



BIODIVERSITY NET GAIN ASSESSMENT

Ascot House, Finchampstead Road

On Behalf of Klara Ascot Ltd.

Client:	Klara Ascot Ltd.			
Project:	Ascot House, Finchampstead Road, Wokingham			
Reference:	LLD3111-ECO-REP-001-02-BNG			
Revision:	Date:	Author	Proof	Approved
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



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SUMMARY

Lizard Landscape Design and Ecology has been commissioned by Klara Ascot Ltd. to undertake a Biodiversity Net Gain (BNG) assessment for development proposed at Ascot House, Wokingham (located around central grid reference: SU 8100 6821– hereafter referred to as ‘the site’). This report represents the results of a Habitat assessment and a Biodiversity Net Gain assessment, undertaken using the Statutory Biodiversity Metric to determine whether proposals would be compliant with the current statutory requirements of the Environment Act (2021).

A baseline habitat survey of the site was conducted on 10th January 2024, which gathered information to inform condition assessments under current BNG methodology. This determined that most of the site comprised habitats of low ecological value including hardstanding, buildings, introduced shrub and ornamental planters. The greatest ecological interest at the site was associated with the individual trees present within planters. Metric calculations identified that the existing biodiversity value of the site was 0.38 Habitat Units.

Proposals are for a vertical extension of the existing building to create 10 new residential units, alongside the rearrangement of parking areas with associated hard and soft landscaping. Overall, this shall result in loss of 0.03 Habitat Units owing to the loss of one tree and several introduced shrub planters as part of the carpark reconfiguration. However, the planting of five small native trees of moderate condition and soft landscaping on-site is also proposed. This shall include creation of a small rain garden and several ground level planters within the south and west of the site, which will result in the total provision of an additional 0.07 Habitat Units.

Overall, proposals will result in the delivery of an additional 0.04 Habitat Units, which would equate to a net gain of +10.50% Habitat Units and therefore would be compliant with current statutory requirements detailed in the Environment Act (2021). In order to ensure that the retained and proposed habitats are managed to achieve at least their target condition and managed in perpetuity, a Habitat Management and Monitoring Plan (HMMP) would be required, which could be secured through an appropriately worded planning condition.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology (LLDE) has been commissioned by Klara Ascot Ltd. to undertake a Biodiversity Net Gain (BNG) assessment for development proposed at Ascot House, Wokingham (located around central grid reference: SU 8100 6821 – hereafter referred to as ‘the site’).
- 1.2 A baseline habitat assessment was undertaken in accordance with the UK Habitats Classification Manual (Butcher *et al.*, 2020) on 10th January 2024, to determine the existing ecological baseline of the site and the surrounding area, and to identify and map existing habitats.
- 1.3 The Biodiversity Net Gain calculations contained in this report were undertaken using the Statutory Biodiversity Metric, to provide a quantitative analysis of the biodiversity value of proposals in regard to current policy within the Environment Act (2021).
- 1.4 The Biodiversity Net Gain calculations and analysis contained in this report were undertaken by Max Day MSci (Hons) (*Assistant Ecologist, Lizard Landscape Design and Ecology*) and reviewed by Caleb Fry BSc (Hons) MCIEEM (*Senior Ecologist, Lizard Landscape Design and Ecology*).

Site Information

- 1.5 The survey area covers c. 0.25ha and consists of a two-storey residential building and hard standing carpark bound by linear features such as walls and fences, with block paving in pedestrian areas.

Development Proposals

- 1.6 It is understood that the proposals are for extension of an existing building to create 10 new residential units. This also includes the extension of the car park in the north of the site.

2.0 METHODOLOGY

2.1 Desk Study

- 2.1.1 The county's local nature partnership website and the local planning authority website were consulted to inform of relevant information relating to the strategic significance of the site, including the location of areas of strategic significance for biodiversity, such as Nature Improvement Areas and Biodiversity Opportunity Areas etc.

2.2 Field Visit

- 2.2.1 A baseline habitat appraisal survey was undertaken at the site on 10th January 2024. This survey was conducted in line with the UK Habitats Classification Manual (UKHabs Ltd., 2023) which was undertaken by a Suitably Qualified Ecologist (Max Day, 1 year's professional experience). Weather conditions were cold (c. 4°C), with a very light south-westerly wind (Beaufort Scale 1) with 0% cloud cover and no precipitation.
- 2.2.2 The surveyor gathered condition assessment criteria in line with the "*The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology*" (DEFRA, 2024), which identified the distribution and extent of habitats across the site and resulted in a Species List for Habitat Parcels (*Table No. 01*), which is a list of plant species encountered, together with an estimate of abundance made according to the DAFOR scale.

2.3 Biodiversity Net Gain Assessment

2.3.1 A Biodiversity Net Gain (BNG) assessment was conducted to calculate the existing biodiversity unit score of habitats across the site to provide information regarding the delivery of a net gain based on final designs, in line with current guidance (CIEEM, 2021).

2.3.2 The calculation was based upon the existing extent, distinctiveness, and condition of the habitats on site. The BNG assessment uses the latest Statutory Biodiversity Metric (Natural England, 2023) in accordance with current guidance methodology, the *Statutory Biodiversity Metric: User Guide* (DEFRA, 2024).

Existing Habitats

2.3.3 The extent of existing habitats was calculated using GIS software alongside measurements taken in the field and provided topographical surveys. The distinctiveness and condition of the existing habitats were assessed using the field survey data. The condition of existing habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1 – Condition Assessment Sheets and Methodology* (DEFRA, 2024).

Proposed Habitats

2.3.4 The extent and distribution of the proposed habitats was extrapolated from the *Proposed Block Plan* (T2S Architecture Ltd., 2024). The condition of the proposed habitats was based upon what could reasonably be expected to be achieved through the provision of an appropriate Habitat Management and Monitoring Plan (HMMP).

Principles of Biodiversity Net Gain

2.3.5 In order to achieve a BNG a project must be able to demonstrate that it has followed all 10 of the Principles of Biodiversity Net Gain (CIEEM, CIRIA & IEMA, 2016) which are to:

1. Apply the Mitigation Hierarchy (BSI, 2013);
2. Avoid losing biodiversity that cannot be offset by gains elsewhere;
3. Be inclusive and equitable;
4. Address risks;
5. Make a measurable Net Gain contribution;

6. Achieve the best outcomes for biodiversity;
7. Be additional;
8. Create a Net Gain legacy;
9. Optimise sustainability; and
10. Be transparent.

2.3.6 Maps to illustrate the extent of the existing and proposed habitats on site are provided in *Figure No. 01 – Site Habitats Plan* and *Figure No. 02 – Proposed Habitats Plan*. Details of the existing and proposed condition of the habitats on site are provided in *Appendix A – Condition Assessment Sheets*.

2.4 Evaluation and Assessment

2.4.1 This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019).

2.5 Survey Constraints / Considerations

2.5.1 Given that the conditions of some habitats on-site are subject to seasonal variation, the BNG score has the potential to be affected and so conditions have been assessed using a precautionary approach. i.e., where the existing habitat conditions were subject to potential seasonal variations, as a precaution they were scored higher to account for a reasonable worst-case scenario.

2.5.2 The minimum mapping unit has been classified as 0.0005 Hectares or 0.001 km for the purposes of this assessment, for the sake of simplicity as accuracy below this level is not realistically attainable or likely to result in a significant outcome, given the relative quantum of development proposed.

2.5.3 The Biodiversity Net Gain calculation does not take into account the provision of wildlife boxes, such as bat, bird and insect boxes, or log piles, which can provide unquantified betterments for wildlife.

3.0 HABITAT ASSESSMENT RESULTS

3.1 Desk Study

- 3.1.1 No Local Nature Recovery Strategy (LNRS) has been adopted for Berkshire. In line with current guidance (DEFRA, 2024) local planning policy was searched for other strategies and plans. The site does not lie within or adjacent to any Biodiversity Opportunity Areas, as identified in *The Natural Environment in Berkshire: Biodiversity Strategy 2014 - 2020* (Berkshire Local Nature Partnership, 2014), so the overall location is not thought to be of strategic importance.
- 3.1.2 The *Adopted Core Strategy Development Plan* (Wokingham Borough Council, 2010) identifies several features as being of strategic importance to the borough in Policy CP7: Biodiversity. This includes statutory and non-statutory designated sites, habitats of principle importance in England for nature conservation, and veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors); however, none of these were identified on or immediately adjacent to the site.
- 3.1.3 Policy TB23: Biodiversity and Development from the *Managing Development Delivery Local Plan* (Wokingham Borough Council, 2014) also reinforces the significance of wildlife corridors. It specifies that landscaping must incorporate new, or enhance existing, biodiversity features. It also states that the protection of existing, and the provision of new, continuous wildlife corridors should be included within designs. The site is situated within 20m of a Green Route Enhancement Area and therefore would benefit from native species and tree planting, in order to expand and enhance existing wildlife corridors. This is in line with both the aforementioned Policy TB23 as well as policy CC03: Green Infrastructure, Trees and Landscaping. These recommendations are detailed and placed within the *Landscape Masterplan* (LLDE, 2024).
- 3.1.4 Ecological enhancements including the incorporation of invertebrate and nest boxes into the scheme, planting of berry producing shrubs within soft landscaping and the use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list in planters have been included within the *Landscape Masterplan* (LLDE, 2024).

3.2 Existing Habitat Assessment

3.2.1 The baseline site visit identified the distribution and extent of habitats across the site such that they could be used within the BNG metric. It also resulted in a Species List for Habitat Parcels (*Table No. 01*). Habitats within the site included:

- **u1b.804** *Developed land; sealed surface with car park;*
- **u1b5** *Buildings;*
- **u1c.845.846** *Artificial unvegetated; unsealed surface with ground level planters and flower bed; and*
- **h3.847** *Dense scrub with introduced shrub.*

Developed Land; Sealed Surface u1b with car park 804

3.2.2 The existing building on site is surrounding by block paving in pedestrian areas and hardstanding in the car parks. The carpark is bounded by linear features such as retaining walls and fences. This habitat is of **negligible** value at the site level.

3.2.3 The total extent of this habitat was approximately 0.162ha. No condition assessment is appropriate for this habitat type, thus delivering a total of 0 Habitat Units.

Buildings u1b5

3.2.4 The existing building on site is a two-storey residential building (B01) comprising several flats within the central aspect of the site. A small wooden bin store (B02) was also located along the north site boundary.

3.2.5 The total extent of this habitat was approximately 0.066ha. No condition assessment is appropriate for this habitat type, thus delivering a total of 0 Habitat Units.

Artificial unvegetated; unsealed surface u1c, with ground level planter 845, and flower bed 846

3.2.6 Numerous small planters are present within the site boundary on all aspects of the site. Some are at ground level whilst others are a waist height and lie within retaining walls. They are predominantly planted with ornamental species, but some are interspersed with native ruderal species and saplings

such as some self-colonised ash *Fraxinus excelsior*. Frequent species included rosemary *Salvia rosmarinus*, lavender *Lavandula angustifolia*, and Japanese honeysuckle *Lonicera japonica*, amongst others. This habitat is of **low** ecological value at the site level.

- 3.2.7 The total extent of this habitat was approximately 0.008ha. The habitat was input as 'Ground Level Planters' within the BNG metric. No condition assessment is appropriate for this habitat type, thus delivering a total of 0.02 Habitat Units.

Dense scrub h3 with introduced shrub 847

- 3.2.8 Three raised planters with ornamental flower beds have overgrown into scrub habitats dominated by introduced shrubs with ruderal species also present. The north-eastern boundary contains a raised bed that has become dominated by ash tree saplings, ivy *Hedera helix*, and bramble *Rubus fruticosus* agg. Wall cotoneaster *Cotoneaster horizontalis* is also frequently present within the planter (see *Target Note No.01* within *Figure No.01 – Site Habitats Plan*), and this species is listed as an invasive species on Schedule 9 of the Wildlife and Countryside Act (1981). The large planter along the west site boundary is dominated by overhanging ivy from an adjacent area of rhododendron scrub and cherry laurel *Prunus lauroceracus*. Several overgrown ornamental apple roses *Rosa villosa* are also present within it. A small planter to the southeast of the site comprised a dense area of firethorn *Pyracantha* sp. with ivy dominating at the base. These habitats are of **low** value at the site level.

- 3.2.9 The total extent of this habitat on site measured 0.010ha. The habitat was inputted as Introduced shrub within the BNG metric owing to the dominance of these species. No condition assessment is appropriate for this habitat type, thus delivering a total of 0.02 Habitat Units.

Individual trees

- 3.2.10 Six scattered individual trees were identified within the site boundary. These include several non-native and ornamental trees including a black locust tree *Robinia pseudoacacia* within a raised planter on the western site boundary (T01) and three Irish yew *Taxus baccata* 'Fastigiata' within planters in the north of the site (T03-05). A young horse chestnut *Aesculus hippocastanum* (T02) and a semi-mature oak *Quercus* sp. (T06) were also located within a

ground planter in the northwest of the site.

- 3.2.11 Each of the individual trees were assessed as urban individual trees within the BNG condition assessment based on the surrounding context. T01 was considered to be a medium tree of **moderate** condition, owing to absence of evidence for pruning, and lack of adverse impacts of health from other human activities, in addition to the presence of niches for fauna such as dense ivy cover, and presence of cavities. T02 was thought to be a small tree owing to its age, and of **moderate** condition, as the tree had no evidence of human activity and was oversailing ruderal and perennial vegetation. T03-05 were all identified to be small trees of **poor** condition as there was evidence of management and they sat within flowerbed planters with no underlying vegetation. T06 is a native species, had niches for fauna including deadwood, and was also oversailing ruderal and perennial vegetation, thus was concluded to be a medium tree of **moderate** condition. From the tree helper tool, a total area of 0.0366 ha of individual trees of moderate condition and 0.0122 ha individual trees of poor condition were used. Overall, these trees delivered a total of 0.34 Habitat Units.
- 3.2.12 The full condition assessments for these trees are laid out within *Appendix A – Habitat Condition Assessment Criteria*.

4.0 BIODIVERSITY NET GAIN ASSESSMENT RESULTS

4.1 Baseline Inputs

A-1 Site Habitat Baseline

- 4.1.1 The existing habitat variables identified in section 3 of this report were inputted into the metric which calculated that the ecological baseline on site totalled 0.38 Habitat Units

4.2 Habitat Retention

Buildings and hard standing

- 4.2.1 The footprint of the existing buildings on site will remain the same after development since proposals are for a vertical extension. The hardstanding will be mostly retained but will have some changes in shape to facilitate additional parking bays and planting beds as part of the car park reconfiguration. Additionally, a new bike store is proposed within the courtyard in the west aspect of the site, on top of the existing hard standing. However, this will result no change in area as they are considered the same habitat within the BNG metric.

Tree Retention and Protection

- 4.2.2 Five of the existing trees on site shall be retained as part of development activities. All planters with retained trees will be unaffected by the car park reconfiguration and so there will be no direct impacts to trees. However, trees on-site could still be damaged during development through root compaction, vehicle strike and dust smothering. Collectively these impacts can cause a significant loss in overall vitality, possibly causing the decline or the death of the tree. Therefore, additional measures to protect these trees should be implemented in accordance with *BS 5837:2012* throughout development. This could largely be achieved through the use of 'Heras' Welded Wire Mesh Fencing as a barrier around retained trees and their root protection areas.

Ground level planters

- 4.2.3 Existing ground level ornamental planters on site within the north and west of the site will remain unaffected by development. Further soft landscaping may be included in these planters as part of development proposals however,

given that no condition assessment is appropriate for this habitat type there will be no resulting change in Habitat Units. Planting of berry producing shrubs within soft landscaping and the use of flowering plants as listed within the RHS 'Plants for Pollinators' plant list in planters to provide year-round interest for invertebrates can also be used to provide suitable ecological enhancements. These recommendations are detailed and placed within the Landscape Masterplan (LLDE, 2024).

4.3 Habitat Loss

Introduced shrub

4.3.1 Proposals include the reconfiguration of the existing car park and will include the provision of additional parking spaces in the northeast and south of the site. This will necessitate the removal of three planters mostly comprising introduced shrub (see *Figure No.02 – Proposed Habitats Plan*). This will result in a loss of 0.007ha of this habitat, and a total deficit of 0.01 Habitat Units.

4.3.2 The retained introduced shrub within the existing planter on the west site boundary may also be managed as part of soft landscaping proposals such that they become ground level planters. However, since this remains a low distinctiveness urban habitat with no appropriate condition assessment this will meet BNG trading rules and there will be no overall change in Habitat Units on-site.

Individual tree

4.3.3 One of the Irish Yews to the north of the site (see T03 within *Figure No.01 – Site Habitats Plan*) is to be removed to enable the creation of a rain garden. This will result in the loss of 0.02 Habitat Units.

4.4 Proposed Habitats

Developed Land; Sealed Surface

4.4.1 Proposals are for the provision of a further c. 0.003ha of developed land; sealed surface, which would comprise additional parking within the northern and southern aspects of the site. No condition assessment criteria are applicable for this habitat type and so it will not result in the gain of any additional Habitat Units.

New ground level planters

- 4.4.2 The creation of three new planters with associated soft landscaping are proposed within the south and east of the site (see *Figure No.02 – Proposed Habitats Plan*). Accounting for the loss of one ground level planter, this will result in the overall provision of an additional 0.004ha of new ground level planters and the delivery of 0.01 Habitat Units.

Rain garden

- 4.4.3 One of the planters adjacent to the building in the north of the site is to be reconfigured into a rain garden as part of the drainage plan. This planter comprises an area of less than 5m² and is expected to only reach **poor** condition, so is not expected to deliver any additional habitat units. The aforementioned Irish yew (T03) is to be removed from this planter and is to be compensated with additional tree planting.

Individual trees

- 4.4.4 Five new native trees of small size are to be planted as part of the soft landscaping design. These will be included within the new planters on-site (see pT01-05 in *Figure No.02 – Proposed Habitats Plan*) and are proposed to meet **moderate** condition. Creation of these habitats will result in the provision of 0.0204ha of rural trees and the provision of an additional 0.06 Habitat Units.

4.5 Overview

- 4.5.1 Overall, proposals will result in the delivery of an additional 0.04 Habitat Units, which would equate to a net gain of +10.50% Habitat Units and therefore would be compliant with current statutory policy detailed in the Environment Act (2021). However, in order to ensure that the retained and proposed trees are managed to achieve at least their target condition and managed in perpetuity, a Habitat Management and Monitoring Plan (HMMP) would be required, which could be secured through an appropriately worded planning condition.

5.0 CONCLUSIONS

- 5.1 A baseline habitat survey of the site was conducted on 10th January 2024, which gathered information to inform condition assessments under current BNG methodology. This determined that most of the site comprised habitats of low ecological value including hardstanding, buildings, introduced shrub and ornamental planters. The greatest ecological interest at the site was associated with the individual trees present within planters. Metric calculations identified that the existing biodiversity value of the site was 0.38 Habitat Units.
- 5.2 Proposals are for a vertical extension of the existing building to create 10 new residential units, alongside the rearrangement of parking areas with associated hard and soft landscaping. Overall, this shall result in loss of 0.03 Habitat Units owing to the loss of several planters as part of the carpark reconfiguration.
- 5.3 Soft landscaping plans include the planting of five small urban trees within the proposed on-site planters. It is proposed that these trees will meet the BNG criteria for small urban trees of **moderate** condition. This will result in the provision of 0.06 Habitat Units. The creation of an additional 0.003ha of ground level planters will result in the gain of an additional 0.01 Habitat Units. Overall, proposals will result in the delivery of an additional 0.04 Habitat Units, which would equate to a net gain of +10.50% Habitat Units and therefore would be compliant with current statutory policy detailed in the Environment Act (2021).
- 5.4 In order to ensure that the retained and proposed habitats are managed to achieve at least their target condition and managed in perpetuity, a HMMP would be required, which could be secured through an appropriately worded planning condition.

6.0 REFERENCES

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Table No. 01 – Species List for Habitat Parcels

D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally

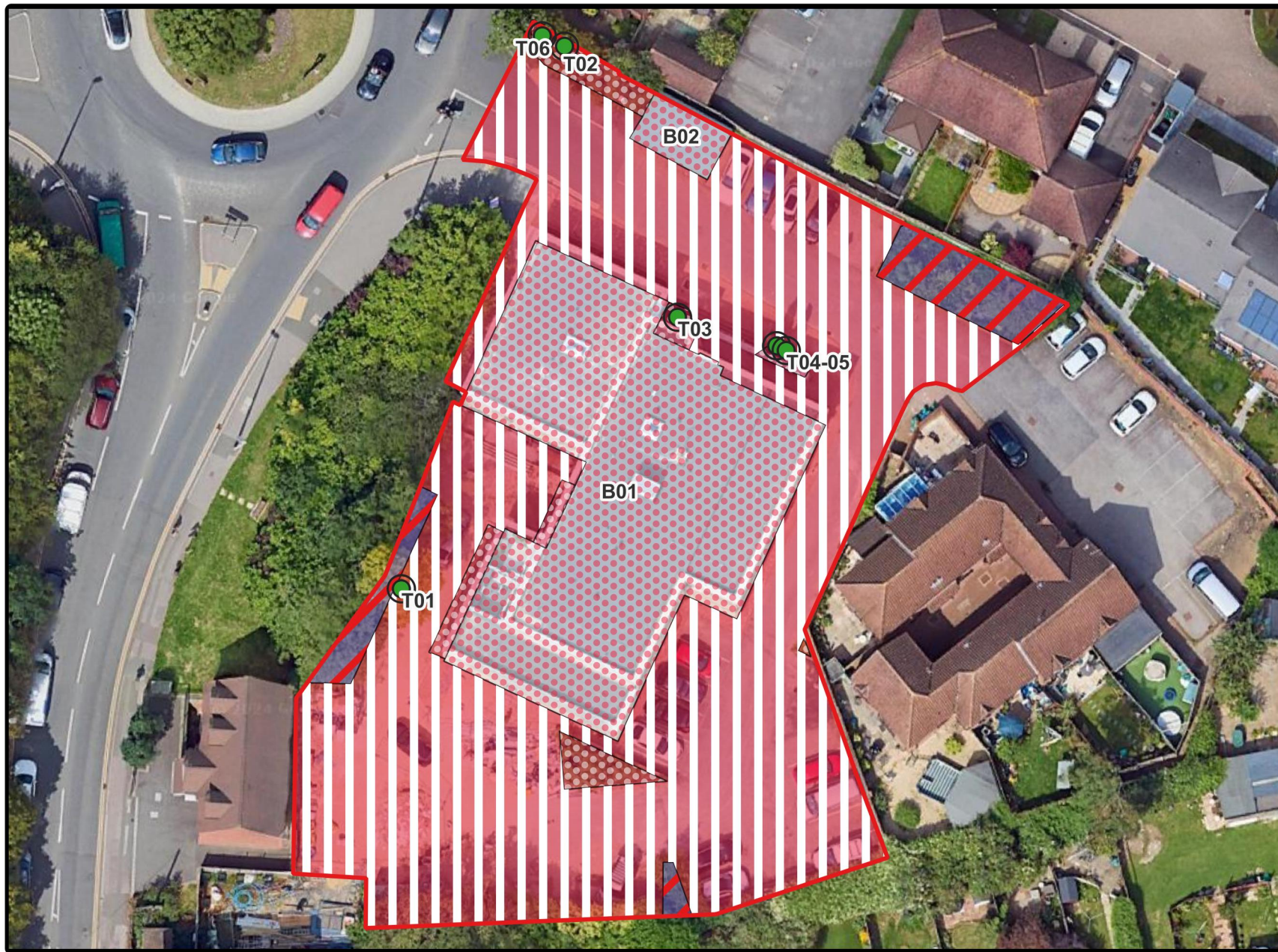
Ground level planters

Common Name	Scientific Name	DAFOR
Common ivy	<i>Hedera helix</i>	D
Rosemary	<i>Salvia rosmarinus</i>	A
Common ash	<i>Fraxinus excelsior</i>	O
Japanese holly	<i>Ilex crenata</i>	O
Irish yew	<i>Taxus baccata</i> 'Fastigiata'	O
Lavender	<i>Lavandula sp.</i>	R
Japanese honeysuckle	<i>Lonicera japonica</i>	R
Periwinkle	<i>Vinca sp.</i>	R

Introduced shrub

Common Name	Scientific Name	DAFOR
Common ash	<i>Fraxinus excelsior</i>	D
Common ivy	<i>Hedera helix</i>	D
Cherry laurel	<i>Prunus laurocerasus</i>	A
Firethorn	<i>Pyracantha sp.</i>	A
Bramble	<i>Rubus fruticosus</i> agg.	O
Horse chestnut	<i>Aesculus hippocastanum</i>	O
Butterfly bush	<i>Buddleja davidii</i>	R
Wall cotoneaster	<i>Cotoneaster horizontalis</i>	R
Hawthorn	<i>Crataegus monogyna</i>	R
Green-stemmed forsythia	<i>Forsythia viridissima</i>	R
Oak	<i>Quercus sp.</i>	R
Black locust tree	<i>Robinia pseudoacacia</i>	R
Apple rose	<i>Rosa villosa</i>	R

FIGURE NO. 01 – SITE HABITATS PLAN



Legend

-  h3 - Dense Scrub
-  u1b - Developed Land; Sealed Surface
-  u1b5 - Buildings
-  u1c - Artificial Unvegetated, Unsealed Surface
-  Individual Urban Tree
-  Redline Boundary



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Client

Klara Ascot Ltd.

Project Title & Location

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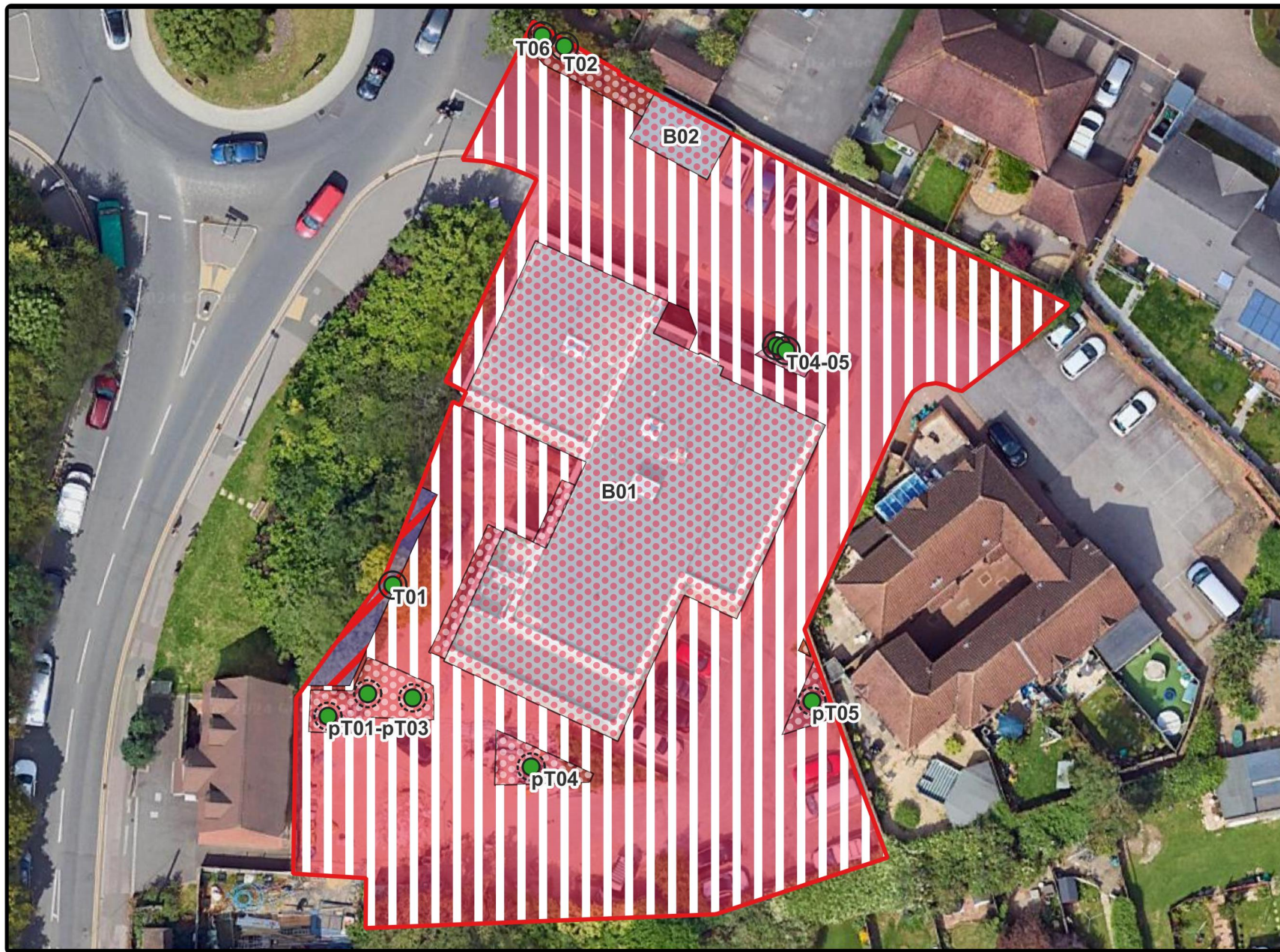
Drawn by	Approved by	Rev	Date
MD	CF	01	27/02/24

Figure No. 01 - Site Habitats Plan



1:450

FIGURE NO. 02 – PROPOSED HABITATS PLAN



Legend

-  h3 - Introduced scrub
-  u - Rain garden
-  u1b - Developed land, sealed surface
-  u1b5 - Buildings
-  u1c - Artificial unvegetated unsealed surface
-  Individual urban tree
-  Proposed trees
-  Redline Boundary



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Project Title & Location

Ascot House,
Finchampstead Rd,
Wokingham

Drawn by	Approved by	Rev	Date
MD	CF	02	02/04/24

Figure No. 02 - Proposed Habitats Plan



1:450

APPENDIX A – HABITAT CONDITION ASSESSMENT PROFORMA

Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Types															
Individual trees – Urban trees															
Individual trees – Rural trees															
Complete a condition sheet for each tree or block of trees.															
Please see separate Line of trees condition sheet for a line of Rural trees.															
Habitat Description															
Individual trees (description applied to the urban or rural environment):															
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.															
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):															
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location		On-site: Ascot House, Finchampstead Road, Wokingham		Survey date and Surveyor name		10/01/2024 - Max Day MSci (Assistant Ecologist)									
				Survey reference (if relating to a wider survey)											
Limitations (if applicable)		Seasonality poor for tree survey so scored positive where not possible to be certain		Habitat parcel reference											
				T01 (black locust	T03-05 (3x Irish	T02 (horse	T06 (oak)								
				Grid reference											
Condition Assessment Criteria															
				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).		N	N	N	Y							Horse chestnut considered neophyte (non-native). Yews and black locust ornamental. Oak is a native sp		
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	Y	Y							Automatic pass		
C	The tree is mature (or more than 50% within the block are mature) ¹ .		N	N	N	N							All trees semi-mature aside from horse chestnut which was young but wide		
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	N	Y	N							Evidence of pruning on yews and oak. Black locust and horse chestnut no evidence of management.		
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		Y	Y	N	Y							Cavities and loose bark present within black locust and yews. Oak had minor dead wood present and small knot holes		
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		N	N	Y	Y							Horse chestnut and oak oversailing scrub, ruderal and ornamental vegetation		
Number of criteria passed			3	2	3	4									
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score		Score Achieved ×/√											
Passes 5 or 6 criteria		Good (3)													
Passes 3 or 4 criteria		Moderate (2)		X		X	X								

Passes 2 or fewer criteria	Poor (1)		X												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.															
Suggested enhancement interventions to improve condition score ²															