storey, brick-built building that is currently in a state of disuse and previously used as a library. The brickwork around the building appears in excellent condition with no gaps or cracks in which bats can roost. The building has multiple windows as well as what appears to be plastic fascia's and soffits. Plastic guttering is also present to the front of the building, along with a porch area with wooden ceiling. Features across the building comprise two gaps in the soffits of the western elevation that appear to currently house a wasps nest as multiple individuals were seen entering and exiting the feature at the time of survey. The southern elevation contains a window that is currently boarded up, with a hole in the boarding that is possible to lead to a feature. Gaps in the guttering are present on the northern elevation, although it is not considered likely that these lead to features for bats given the size of these gaps. In the courtyard, the soffit to the west has a large gap, this could potentially lead to a feature for bats. The interior of the building was unable to be entered at the time of survey due to access difficulties; however, it is known that an internal courtyard area is present in the centre of the building that may also contain features for bats, therefore this is a limitation to the survey. <i>B1 Suitability Assessment</i> Given the low number of features identified on the property and the presence of bat habitat around the site (i.e. trees and nearby woodland), it is assessed that B1 provides low habitat value for roosting bats. <i>Building B2</i> Building B2 comprises a small single storey, brick-built garage building to the southwest of the site. This building has hip roof with clay tiles and is open to the eaves in the interior, with roofing felt being in a state of disrepair at the time of survey. Externally, the brickwork is in good condition with no gaps, the tiles are similarly in good condition. Access to the southern and western elevations of this building were not possible due to the significant vegetation infringement along with inaccessible gate. The soffit on the northern elevation of this building appeared to be composed of wood
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	and had a large gap next to the hip corner at the time of survey. This feature appeared clear of cobwebbing, and it is unknown how far this feature leads. No other features were observed on the building's other visible elevations. The interior of this building did not contain evidence of bats and areas with ripped and degraded roofing felt did not appear to lead into a feature or access point for bats, with cobwebbing present. Given the presence of habitat and feature present on the building, B2 is assessed to provide low suitability for roosting bats. <i>Trees</i> No bat roosting features were identified on any of the remaining trees surveyed. These trees have negligible suitability for roosting bats (Collins, 2023).
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed development may result in the demolition of this building or significant works to the building that will impact potential features for bats. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Roosting habitat [Trees] None foreseen. Foraging and commuting habitat The proposed development will result in the loss of small areas of ornamental planting but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] Should the proposed development require works to the elevations, roof, loft, soffits or fascia's or within the vicinity of the suitable roosting and access features identified within this report, including the use of scaffolding surrounding the building the works, then one bat emergence/re-entry survey will be required on the building during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. This survey visit should be completed during the optimal survey period mid-May to August inclusive.

	Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. Four surveyors are required to provide full coverage of the building B1's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. An NVA is recommended to be positioned in the courtyard to observe the western soffit feature. B2 requires two surveyors with attention paid to the soffit feature noted. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. An EPSL application to Natural England will be required. The EPSL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. Roosting habitat [Trees] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. The flat roof of B1 could provide limited nesting opportunities for common birds.

	Trees and vegetation No bird nests were identified within the trees or ornamental vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds. Numerous birds were seen during the site visit, including wren, treecreeper, song thrush, blackbird and crow. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required.
Reptiles	

<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Habitats recorded on site are assessed to provide suitable foraging, commuting, and refuge opportunities for reptiles in the form of grassland and ornamental planting. The site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site. Although, the presence of individual common reptiles cannot be fully discounted.
<i>Foreseen Impacts</i>	Although a small area of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
<i>Recommendations</i>	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned one granted EPSL for great crested newts within 2km of the site, present approximately 1km south of the site and granted in 2020. Further, numerous positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site, the closest of which was present 1.4km west. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton <i>et al.</i> 2001). As such, the great crested newt metapopulations known to be present 1.4km west and 1km south are not suitably connected to the site. Habitat suitability There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of a two ponds within 500m; the ponds are located 130m north east and 200m southwest of the site and although a road is present separating the site from this pond, it is not a main road and therefore it is possible this is within commuting distance.

	The site itself has limited suitable habitat in the form of modified grassland and ornamental shrubs.																										
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.1ha of grassland and ornamental shrubs. If great crested newts are present within the pond 130m from the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Green risk score, which states: Offence Highly Unlikely (see Figure 1 below). <table><tr><th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability score</th></tr><tr><td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Land 100-250m from any breeding pond(s)</td><td>0.01 - 0.1 ha lost or damaged</td><td>0.01</td></tr><tr><td>Land >250m from any breeding pond(s)</td><td>No effect</td><td>0</td></tr><tr><td>Individual great crested newts</td><td>No effect</td><td>0</td></tr><tr><td colspan="2"></td><td>Maximum: 0.01</td></tr><tr><td>Rapid risk assessment result:</td><td colspan="2">GREEN: OFFENCE HIGHLY UNLIKELY</td></tr></table>			Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	No effect	0	Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01	Land >250m from any breeding pond(s)	No effect	0	Individual great crested newts	No effect	0			Maximum: 0.01	Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score																									
Great crested newt breeding pond(s)	No effect	0																									
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Land >250m from any breeding pond(s)	No effect	0																									
Individual great crested newts	No effect	0																									
		Maximum: 0.01																									
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY																										
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any amphibians to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter amphibians from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist. Suggested biodiversity enhancements																										

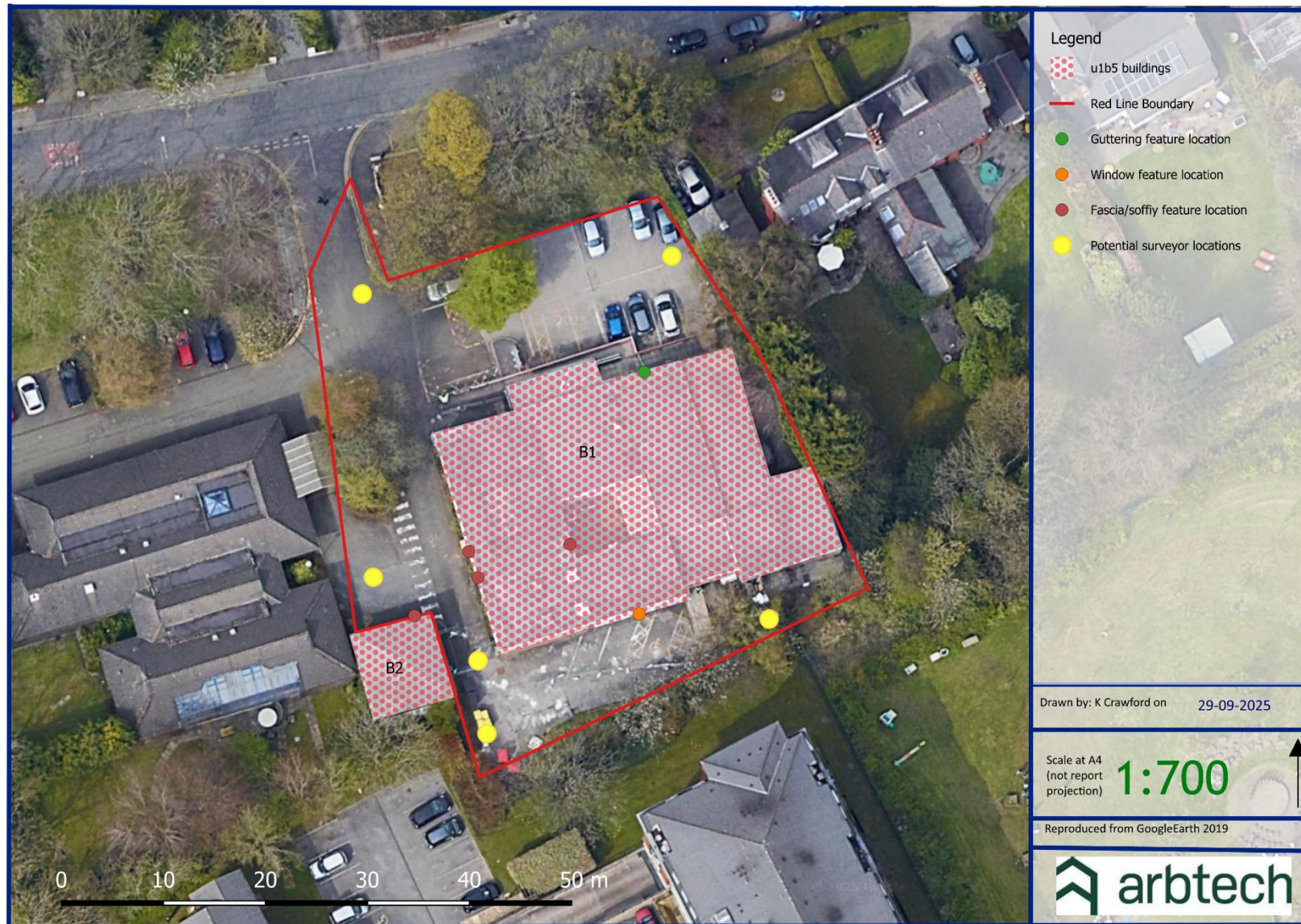
	The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: https://www.wiltshirewildlife.org/hibernaculum
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The shrub and trees onsite provides limited foraging and commuting opportunities for hedgehogs, with woodland habitat nearby.
<i>Foreseen Impacts</i>	It is likely that ornamental shrub and trees will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
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Appendix 1a: Survey/Habitat map



Appendix 1b: PRA map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Photograph 1- Other developed land onsite



Photograph 2- Ornamental shrubs onsite



Photograph 3- Building 1 and ornamental shrubs/ small trees onsite



Photograph 4- Gap in western elevation



Photograph 5- Further gap on western elevation



Photograph 6- Potential window gap on southern elevation

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Photograph 7- Guttering gap on northern elevation



Photograph 8- Alder saplings onsite

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Photograph 9- Beech tree onsite



Photograph 10- Soffit gap in courtyard



Photograph 11- Interior of B2, roofing felt gaps with cobwebbing



Photograph 12- Soffit feature on B2



Photograph 13- Inaccessible vegetated portion of B2



Photograph 14- Well sealed tiles on B2

Appendix 5: Condition Assessment Sheets

On-site or off-site, site name and location	Former Whitfield Library	Survey date and Surveyor name	KC- 31/07/2025											
		Survey reference (if relating to a wider survey)												
Limitations (if applicable)		Habitat parcel reference												
		Small willow and	Beec h tree											
Condition Assessment Criteria		Grid reference												
		Criterion passed (Yes or No)												Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y											
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y											
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Y											
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y											
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N											
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	N											
Number of criteria passed		4	4											
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√												
Passes 5 or 6 criteria	Good (3)													
Passes 3 or 4 criteria	Moderate (2)	Y	Y											
Passes 2 or fewer criteria	Poor (1)													
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														

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Version control			
Status	Issue	Name	Date
Draft	0.1	Katie Crawford BSc MRes ACIEEM	31/07/2025
Final	1.0	Harley Stone, BSc (Hons), Senior Ecological Consultant	05/08/2025
Updated	1.1	Katie Crawford BSc MRes ACIEEM	29/09/2025
Final	2.0	Jeremy Grout BSc (Hons), Senior Consultant Ecologist	30/09/2025

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