

Biodiversity Net Gain Assessment

Site Address:

Cedar Cottage, Sandygate Lane, Lower Beeding, Horsham, West Sussex, RH13 6LR

Client:

BlackOnyx Becketts Ltd

Assessment Date:

17th February 2026

Project:

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

The construction of 24 dwellings.

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	Rosie Ryland BSc (Hons) MSc, Graduate Ecologist	18/02/2026
Reviewed	0.2	Beth Ellison-Perrett BSc (Hons) MSc MRSB, Senior Ecologist	24/02/2026
Final	1.0	Rosie Ryland BSc (Hons) MSc, Graduate Ecologist	25/02/2026
Amends	2.0	Rosie Ryland BSc (Hons) MSc, Graduate Ecologist	06/04/2026

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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 in Lower Beeding, Horsham at the National Grid Reference TQ 21872 27174 and has an area of approximately 1.067ha, comprising one building, hardstanding, an artificial access road and a field of modified grassland with scattered trees. The site is surrounded by residential dwellings, pockets of woodland and arable land. The wider landscape includes further woodland, arable land and watercourses.

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

- ❖ Statutory BNG Metric – Cedar Cottage, RH13 6LR – v1 (Arbtech Consulting Ltd., 2026)
- ❖ Proposed Plan (OSP, 2025)
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEAPRA) - Cedar Cottage, RH13 6LR – v1 (Arbtech Consulting Ltd., 2025)
- ❖ Preliminary Roost Assessment (PRA) - Cedar Cottage, RH13 6LR – v1 (Arbtech Consulting Ltd., 2025)
- ❖ No plan was available at the time of the 2025 surveys.

Executive Summary

- ❖ The current landscaping proposal generates a net loss of area-based habitat units (-45.83%) with unmet trading rules.
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.09 will need to be achieved. At present, there is a unit deficit of 1.57 units. Of these units, 0.7 units must be of grassland habitats, and 0.59 units must be of individual trees to satisfy trading rules.
- ❖ 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.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	17th February 2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEAPRA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 10th October 2018 and 14th May 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
	Oct 10, 2018 > > 201520  May 14, 2025 > > 201520 	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	

Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.		
BNG Target Uplift	+10%		
National Character Area (NCA)	122 - High Weald		
Strategic Significance	West Sussex Council (WSC) the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Horsham District Council, has yet to adopt a comprehensive LNRS. As advised by the WSC, the following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance: ❖ Policies Map ❖ Horsham District Council Nature Recovery Network Report (2021)		
	Habitat	Baseline / Post-Development	Justification
	Buildings	Baseline / Post-Development	Low strategic significance
	Developed land/ sealed surface		
	Modified grassland		
	Scattered trees		
	Vegetated garden		
	Ornamental Pond	Baseline	
	Artificial unvegetated unsealed surface		
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	0.799	The majority of the site comprises species poor modified grassland, currently grazed by lamas. The grassland has a short homogenous sward (~5cm). Grassland condition indication: There are ~3-4 vascular plant species per m ² present, with a homogenous sward. No scrub or bracken is present. Physical damage is evident in more than 5% of the total grassland area. Cover of bare ground is less than 10%. No invasive species were identified during the survey.	Poor: passes 4 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Vegetated garden	0.096	Private garden is present within the northern area of the site comprising modified grass lawn and introduced shrubs. The grass lawn is subject to frequent management, with a short homogenous sward. The composition of the lawn is similar to the modified grassland.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
Developed land/ sealed surface	0.091	There is a small area of hardstanding directly south of B1.		
Artificial unvegetated unsealed surface	0.047	A gravel access road is present within the northern area of the site, which provides vehicle access to the site.		
Buildings	0.032	There are three buildings within the site boundary. There is a single-storey stable, a residential two-storey dwelling, and a single-storey brick built garage.		
Ornamental pond	0.002	There is one pond present within the vegetated garden, decorated with surrounding stones. It was heavily shaded by offsite and onsite trees. The pond has moderate water quality, with no sign of pollution. The pond is surrounded by vegetated garden, with no semi -natural habitat present . >10 % of the water surface was covered by duckweed. The pond is not artificially connected to other waterbodies, and the water levels can fluctuate naturally. No invasive species	Poor: passes 5 of 9 criteria. Assessed using the 'Pond' habitat type condition sheet.	

		were observed . No fish were present. Plant coverage was <50%. >50% of the pond was shaded by trees.		
Rural tree	Good: 0.0846	There are three trees within the field and the six trees within the vegetated garden. The six in the garden are all small and therefore not included within the baseline as per BNG guidelines (small trees within a vegetated garden do not count toward the baseline, please see page 60 of the statutory biodiversity metric user guide). Of the three in the field, two are small and one is very large. Species include oak <i>Quercus robur</i>, common hazel <i>Corylus avellana</i> and English walnut <i>Juglans regia</i>. 2 out of 3 trees are of native species, with a predominantly continuous canopy. More than 50% of the trees are mature. There is no evidence of an adverse impact on tree health by human activities. Natural ecological niches are present for vertebrates and more than 20% of the tree canopy area is oversailing vegetation beneath.	Good: T1 & T2 pass 6 of 6 criteria, T3 passes 5 of 6 criteria. 2no. small (T2 & T3) 1no. very large (T1) Assessed using the 'Individual Trees' habitat type condition sheet.	

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Modified grassland	0.175	Some areas of the modified grassland will be retained on site, acting as a public open space. The condition will be kept the same.	Please see above.	
	Developed land, sealed surface	0.065	Please see above.		
Created (A-2)	Modified grassland	0.040	The area of public open space will have some additional modified grassland added to it. This will have 3-4 vascular species per m ² present, have a short sward length, no scrub or bracken present. Physical damage will not be evident in more than 5% of the total grassland area. Cover of bare ground will be less than 10%. No invasive species will be present.	Poor: passes 5 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Medium Strategic Significance
	Vegetated garden	0.312	Each new dwelling will have an associated garden to the rear, and soft landscaping at the front. Some portions of the soft landscaping will have small trees and hedges, these are omitted from the post development, as per the BNG user guide.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
	Buildings	0.178	24 houses will be erected. These will be a mix of semi-detached, detached, and terraced, and have between 2 and 4 bedrooms.		Low Strategic Significance
	Developed land, sealed surface	0.297	There will be a road leading in from the site to all of the houses, as well as pavements, and associated car parking for the houses.		
		Individual trees	0.1262	~31 small trees will be planted in areas of modified grassland. These will be UK native species, with a continuous canopy, oversailing at least 20% vegetation beneath. They will not be mature or have ecological niches present. There will be no adverse impact to health from human activities.	Moderate: passes 4 of 6 criteria. Assessed using the 'Individual Trees' habitat type condition sheet.

Enhanced (A-3)	N/A
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Change of Biodiversity Value

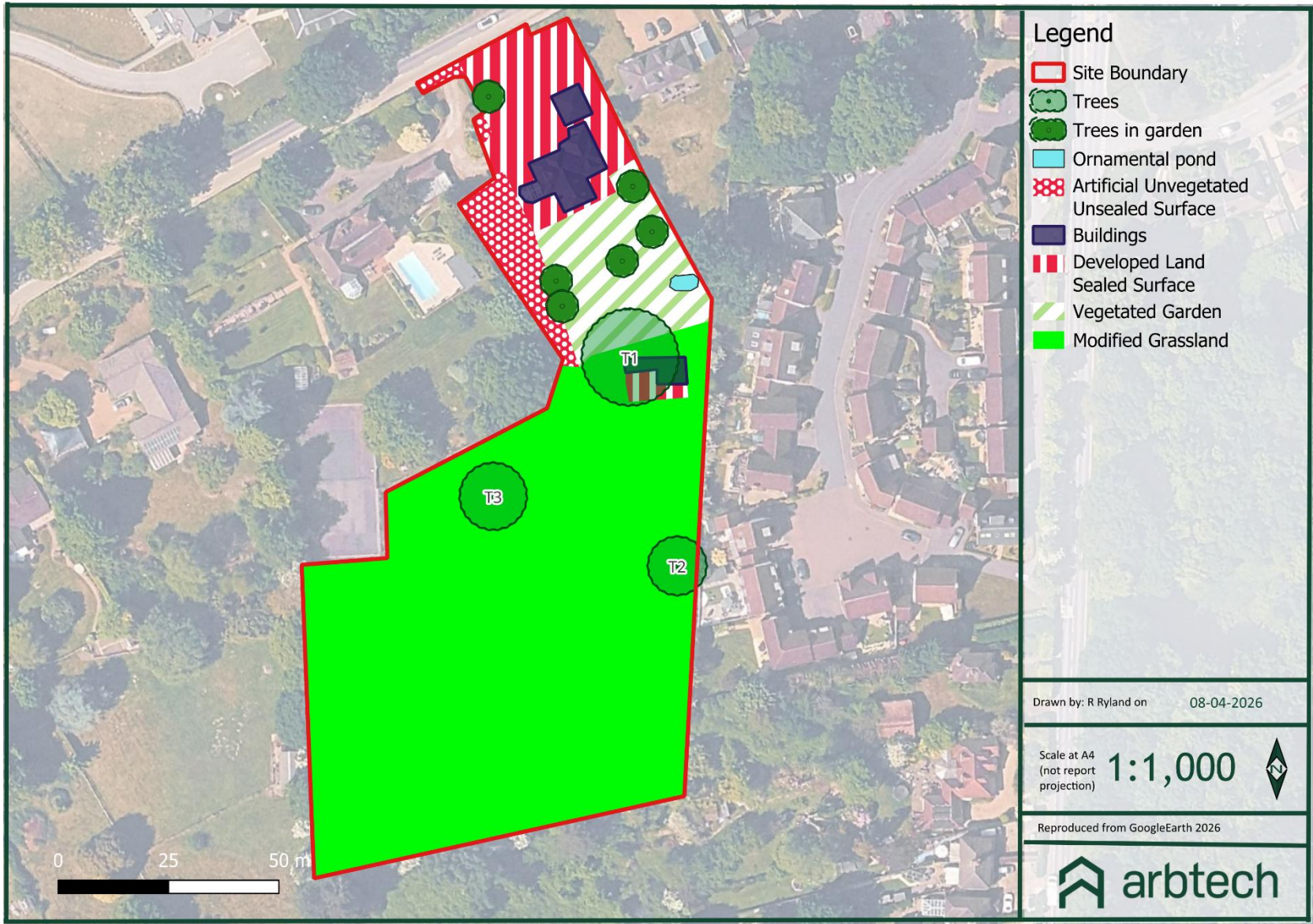
		Biodiversity Units	
		Area-Based	Linear-Based
On-Site	Baseline	2.81 ❖ Modified grassland (1.60) ❖ Vegetated garden (0.19) ❖ Developed land/ sealed surface (0.00) ❖ Artificial unvegetated unsealed surface (0.00) ❖ Buildings (0.00) ❖ Pond (0.00) ❖ Rural tree (1.02)	N/A
	Post-Development	1.52 ❖ Modified grassland (0.43) ❖ Vegetated garden (0.66) ❖ Buildings (0.00) ❖ Developed land, sealed surface (0.00) ❖ Urban tree (0.42)	
	Net Change	-1.29	
Off-Site	Baseline	N/A	
	Post-Development		
	Net Change		
Overall Net Change		-45.83%	

Results, Discussion, and Next Steps

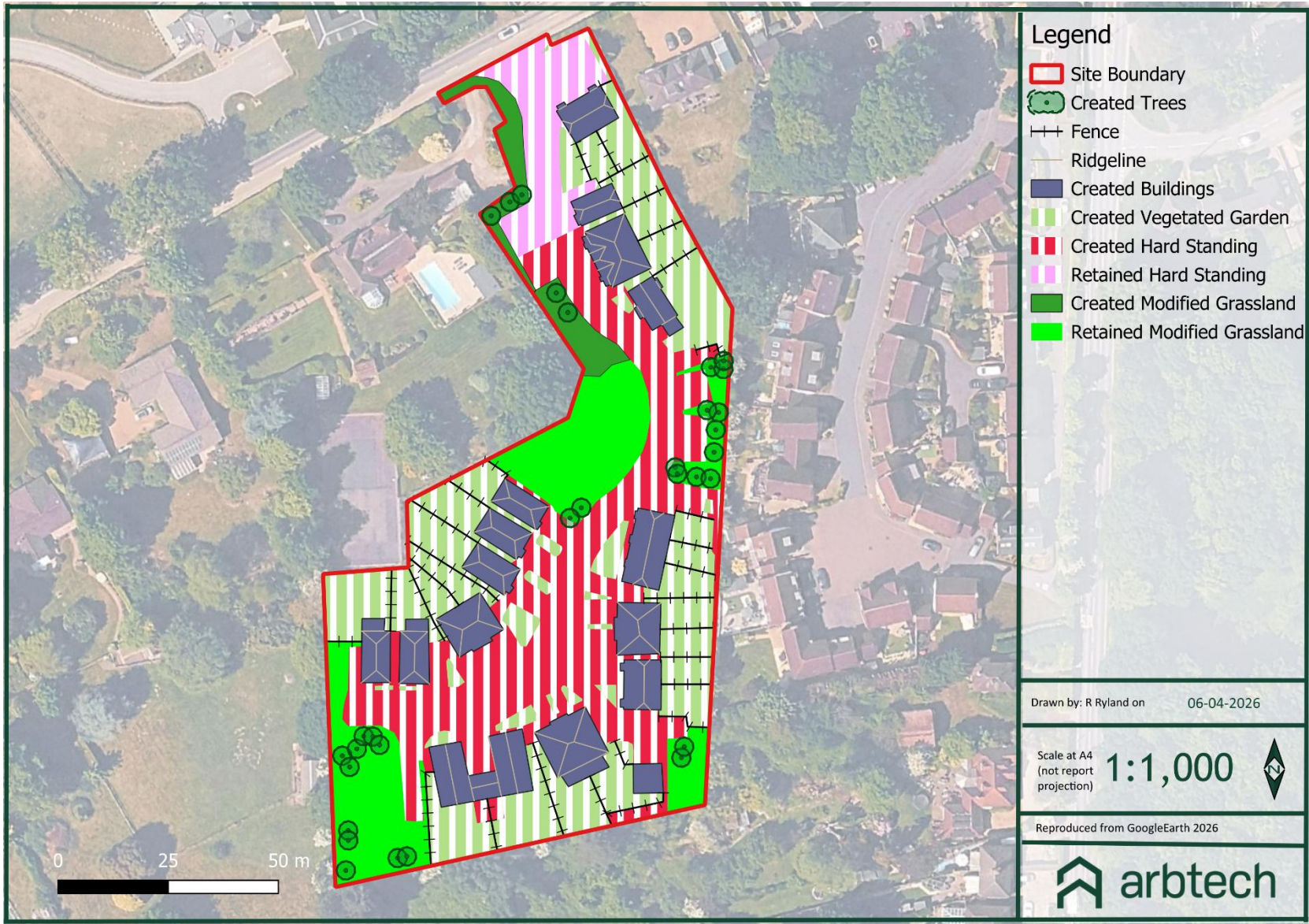
BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-45.83%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of 3no. 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; Horsham District Council Nature Recovery Network Report, 2021). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.09 will need to be achieved. At present, there is a unit deficit of 1.57 units. Of these units, 0.7 units must be of grassland habitats, and 0.59 units must be of individual trees to satisfy trading rules.
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 amount of vegetated garden onsite, units cannot be created within private gardens. 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. <table><tr><td></td><td>Distinctiveness</td><td>Broad Habitat Group</td><td>Habitat</td><td>Units Required</td></tr><tr><td rowspan="4">Area-Based</td><td rowspan="2">Medium</td><td>Grassland</td><td>Other Neutral Grassland</td><td>0.28</td></tr><tr><td>Individual Trees</td><td>Rural Tree</td><td>0.59</td></tr><tr><td>Low</td><td>Grassland</td><td>Modified Grassland</td><td>0.7</td></tr><tr><td colspan="3">Total</td><td>1.57</td></tr></table>		Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Medium	Grassland	Other Neutral Grassland	0.28	Individual Trees	Rural Tree	0.59	Low	Grassland	Modified Grassland	0.7	Total			1.57
	Distinctiveness	Broad Habitat Group	Habitat	Units Required																		
Area-Based	Medium	Grassland	Other Neutral Grassland	0.28																		
		Individual Trees	Rural Tree	0.59																		
	Low	Grassland	Modified Grassland	0.7																		
	Total			1.57																		
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	Some of the modified grassland has been retained onsite.																					
Minimisation																						
Mitigation	The addition of trees and areas of grassland will add to units created onsite.																					
Offset	Units will need to be purchased to achieve a net gain.																					

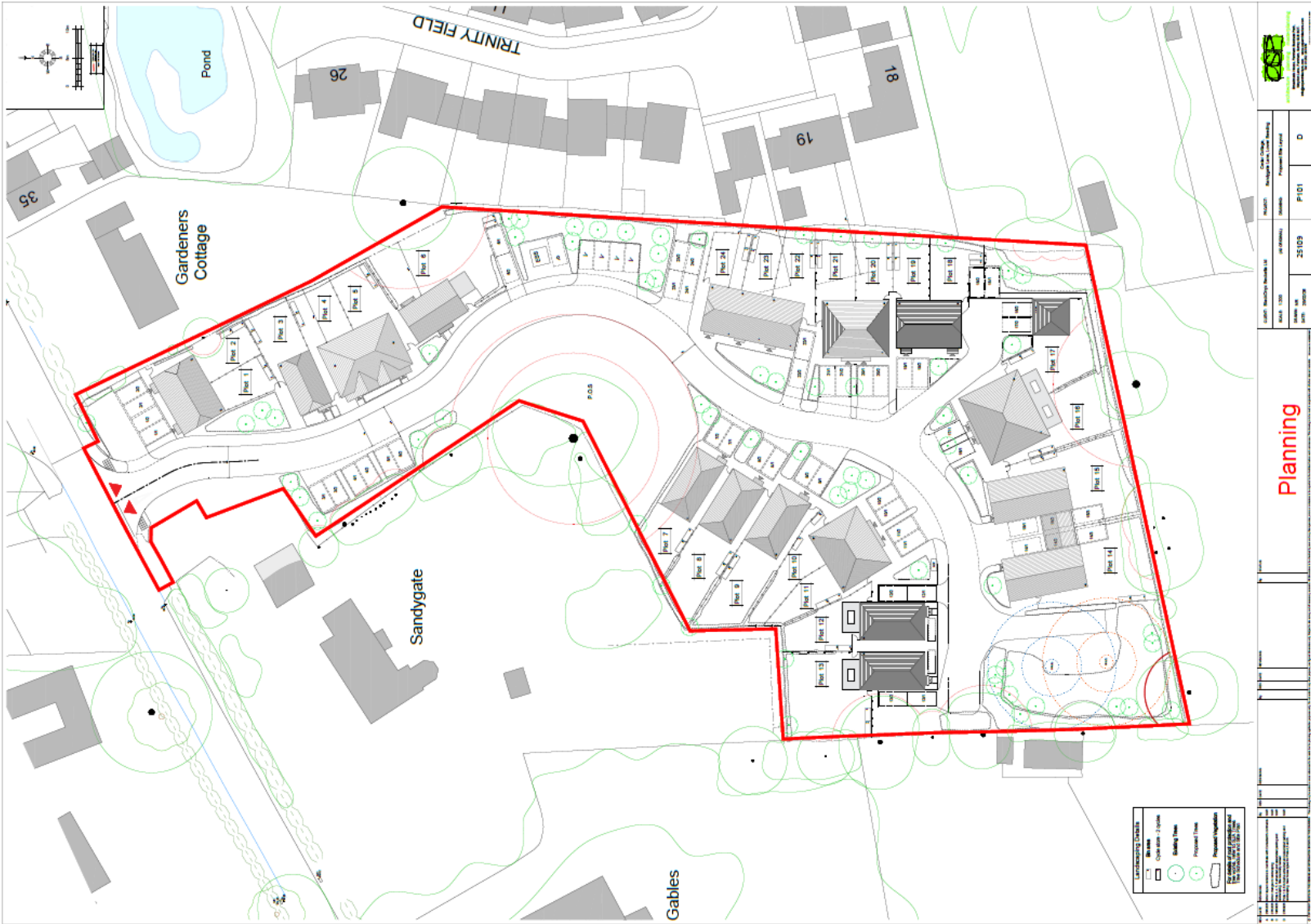
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

Cedar Cottage, RH13 6LR

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Habitat units	2.81	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.52	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-1.29	-45.83%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
On-site net gain is less than target set ▲			
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.29	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.29
	Hedgerow units	0.00
	Watercourse units	0.00

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-45.83%
	Hedgerow units	0.00%
	Watercourse units	0.00%

Trading rules satisfied?	No - Check Trading Summaries ▲
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Total net gain achieved is less than target set ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	2.81	3.09	1.57
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	
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.	No	
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.	Yes	
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.	No	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)		No	
Number of criteria passed		4	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	4	

Condition Sheet: INDIVIDUAL TREES Habitat Type

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).	T1 & 2	
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).	All	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	All	More than 50% of the trees are mature
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.	All	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	All	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	All	
Number of criteria passed		T1&2- 6, T3-5	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 5 or 6 criteria	Good (3)	3	
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

Condition Sheet: POND Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - applicable to all ponds (woodland¹ and non-woodland):			
A	The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.	Yes	
B	There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.	No	
C	Less than 10% of the water surface is covered with duckweed <i>Lemna</i> spp. or filamentous algae.	No	
D	The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.	Yes	
E	Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams ² , pumps or pipework.	Yes	
F	There is an absence of listed non-native plant and animal species ³ .	Yes	

Condition Sheet: POND Habitat Type

G	The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.	Yes	
Additional Criteria - must be assessed for all non-woodland ponds:			
H	Emergent, submerged or floating plants (excluding duckweed) ⁴ cover at least 50% of the pond area which is less than 3 m deep.	No	
I	The pond surface is no more than 50% shaded by adjacent trees and scrub.	No	
Number of criteria passed		5	
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for woodland ponds which require assessment of 7 core criteria			
Passes 7 criteria		Good (3)	
Passes 5 or 6 criteria		Moderate (2)	
Passes 4 or fewer criteria		Poor (1)	
Results for non-woodland ponds which require assessment of 9 criteria			
Passes 9 criteria		Good (3)	
Passes 6 to 8 criteria		Moderate (2)	
Passes 5 or fewer criteria		Poor (1)	1

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	No	
	Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.		
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.	No	
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.	Yes	
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.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			No
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved */✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	5	

Condition Sheet: INDIVIDUAL TREES Habitat Type

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Yes
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).	Yes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No
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.	Yes
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes
Number of criteria passed		4
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/✓
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	2
Passes 2 or fewer criteria	Poor (1)	
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.		