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Biodiversity Net Gain Assessment

Site Address:

The Land North of Old Quarry House, Fenway, Steeple Aston, Oxfordshire, OX25 4SS

Client:

[redacted]

Assessment Date:

26th March 2026

Project:

This report is prepared to inform a planning application with Cherwell District Council. This proposal can be described as " Outline Planning Permission for up to 23 dwellings and associated open space with all matters reserved other than access ".

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	[redacted] BSc (Hons), Graduate Ecologist	26/03/2026
Proof	0.2	[redacted] BSc (Hons) MSc MRSB, Senior Ecologist	29/05/2026
Final	1.0	[redacted] BSc (Hons), Graduate Ecologist	01/06/2026
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Amendments	3.0	[redacted] BSc (Hons), Graduate Ecologist	11/08/2026

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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 site is located at National Grid Reference SP 47104 26329 and has an area of approximately 2.16ha comprising one building, twenty-three scattered trees, two groups of trees, modified grassland and other woodland; broadleaved. The site is located in a rural setting, immediately surrounded by pasture to the west, minor housing development, woodland to the north and east and agricultural land to the north. The site is enclosed with a combination of trees lines, wire fencing and woodland.

The site is set within a wider agricultural landscape of mixed arable and pasture within a typical ancient countryside pattern of small, irregularly shaped fields cut piecemeal from former woodland cover. As such, the fields are delineated by a well-developed hedgerow network in which trees are plentiful. Further woodland parcels are present as well as meadows all suitably connected to the site. A review of historic maps indicates the landscape has been lost to minor development since the 1800's. A series of large ponds are present to the north of the site (~450m) as well as a small brook ~100m to the south. Medium, loamy but locally light, silt-rich soil and subsoil. Highly variable pH due to mixed parent materials.

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

- Statutory BNG Metric – The Land North of Old Quarry House, OX25 4SS (Arbtech Consulting Ltd., 2026)
- Proposed Plan – PL003 Rev B Indicative Site Plan
- Preliminary Ecological Appraisal (PEA) – The Land North of Old Quarry House, OX25 4SS (Arbtech Consulting Ltd.,
- 2026)

Executive Summary

- The proposed development returns a -22.07% loss for area-based habitats and a 0% gain for linear based habitats.
- To meet 10% net gain for areas based habitats and to satisfy trading rules, a minimum area-based unit score of 12.84 will need to be achieved. At present, there is a unit deficit of 3.74 units. Of these units, 1.45 must be individual trees – rural trees and 1.32 units must be modified grassland or of medium habitat distinctiveness.
- Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of 0.07 will need to be achieved. At present, there is a unit deficit of 0.01 units. Of these units, 0.01 units must be of a very low distinctiveness linear-based habitat to satisfy trading rules.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	24th March 2026
	The baseline biodiversity value of the site is not completely derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026) as evidence of habitat degradation had occurred. Therefore, the baseline biodiversity value of the site is derived from assumptions inferred from historic satellite imagery (i.e. Google Earth, 20th May 2018) and the PEA field survey (Arbtech Consulting Ltd., 2026).  
Irreplaceable Habitat Statement	No 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 Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 3rd July 2025.		
BNG Target Uplift	+10%		
National Character Area (NCA)	107 - Cotswolds		
Strategic Significance	The Oxfordshire Local Nature Recovery Strategy (LNRS) (2024) was used to determine strategic significance.		
	Habitat	**Baseline / Post-Development**	**Justification**
	Scattered trees	Both	Low – no habitat connectivity
	Modified grassland	Both	Low – no habitat connectivity
	Other woodland; broadleaved	Both	Low – no habitat connectivity
	Non-native and ornamental hedgerow	Both	Low – no habitat connectivity

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**
Modified Grassland	1.75265	Modified grassland was observed to cover the majority of the area of the site with 15 species of grasses and forbs. It appeared to be mown and was described as being kept to a regular management regime retaining a short sward of <10cm at all times. This is consistent with the previous visit in 2024 (Arbtech, 2024) and with aerial imagery. Patches of scrapes and rabbit warrens were observed throughout the area creating small areas of bare ground. Further areas of bare ground were observed around felled trees where some of the ground had been cleared. 5 species were observed per metre squared with a proportion of grass to forbs cover 80:20.	***Poor**: passes 4 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Other woodland; broadleaved	0.28631	In the southwestern corner of the site a parcel of woodland was present backing onto the gardens of a row of houses. The woodland was dominated by Hazel and ground flora species consisted of Avens, Lord and Ladies, Ground Ivy, Common Nettle and Cleavers. Species present within this habitat include hazel (Corylus avellana), horse-chestnut (Aesculus hippocastanum), hawthorn (Crataegus monogyna), english oak (Quercus robur), beech (Fagus sylvatica) and sycamore (Acer pseudoplatanus).	***Moderate**: passes 26 to 32 criteria of 39.* Assess using the 'Woodland' habitat type condition sheet.	**Low** Strategic Significance
Rural Tree	Moderate: 0.179146179	23 trees were present on site, comprising 9 small, 13 medium and 1 large size. The survey identified a mix of native and non-native tree species. Present were common oak (Quercus robur) and hawthorn (Crataegus monogyna), both in good condition, alongside English walnut (Juglans regia) and black walnut (Juglans nigra), also assessed as good or moderate respectively. No specific ecological niches were recorded for any of the surveyed trees. Of the trees present, 9 are mature and 13 are young or semi-mature. Two groups of trees were observed on site and G1 of 30 small trees of moderate condition and G2 with 9 small trees of moderate condition and 1 medium tree of good condition. Tree stumps were observed throughout the site where trees had recently been felled as well as trees lost from the site that were observed in the aerial imagery (20th May 2018), these varied in size but were limited to <30cm so all would be assumed to be of small	**Moderate**: passes 3 or 4 of 6 criteria. 44no. small	**Low** Strategic Significance
	Good: 0.370506871		**Good**: passes 5 of 6 criteria. 26no. small 14no. medium 1no. large	**Low** Strategic Significance

		size and of good condition. 22 trees in total were observed to have been felled since 20th May 2018 and the site visit. In total, 85 trees were considered for the baseline calculation – 44 were of moderate condition and 41 were of good condition.		
Unsealed surface	0.0143	The driveway and access road of Old Quarry House consisted of unsealed surface in the form of loose and packed gravel.	**N/A**	**Low** Strategic Significance
Sealed surface	0.01302	Sealed surfaced was present in the form of pavement, paving and building.	**N/A**	**Low** Strategic Significance

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	**Length (km)**	**Description**	**Condition Assessment**	**Strategic Significance**
Non-native and ornamental hedgerow	0.062	Along the eastern side of the access road (H1) into the site, a row of ornamental hedgerow was present which consisted mostly of Leyland cypress. H1 was observed to be approximately 4m in heigh, ~2m in width and ~60m in length.	Habitat condition pre-determined as '**Poor**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	**Area (ha)**	**Description**	**Condition Assessment**	**Strategic Significance**
Retained (A-1)	Modified Grassland	0.86381	Modified grassland is proposed to be retained in areas of public access and use and will involve a habitat management regime similar to that that currently exists.	***Poor**: passes 4 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
	Other woodland; broadleaved	0.28631	In the southwestern corner of the site a parcel of woodland was present backing onto the gardens of a row of houses. The woodland was dominated by Hazel and ground flora species consisted of Avens, Lord and Ladies, Ground Ivy, Common Nettle and Cleavers. Species present within this habitat include hazel (Corylus avellana), horse-chestnut (Aesculus hippocastanum), hawthorn (Crataegus monogyna), English oak (Quercus robur), beech (Fagus sylvatica) and sycamore (Acer pseudoplatanus). The woodland will be completely retained as a result of the proposed development.	***Moderate**: passes 26 to 32 criteria of 39.* Assess using the 'Woodland' habitat type condition sheet.	**Low** Strategic Significance
	Rural Tree	Moderate: 0.17915	Of the 85 trees assessed in the baseline 58 will be retained as a result of the proposed development. Those lost include 22 retrospective small trees with the assumed condition of good and trees T10, T19, T20, T21, T23 which were present at the time of the PEA and will also be lost as they are situated in space to become private vegetated gardens. The remaining trees will be retained.	***Moderate**: passes 3 or 4 of 6 criteria.* 43no. small	**Low** Strategic Significance

		Good: 0.27686		***Good**: passes 5 of 6 criteria.* 1no. small 13no. medium 1no. large	**Low** Strategic Significance
	Sealed surface	0.01201	Sealed surfaced was present in the form of pavement, paving and building.	Habitat condition pre-determined as '**N/A**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Created (A-2)	Sealed surface	0.41928	Sealed surface will be created in the form of access tarmac roads, driveways, pavements and other paving.	Habitat condition pre-determined as '**N/A**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Building	0.20622	23 dwellings will be erected.	Habitat condition pre-determined as '**N/A**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Vegetated garden	0.23776	Private gardens associated with each dwelling.	Habitat condition pre-determined as '**N/A**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
	Other woodland; broadleaved	0.04089	The area of existing woodland will be extended to the northwest.	Condition is to be consistent with the woodland currently adjacent. ***Moderate**: passes 26 to 32 criteria of 39.*	**Low** Strategic Significance
Post-Development Biodiversity Value: On-Site					
Linear-Based Habitats					

	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Non-native and ornamental hedgerow	0.073	Along the eastern side of the access road (H1) into the site, a row of ornamental hedgerow was present which consisted mostly of Leyland cypress. H1 was observed to be approximately 4m in heigh, ~2m in width and ~60m in length.	Habitat condition pre-determined as '**Poor**' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance

Change of Biodiversity Value

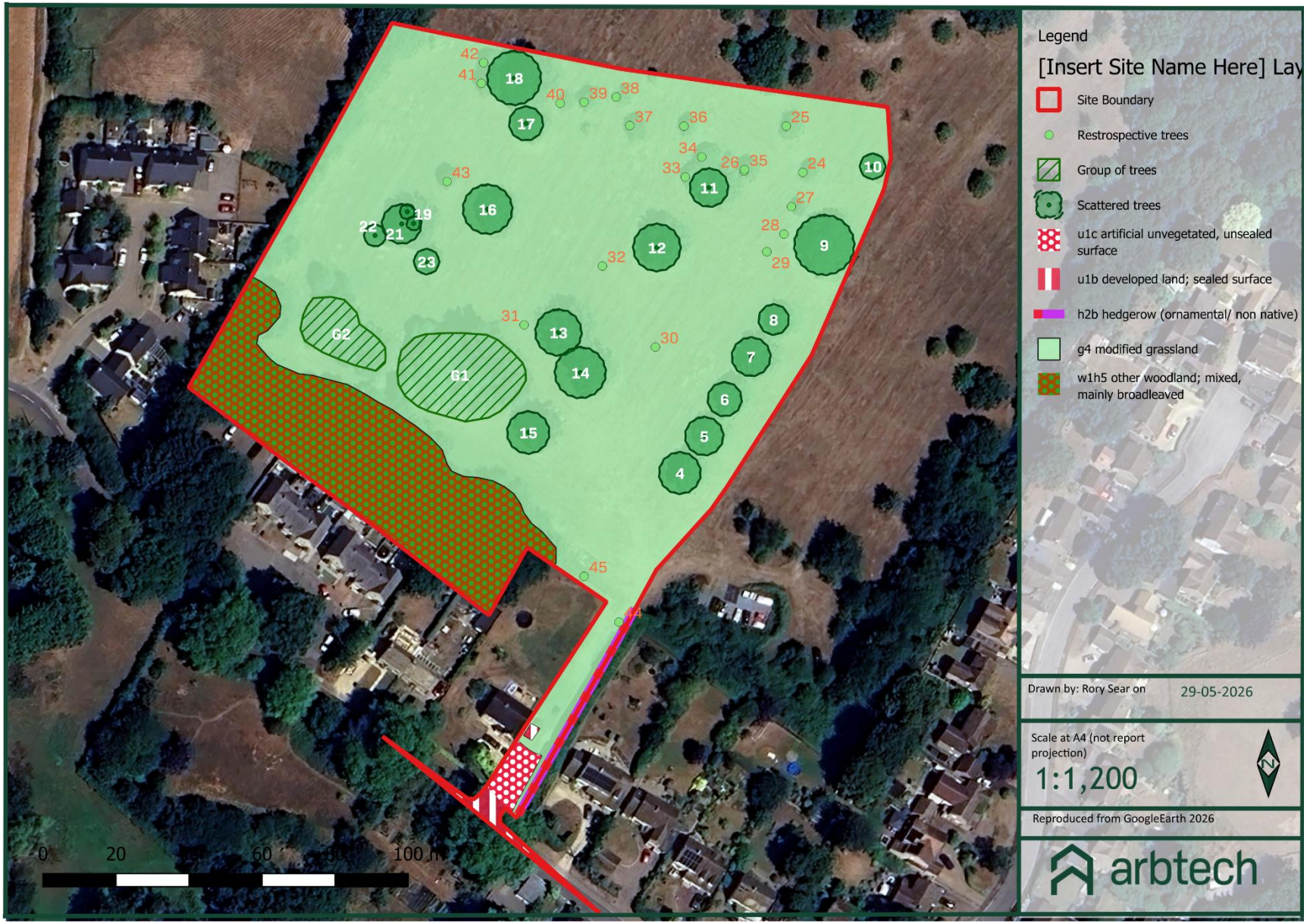
		Biodiversity Units		
		Area-Based	**Linear-Based**	**Watercourse-Based**
On-Site	Baseline	❖ Other woodland; broadleaved – 2.29 ❖ Modified grassland – 3.51 ❖ Rural trees (moderate) – 1.43 ❖ Rural trees (good) – 4.45 ❖ Total = 11.68	❖ 0.06	❖ 0
	Post-Development	❖ Retained woodland; broadleaved – 2.29 ❖ Retained modified grassland – 1.73 ❖ Retained rural trees (moderate) – 1.4 ❖ Retained rural trees (good) – 3.03 ❖ Created vegetated garden – 0.46 ❖ Created other woodland; broadleaved – 0.19 ❖ Total = 9.1	❖ 0.06	❖ 0
	Net Change	-2.58 (-22.07%)	0 (0%)	-
Off-Site	Baseline	❖ 0	❖ 0	❖ 0
	Post-Development	❖ 0	❖ 0	❖ 0
	Net Change	-	-	-
Overall Net Change		**-2.58** (-22.07%)	**0** (0%)	**-**

Results, Discussion, and Next Steps

BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-22.07%) and a net retention of linear-based habitat units (0%) 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 rural trees (medium distinctiveness) and areas of modified grassland (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; Oxfordshire Local Natural Recovery Strategy, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of **12.84** will need to be achieved. At present, there is a unit deficit of **3.74** units. Of these units, 1.45 must be individual trees – rural trees and 1.32 units must be modified grassland or of medium habitat distinctness. Similarly, to achieve a +10% biodiversity net gain for linear-based habitats, a minimum linear-based unit score of **0.07** will need to be achieved. At present, there is a unit deficit of **0.01** units. Of these units, 0.01 units must be of a very low distinctiveness linear-based habitat to satisfy trading rules.
Recommendations and Next Steps	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. There is good scope on site to achieve the required net gain for hedgerows onsite. In order to meet linear based net gain targets, a section of hedgerow could be proposed onsite. Should these alterations be incorporated this BNG Assessment will need to be updated to accurately reflect the change in biodiversity value of the site pre- and post-development.
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 the proposed creation of habitats are achieved.

BNG Mitigation Hierarchy	
Avoidance	The development is restricted to areas away from mature deciduous woodland.
Minimisation	Mature trees were not felled to minimise the impact on trees in the area. The proposed plan takes their presence into account and buildings around them.
Mitigation	An area of woodland is proposed to be created further connecting the retained area of woodland with the woodland to the north.
Offset	It is proposed that as net-gain cannot be made on site that offsite units are purchased to offset the impact of the development.

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)	*Area habitat units*	-2.58	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-22.07%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	Total net gain achieved is less than target set ▲
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	11.68	12.84	3.74	
Hedgerow units	10.00%	0.06	0.07	0.01	
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Table 6a: 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.	**N**
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble Rubus fruticosus agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	**Y**
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.	**Y**
F	Cover of bracken Pteridium aquilinum 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 5/7
	Condition Poor due to failing one or more essential criteria.	

Table 6b: Other woodland; broadleaved condition assessment.

Category	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	**2**
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	**3**
Invasive plant species	No invasive species present in woodland.	Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ‰¥10% cover.	**3**
Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	**3**
Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	**3**
Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted (given the increased ratio of edge habitat to woodland where the woodland is <10ha).	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category7.	**1**

Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	**3**
Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	**3**
Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	**2**
Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	**2**
Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	**1**
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	**1**
Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	**2**

				Total 29/39
	Condition Moderate due to scoring 29 out of 39.			

Table 6c: Scattered trees - #1 Common Laburnum (laburnum anagyroides) - 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.	

Table 6d: Scattered trees - #2 Common Lilac (syringa vulgaris) - 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.	**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.	

Table 6e: Scattered trees - #3 Plum (prunus domestica) - 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.	**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.	

Table 6f: Scattered trees - #4 English Walnut (juglans regia) - 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.	

Table 6g: Scattered trees - #5 English Walnut (juglans regia) - 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.	

Table 6h: Scattered trees - #6 English Walnut (juglans regia) - 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.	

Table 6i: Scattered trees - #7 English Walnut (juglans regia) - 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.	

Table 6j: Scattered trees - #8 Black Walnut (juglans nigra) - 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.	**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.	

Table 6k: Scattered trees - #9 English Walnut (juglans regia) - 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6l: Scattered trees - #10 Hawthorn (crataegus monogyna) - 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.	

Table 6m: Scattered trees - #11 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6n: Scattered trees - #12 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6o: Scattered trees - #13 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6p: Scattered trees - #14 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6q: Scattered trees - #15 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6r: Scattered trees - #16 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6s: Scattered trees - #17 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.	

Table 6t: Scattered trees - #18 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6u: Scattered trees - #19 Hawthorn (crataegus monogyna) - 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.	

Table 6v: Scattered trees - #20 Hawthorn (crataegus monogyna) - 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.	

Table 6w: Scattered trees - #21 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).	**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**
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 6/6
	Condition Good due to passing 6 of 6 criteria and all essential criteria.	

Table 6x: Scattered trees - #22 Hawthorn (crataegus monogyna) - 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.	

Table 6y: Scattered trees - #23 Hawthorn (crataegus monogyna) - 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.	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Table 6z: Created other woodland; broadleaved condition assessment.

Category	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score
Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	**2**
Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	**3**
Invasive plant species	No invasive species present in woodland.	Rhododendron Rhododendron ponticum or cherry laurel Prunus laurocerasus not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ‰¥10% cover.	**3**
Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	**3**
Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	**3**
Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10%	**1**

	0 - 20% temporary open space is permitted (given the increased ratio of edge habitat to woodland where the woodland is <10ha).		temporary open space, please see Good category7.	
Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	**3**
Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	**3**
Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	**2**
Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	**2**
Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	**1**
Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	**1**

Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.	**2**
				Total 29/39
	Condition Moderate due to scoring 29 out of 39.			