

Biodiversity Net Gain Assessment

Survey site:

Lambert House, Lambert Bank, Fleet Fen, Gedney Hill, Spalding PE12 0PR

Client:

Richard and Julie Stokes

Assessment Date:

8th June 2026 (re-assessment 9th July 2026)

Project:

This report is prepared to inform a planning application with South Holland District Council. The proposal is described as:

The construction of 4 houses.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

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

Version Control			
Status	Issue	Name	Date
Draft	0.1	Trystan Figuères, BSc (Hons), MSc, Consultant Ecologist	08/06/2025
Final	1.0	Trystan Figuères, BSc (Hons), MSc, Consultant Ecologist	10/06/2025
Updated	2.0	Millie Holland BSc (Hons), MSc; Consultant Ecologist	09/07/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference TQ 17248 77847 and has an area of approximately 1.29ha. The site comprises a large commercial building (B1), outbuildings (B2, B3, and B4), and associated hard standing, modified grassland verges, introduced shrubs, and scattered trees. It is situated within the town of Brentford, Greater London. The scattered trees within the site do not extending into the local landscape as aerial imagery shows the local landscape to have a largely urban character, with very few areas of garden, woodland, or parkland nearby. Water bodies can be found nearby, such as the Grand Union Canal, located ~125m to the east. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.

This report should be read in conjunction with the following documents:

- Statutory BNG Metric - Lambert House_PE12 OPR_v1_45776906_09072026 (Arbtech Consulting Ltd., 2026).
- Preliminary Ecological Appraisal (PEA) - Lambert House_PE12 OPR_v1_45776906_29042026 (Arbtech Consulting Ltd., 2026).
- River Condition Assessment (RCA) – Lambert House, PE12 OPR_45776906_02062026 (Arbtech Consulting Ltd., 2026)

Executive Summary

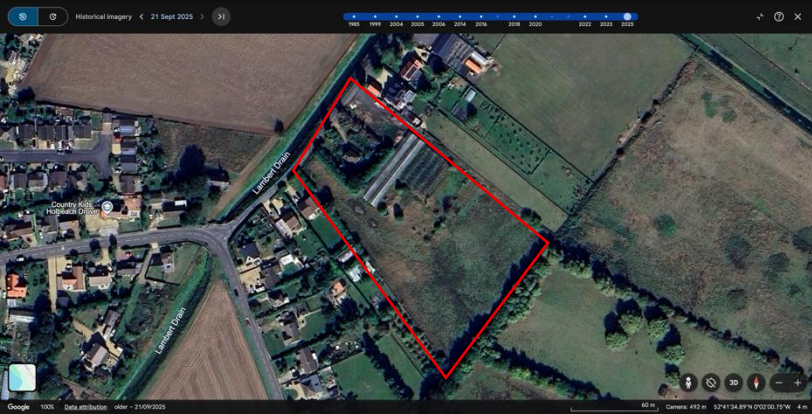
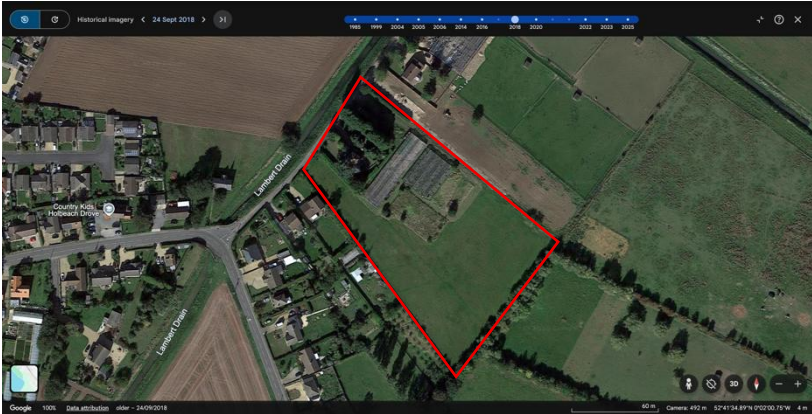
The current landscaping proposal generates a net loss of area-based habitat units (-6.23%), a net loss of linear-based habitat units (-100%) and no net change in watercourse units with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of ruderals (low distinctiveness), areas of mixed scrub (medium distinctiveness) and line of trees (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024).

In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 2.16 will need to be achieved. At present, there is a unit deficit of 0.32 units. Of these units, 0.05 units of mixed scrub, 0.06 units of ruderal to satisfy trading rules.

Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.24 will need to be achieved. At present, there is a unit deficit of 0.24 units. Of these units, 0.22 units of line of trees habitat to satisfy trading rules.

To achieve a +10% biodiversity net gain for watercourse-based habitats, a minimum watercourse-based unit score of 0.85 will need to be achieved. Although there is a deficiency, the trading rules are met for watercourse based units.

Introduction

BNG Informative	
Habitat Degradation Statement	Date reflected by BNG calculations1st April 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 24th September 2018 and 21st September 2025, the site does not appear to have undergone any changes. Given this, the habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.
	
	Irreplaceable Habitat StatementNo irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30th January 2020.
	Metric Version & Publication DateStatutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 23rd July 2024.
	BNG Target Uplift+10%
	National Character Area (NCA)46 – The Fens

Strategic Significance	The Greater Lincolnshire Local Nature Recovery Strategy (LNRS) covers the South Holland District Council. https://www.glinclnrs.org.uk/
Limitations	
There were no specific limitations to the assessment.	

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Buildings	0.137080726	There are buildings and areas of hardstanding providing vehicular access to the previous residential dwelling and the wider site to the north.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity	Low Strategic Significance
Hardstanding	0.0871312			
Ruderal/ephemeral vegetation	0.167697517	Areas immediately surrounding the derelict property have transitioned from managed garden habitats to species-poor ruderal vegetation. This successional shift has been accelerated by intensive rabbit grazing, which has favoured the establishment of disturbance-tolerant ruderal species. Species present within this habitat include common nettle (<i>Urtica dioica</i>), ground-elder (<i>Aegopodium podagraria</i>), lords-and-ladies (<i>Arum maculatum</i>), spear thistle (<i>Cirsium vulgare</i>) and tansy (<i>Tanacetum vulgare</i>).	Poor: Assessed using the 'Urban' habitat type condition sheet.	

Modified grassland	0.2631662	The site baseline is characterised by species-poor modified grassland previously managed for agricultural purposes. Following the cessation of hay cutting and the absence of grazing, the sward has become rank and structurally diverse, with a notable ruderal component. As the land remains fallow, it is undergoing primary succession; this is most evident in the northeastern corner, where scattered scrub is beginning to colonise the grassland mosaic. The scrub species include goat willow, buddleia, hawthorn, sycamore, bramble, oak and dog rose. Within the grassland, there are areas of brash, including tree branches and dead materials.	Poor: fails essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.
Mixed scrub	0.006659054	There is an area of mixed scrub within the northwest boundary of the site, this is dominated by elder, with areas of dog rose. This area appears to be a result of succession due to lack of management with areas of dead wood within the base layer.	Moderate: Assessed using the 'Scrub' habitat type condition sheet
Urban tree	Moderate: 0.065144065	7 trees are present on site, comprising 4 small, 2 medium and 1 large size. The survey identified common ash (<i>Fraxinus excelsior</i>), leylandii (<i>Cuprocyparis leylandii</i>), sycamore (<i>Acer pseudoplatanus</i>), and common oak (<i>Quercus robur</i>). The species present represent a mix of native and non-native trees. The common ash and sycamore were assessed as being in moderate condition, as were the leylandii. One common oak was assessed as good condition, with another common oak also in moderate condition. All trees on site are young or semi-mature.	Assessed using the 'Individual tree' habitat type condition sheet.
	Good: 0.016286016		

Baseline Biodiversity Value: On-Site**Linear-Based Habitats (B-1)**

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Line of trees	0.1106	A mature coniferous treeline, consisting of Leyland cypress (<i>Cupressocyparis leylandii</i>), delineates the boundary of the former residential curtilage. The majority of the specimens exceed 15m in height, providing significant vertical structure and overshadowing. However, the northern section of the treeline has been recently managed (estimated within the last 12 months), resulting in a reduced canopy height and more compact form.	Poor Assessed using the 'Line of trees' habitat type condition sheet.	Low Strategic Significance

Baseline Biodiversity Value: On-Site**Watercourse-Based Habitats (C-1)**

Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Ditch	0.023	The northern boundary ditch is currently redundant and appears historically ephemeral, evidenced by the colonisation of a terrestrial species assemblage, including weld (<i>Reseda luteola</i>), common nettle (<i>Urtica dioica</i>), herb-robert (<i>Geranium robertianum</i>), and fuller's teasel (<i>Dipsacus fullonum</i>).	Poor Assessed using the 'Ditch' habitat type condition sheet.	Low Strategic Significance
Canal	0.0778	For the purposes of the Biodiversity Net Gain metric, the watercourse should be retained in moderate condition, with no watercourse encroachment and major riparian encroachment on both banks.	Moderate Assessed through the RCA (Arbtech, 2026).	

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Urban tree	Moderate: 0.065144065	7 trees are present on site, comprising 4 small, 2 medium and 1 large size. The survey identified common ash (<i>Fraxinus excelsior</i>), leylandii (<i>Cuprocyparis leylandii</i>), sycamore (<i>Acer pseudoplatanus</i>), and common oak (<i>Quercus robur</i>).	Assessed using the 'Individual tree' habitat type condition sheet.	Low strategic significance
		Good: 0.016286016			
	Modified grassland	0.210874003	The site baseline is characterised by species-poor modified grassland previously managed for agricultural purposes. Following the cessation of hay cutting and the absence of grazing, the sward has become rank and structurally diverse, with a notable ruderal component.	Poor: fails essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
Created (A-2)	Developed land; sealed surface	0.1493	New dwellings and associated hardstanding.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Vegetated garden	0.0971	New private gardens associated with the new dwellings.	Habitat condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	

	Modified grassland	0.2091	Areas of developed land and ruderal vegetation will be restored to modified grassland.	Poor Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	
	Urban tree	0.0366	9 small trees planted around the northwestern entry to the site, within the public green spaces.	Poor: passes 2 of 6 criteria Assessed using the 'Individual tree' habitat type condition sheet.	
Enhanced (A-3)					

Post-Development Biodiversity Value: On-Site					
Watercourse-Based Habitats					
	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (C-1)	Ditch	0.023	The northern boundary ditch is currently redundant and appears historically ephemeral, evidenced by the colonisation of a terrestrial species assemblage, including weld (<i>Reseda luteola</i>), common nettle (<i>Urtica dioica</i>), herb-robert (<i>Geranium robertianum</i>), and fuller’s teasel (<i>Dipsacus fullonum</i>).	Poor Assessed using the ‘Ditch’ habitat type condition sheet.	Low Strategic Significance
	Canal	0.0778	For the purposes of the Biodiversity Net Gain metric, the watercourse should be retained in moderate condition, with no watercourse encroachment and major riparian encroachment on both banks.	Moderate Assessed through the RCA (Arbtech, 2026).	
Created (C-2)					
Enhanced (C-3)					

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	1.97 ❖ Developed land sealed surface (0 units) ❖ Ruderals (0.67 units) ❖ Mixed scrub (0.05 units) ❖ Modified grassland (0.53 units) ❖ Rural trees – moderate condition (0.52 units) ❖ Rural trees – good condition (0.20 units)	0.22 ❖ Line of trees (0.22 units)	0.77 ❖ Other river and streams (0.70 units) ❖ Ditches (0.07 units)
	Post-Development	1.84 ❖ Developed land, sealed surface (0 units) ❖ Modified grassland – retained (0.42 units) ❖ Rural trees – retained - moderate condition (0.52 units) ❖ Rural trees – retained – good condition (0.20 units) ❖ Vegetated garden – proposed (0.19 units) ❖ Modified grassland – proposed (0.39 units) ❖ Rural trees – proposed (0.12 units)	0 ❖	0.77 ❖ Other river and streams - retained (0.70 units) ❖ Ditches - retained (0.07 units)
	Net Change	-0.12 (-6.23%)	-0.22 (-100%)	0.00 (0%)
Off-Site	Baseline			
	Post-Development			
	Net Change			
Overall Net Change		-0.12 (-6.23%)	-0.22 (-100%)	0.00 (0%)

Results, Discussion, and Next Steps

BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-6.23%), a net loss of linear-based habitat units (-100%) and no net change in watercourse units with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of ruderals (low distinctiveness), areas of mixed scrub (medium distinctiveness) and line of trees (low distinctiveness). With unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 2.16 will need to be achieved. At present, there is a unit deficit of 0.32 units. Of these units, 0.05 units of mixed scrub, 0.06 units of ruderal to satisfy trading rules. Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.24 will need to be achieved. At present, there is a unit deficit of 0.24 units. Of these units, 0.22 units of line of trees habitat to satisfy trading rules. To achieve a +10% biodiversity net gain for watercourse-based habitats, a minimum watercourse-based unit score of 0.85 will need to be achieved. Although there is a deficiency, the trading rules are met for watercourse based units.
Recommendations and Next Steps	In order to achieve the required net gain in biodiversity as a result of the proposed development, the provision of additional or alternative landscaping should be explored and the proposed plans amended accordingly to achieve a net gain on site. The provisioning of additional landscaping should first be considered within the site boundary. There is limited scope on site and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the limited amount of soft landscaping within the parcel. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site

ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG.

A summary as to what off-site units will be required is detailed in the table below.

	Distinctiveness	Broad Habitat Group	Habitat	Units Required
Area-Based	Medium	Heathland and shrub	Mixed scrub	0.05
	Low	Sparsely Vegetated Land	Ruderal/Ephemeral	0.06
		Any	Any	0.19
	Total			0.31
Linear-Based	Low	Line of trees	Line of trees	0.22
	Any	Any	Any	0.02
	Total			0.24
Watercourse-Based	Any	Any	Any	0.07
	Total			0.07

Pre-Commencement

A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.

BNG Mitigation Hierarchy	
Avoidance	Rural trees and modified grassland will be retained post development.
Minimisation	
Mitigation	Further rural trees will be planted within the shared green space.
Offset	Offsetting credits will be required.

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS

Total net unit change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

-0.12

Hedgerow units

-0.22

Watercourse units

0.00

Total net % change

(Including all on-site & off-site habitat retention, creation & enhancement)

Habitat units

-6.23%

Hedgerow units

-100.00%

Watercourse units

0.00%

Total net gain achieved is less than target set ▲

Total net gain achieved is less than target set ▲

Total net gain achieved is less than target set ▲

Trading rules satisfied?

No - Check Trading Summaries ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	1.97	2.16	0.32
Hedgerow units	10.00%	0.22	0.24	0.24
Watercourse units	10.00%	0.77	0.85	0.08

Input errors/rule breaks present in metric ▲

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Modified grassland condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition.	N
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.	Y
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	N
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.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	N
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y

G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 4/7
	Condition Poor due to failing one or more essential criteria.	

Mixed scrub condition assessment.

	Criteria Description	Criteria Passed?
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). At least 80% of scrub is native; There are at least three native woody species ² ; And no single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	Y
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.	Y
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N
		Total 3/5
	Condition Moderate due to passing 3 of 5 criteria and all essential criteria.	

Ruderal/Ephemeral condition assessment.

	Criteria Description	Criteria Passed?
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.	Y
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.	N
C	Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.	Y
BON US	There is a complete absence of invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement). Note - this criterion is essential for achieving Good condition.	Y
		Total 2/3
	Condition Moderate due to passing 2 of 3 criteria and all essential criteria.	

Ditches condition assessment.

	Criteria Description	Criteria Passed?
A	The ditch is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Y
B	A range of emergent, submerged and floating-leaved plants are present. As a guide >10 species of emergent, floating or submerged plants present in a 20 m ditch length.	N
C	There is less than 10% cover of filamentous algae and or duckweed Lemna spp. (these are signs of eutrophication).	Y
D	A fringe of aquatic marginal vegetation is present along more than 75% of the ditch.	Y
E	Physical damage is evident along less than 5% of the ditch, with examples of damage including: excessive poaching, damage from machinery use or storage, or any other damaging management activities.	N
F	Sufficient water levels are maintained - as a guide a minimum summer depth of approximately 50 cm in minor ditches and 1 m in main drains.	N
G	Less than 10% of the ditch is heavily shaded.	N
H	There is an absence of non-native plant and animal species.	Y
		Total 4/8
	Condition Poor due to passing 4 of 8 criteria and all essential criteria.	

Scattered trees - #1 Common Ash (*fraxinus excelsior*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	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
C	The tree is mature (or more than 50% within the block are mature).	N
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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Scattered trees - #2 Common Ash (*fraxinus excelsior*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	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
C	The tree is mature (or more than 50% within the block are mature).	N
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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Scattered trees - #3 Leylandii (*cuprocyparis leylandii*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
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
C	The tree is mature (or more than 50% within the block are mature).	N
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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 3/6
	Condition Moderate due to passing 3 of 6 criteria and all essential criteria.	

Scattered trees - #4 Sycamore (*acer pseudoplatanus*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	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
C	The tree is mature (or more than 50% within the block are mature).	N
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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Scattered trees - #5 Common Ash (*fraxinus excelsior*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	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
C	The tree is mature (or more than 50% within the block are mature).	N
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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

Scattered trees - #6 Common Oak (*quercus robur*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	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
C	The tree is mature (or more than 50% within the block are mature).	N
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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition Good due to passing 5 of 6 criteria and all essential criteria.	

Scattered trees - #7 Common Oak (*quercus robur*) - condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	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
C	The tree is mature (or more than 50% within the block are mature).	N
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.	N
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition Moderate due to passing 4 of 6 criteria and all essential criteria.	

