



BIODIVERSITY NET GAIN ASSESSMENT

63 Sheldon Avenue, Highgate, London, N6 4NH

Issued by: **Lia Hutchinson Green Acorn Ecology - Consultant Ecologist**

Commissioned by: **Gradwell Group**

March 2026

Table of Contents

Executive Summary.....	3
1.0 INTRODUCTION	4
2.0 METHODOLOGY	5
Limitations	6
3.0 BASELINE.....	8
Baseline Habitats	8
Baseline Condition Assessment	9
Irreplaceable Habitat.....	9
Priority Habitats.....	9
Summary of Baseline Units	9
Summary of Baseline Hedgerows	10
4.0 PROPOSED	11
Proposed Habitats.....	11
Proposed Habitat Condition Assessment.....	12
Summary of Post-development Habitat Units	12
Proposed Hedgerows	12
5.0 ON-SITE OUTCOME	13
Habitat Units	13
Hedgerow Units	13
Trading Rules	13
6.0 REFERENCES	15
Appendix 1 – Photos	16
Appendix 2 – Baseline Condition Assessment Tables	18
Appendix 3 – Figures	19

Project Details

Site location	63 Sheldon Avenue, Highgate, London, N6 4NH
Grid Reference	TQ 27670 88364
Report Title	Biodiversity Net Gain Assessment
Survey Date	19/02/2026
Surveyed By	Lia Hutchinson Consultant Ecologist

Author	Lia Hutchinson Consultant Ecologist
This report remains valid for 18 months from date of issue. Survey data are valid for 12-24 months from the date the survey was undertaken.	

Disclaimer

This report has been prepared by Lia Hutchinson, in accordance with the 'Guidelines for Preliminary Ecological Appraisal' and 'Code of Professional Conduct' issued by the Chartered Institute of Ecology and Environmental Management (CIEEM). Lia Hutchinson confirms that the opinions expressed are her professional and reasonable opinions based on the information available at the time of assessment.

The report has been prepared with all reasonable skill, care and diligence within the terms of the Contract with the client. No responsibility or liability is accepted for the consequences of this document being used for a purpose other than the purpose which it was commissioned. This report is confidential to the client, and no responsibility is accepted to any third party to whom this report, or any part thereof, is made known. Any third party relying on this report does so at their own risk.

This is a technical report and does not constitute legal advice. The responsibility for ensuring compliance with planning policy and environmental legislation, including protected species legislation, rests with the landowner or developer. Where protected species are identified or reasonably suspected, further survey and licensing may be required prior to works commencing.

Executive Summary

- Gradwell Group on behalf of their client commissioned Lia Hutchinson Consultant Ecologist to undertake a habitat survey and condition assessment at 63 Sheldon Avenue, Highgate, London, N6 4NH at central grid reference TQ 27670 88364 to help inform the Biodiversity Net Gain calculations for the site.
- The site is approximately 0.11 ha and comprises a detached residential dwelling with associated private garden and surrounding urban habitats, including areas of artificial sealed and unsealed surfaces and vegetated garden. The garden includes managed amenity grassland, ornamental planting and scattered individual trees typical of private residential curtilage.
- The development includes the demolition of the existing dwelling and construction of a new two-storey dwelling with accommodation within the roof space and a basement level. The proposals broadly follow the existing footprint, with extensions to the western, northern and eastern elevations within the existing hardstanding area and small changes in the vegetated garden areas.
- This report details the results of the survey, which was carried out on the 19th February 2026 by Lia Hutchinson consultant ecologist, to record and map the habitats present.
- The estimated existing and post-development biodiversity value of the habitats on the site is calculated using the Defra Statutory Biodiversity Metric Calculation Tool with condition assessment made using the Defra Statutory Biodiversity Metric calculation Tool which should be read in conjunction with this report.
- The headline results of the BNG metric calculations indicate that there is an estimated net **21.38% loss for habitats**, which equates to a net loss of 0.20 habitat units. There are no hedgerows in the baseline, therefore no mandatory 10% gain in hedgerow units is required as part of the proposed development.
- As the proposed habitat will be classified as private residential garden, no enhancements or habitat creation within these areas can be relied upon to deliver measurable biodiversity net gain, as they cannot be legally secured for the required 30-year period. Habitat creation on site is therefore limited under the current scheme. Should a green roof or other secured habitat enhancement be clearly defined and quantified, this may contribute towards on-site biodiversity units. Retention of individual tree T3 is recommended to reduce on-site losses.
- Where on-site delivery cannot achieve the required net gain, off-site biodiversity units or statutory credits may be secured with agreement from the local planning authority. It is the responsibility of the applicant to demonstrate delivery of the required biodiversity net gain.
- As no significant on-site habitat enhancement or creation are currently proposed or secured, a Habitat Management and Monitoring Plan (HMMP) is not required at this stage.

1.0 INTRODUCTION

- 1.1 Gradwell Group on behalf of their client commissioned Lia Hutchinson Consultant Ecologist to undertake a habitat survey and condition assessment at 63 Sheldon Avenue, Highgate, London, N6 4NH at central grid reference TQ 27670 88364 to help inform the Biodiversity Net Gain calculations for the site.
- 1.2 Best practice guidelines require that this report be completed by a suitably qualified ecologist as defined in BS42020:2013. The author of this report meets that definition.
- 1.3 The development includes the demolition of the existing dwelling and construction of a new two-storey dwelling with accommodation within the roof space and a basement level. The proposals broadly follow the existing footprint, with extensions to the western, northern and eastern elevations within the existing hardstanding area and small changes in the vegetated garden areas.
- 1.4 Biodiversity Net Gain (BNG) is an approach to development that leaves biodiversity in a better state than it was before. The process relies on the mitigation hierarchy, which sets out that everything possible must be done to firstly avoid, secondly minimise and thirdly restore and rehabilitate losses of biodiversity on site.
- 1.5 This report was completed using Defra's Statutory Metric (www.gov.uk, and Natural England, 2023a)¹ to quantify the biodiversity baseline for the site and calculate the post-development biodiversity unit for the proposed scheme following the best practice guidelines as set down by CIRIA (2019).
- 1.6 Section two of this report describes the methodologies used for determining Biodiversity Net Gain. Section three and four provides the results of the assessment, section five provides discussion and implications for development.

¹ <https://www.gov.uk/government/news/biodiversity-30-metric-launched-in-new-sustainable-development-toolkit>

2.0 METHODOLOGY

TABLE 1: SURVEYOR INFORMATION

Surveyor	Ecological Experience or qualification
Lia Hutchinson	• Qualifying member of the Chartered Institute of Ecology and Environmental Management • BA degree in Biological Sciences from Oxford University • Botanical Society of Britain & Ireland FISC Level 3 • Over 4 years' experience in ecological consultancy

2.1 BNG is a statutory requirement for all developments in England that do not meet the exemption criteria. It is based around ten good practice principles for development (CIRIA, 2016):

- Principle 1: Apply the mitigation hierarchy;
- Principle 2: Avoid losing biodiversity that cannot be offset elsewhere;
- Principle 3: Be conclusive and equitable;
- Principle 4: Address risk;
- Principle 5: Make a measurable net gain contribution;
- Principle 6: Achieve the best outcomes for biodiversity;
- Principle 7: Be additional;
- Principle 8: Create a net gain legacy;
- Principle 9: Optimise sustainability; and
- Principle 10: Be transparent.

2.2 The Statutory Biodiversity Metric User Guide (DEFRA, 2024) details a further nine Biodiversity Metric Principles which inform the use of the Statutory Biodiversity Metric Calculation Tool (hereafter 'the Metric') to ensure that appropriate methods and reasoning are applied when undertaking BNG assessment. Trading rules within the Metric dictate compensation requirements for lost habitats. Depending on the distinctiveness of a habitat type, it may require the delivery of Biodiversity Units through creation of the same habitat type either on-site or off-site. Impacts to 'irreplaceable' habitats are against the National Planning Policy Framework and therefore these cannot be compensated for, and impacts must be avoided.

2.3 The proposals detailed within this report are based on information provided by the client. Wherever practicable discussions are held to amend proposed plans to avoid impacts to habitats which are of higher biodiversity value in line with the mitigation hierarchy.

- 2.4 For sites where clearance has been undertaken outside of planning permission since 30th January 2020 the pre-clearance baseline habitats are used for the calculations. Pre-clearance habitat assessments are based on Google Earth historic satellite imagery, and any remaining habitats present on the site, with a precautionary approach taken to condition assessment.
- 2.5 The estimated existing and post-development biodiversity value of the habitats on the site are calculated using the latest version of the Defra Statutory Biodiversity Metric Calculation Tool. Habitat condition was assessed using the Statutory Biodiversity Metric – Technical Annex 1 Condition Assessment Sheets.
- 2.6 Calculations may need to be adjusted in future should the BNG metrics or requirements be revised.
- 2.7 Trees were measured as individual trees in size classes of small, medium, large or very large. Existing and proposed plantings of trees are calculated by the tree area calculator within the Statutory Biodiversity Metric. Proposed trees for planting as per the guidelines, are assumed to be in the small size class when they are planted. Where trees were present within a treeline or hedgerow rather than as individual trees these trees were not considered individually but rather included in the hedgerow baseline or treeline as a linear feature.
- 2.8 The version of the Metric which was used in this assessment was published July 2024.

Limitations

- 2.9 An initial site assessment such as this is only able to act like a 'snapshot' to record any flora or fauna that is present at the time of the survey. Not all botanical species present can be observed during a single survey at any time of year, and that the habitat descriptions do not encompass full floral species lists (only dominant native species present within each habitat type) which were observed at the time of survey.
- 2.10 Defra guidance dictates that any compensation offered to address impacts on irreplaceable habitats should be agreed directly with Natural England (NE). The baseline habitat which is identified for such compensation and the biodiversity units resulting from this compensation should also be excluded from biodiversity unit calculations.

- 2.11 The following assumptions have been made and therefore associated constraints should be considered when looking at BNG unit values obtained:
- The potential for protected and notable species is not covered within the scope of this report. This Biodiversity Net Gain assessment does not constitute a Preliminary Ecological Appraisal and does not include comprehensive protected species surveys.
 - Existing habitats on-site are taken from those identified within the survey undertaken in February 2026;
 - Post-development habitats have been inferred from those given with the Proposed Floor Plan as shown in **Error! Reference source not found.** and discussions with the client;
 - All areas and lengths are approximate;
 - Habitat quality has been estimated in some instances (i.e. for post-development habitats);
 - Tree areas are calculated using the tree helper tool within the metric. Within amenity gardens only medium and large trees are included within mapping and calculations;
 - The area of planted trees in the open space was estimated using small trees in the tree helper tool.
- 2.12 Given the above constraints the values for BNG obtained should be considered to be an estimate only.
- 2.13 This assessment is based on the proposed layout drawings referenced in Appendix 3. Any changes to layout or landscaping may alter the biodiversity unit calculations.

Post-survey update

- 2.14 **The presence of newts was noted during the survey within the disused swimming pool;** however, following completion of the survey, the client has advised (11/03/2026) that the swimming pool has since been fully drained. This information has not been verified by the surveyor but is based on photo evidence and third-party information. This BNG assessment does not constitute a PEA and does not include a comprehensive assessment of protected species. Prior to any planning submission or further works associated with the proposed development, a PEA is required to identify any potential ecological constraints associated with the site, such as the presence of protected species.

3.0 BASELINE

Baseline Habitats

- 3.1 The Statutory Biodiversity Metric uses the UK Habitat Classification System (UKHab, 2023). The habitats identified as being present on site during the Ecological Appraisal are outlined below.

Developed land; sealed surface (u1b)

- 3.2 The Site comprises a substantial detached residential dwelling with associated hardstanding. The building is a two-storey brick structure with attached garage and single-storey rear extensions. Surrounding the property are areas of impermeable surfacing including a block-paved driveway, paved pathways, steps, patio areas, and concrete hardstanding. These areas are classified in accordance with the Statutory Biodiversity Metric as Developed land; sealed surface.
- 3.3 A disused in-ground swimming pool is located within the rear garden and is also classified as Developed land; sealed surface due to its fully lined, tiled basin and concrete surround. At the time of survey, the pool contained standing water and limited floating vegetation including duckweed (*Lemna sp.*). Amphibians were observed within the waterbody, including smooth newt (*Lissotriton vulgaris*), and the presence of great crested newt (*Triturus cristatus*) could not be ruled out due to survey constraints. The vertical-sided structure provides no escape routes and may result in amphibians becoming trapped. Further ecological assessment is required prior to works affecting the swimming pool.

Vegetated garden (u1 – built up areas and gardens, secondary code - 828)

- 3.4 The majority of the Site comprises vegetated garden associated with the residential property. The front and western boundaries support areas of ornamental shrub planting which are now overgrown and unmanaged. The rear garden comprises a mosaic of unmanaged grassland and scrub vegetation, reflecting a prolonged period without regular maintenance. Areas formerly maintained as amenity lawn are now dominated by bramble (*Rubus fruticosus agg.*), with extensive groundcover of common ivy (*Hedera helix*). Frequent ruderal and garden-associated species recorded include cleavers (*Galium aparine*), germander speedwell (*Veronica chamaedrys*), wood avens (*Geum urbanum*), dandelion (*Taraxacum officinale agg.*), herb-Robert (*Geranium robertianum*) and greater willowherb (*Epilobium hirsutum*). Scattered ornamental and naturalised shrubs include cotoneaster (*Cotoneaster sp.*), cherry laurel (*Prunus laurocerasus*), variegated spindle (*Euonymus*

fortunei), dog rose (*Rosa canina*), bamboo (*Bambusa sp.*), bay (*Laurus nobilis*), false aralia (*Fatsia japonica*) and hart's-tongue fern (*Asplenium scolopendrium*). The garden supports scattered trees of mixed age and origin including silver birch (*Betula pendula*), oak (*Quercus sp.*), beech (*Fagus sylvatica*), apple (*Malus domestica*), cherry (*Prunus sp.*), yew (*Taxus baccata*) and ornamental cypress (*Cupressus sp.*). Despite localised scrub dominance, the habitat is clearly derived from and managed historically as residential garden and is therefore classified as 'Vegetated garden' within the Statutory Biodiversity Metric.

Individual trees

- 3.5 The site supports several scattered trees within the vegetated garden. In accordance with the Statutory Biodiversity Metric guidance, only medium, large or very large trees within private gardens are included within the assessment. Small ornamental trees are excluded and are considered within the vegetated garden habitat parcel.
- 3.6 The following trees have therefore been included within the metric calculation:
- One large oak (*Quercus robur*) located within the rear garden.
 - One medium ornamental cypress (*Cupressus sp.*) within the rear garden.
 - One medium ornamental cypress (*Cupressus sp.*) located within the southeast corner of the front garden.
- 3.7 Other small ornamental or fruit trees present on site have not been individually assessed and are captured within the vegetated garden classification in accordance with the metric methodology.

Baseline Condition Assessment

- 3.8 Developed land; sealed surface and vegetated garden habitat types do not need to be subject to a condition assessment; however, the three individual trees within the site boundary require condition assessments, which are outlined in the table in Appendix 2.

Irreplaceable Habitat

- 3.9 The site does not contain any irreplaceable habitats.

Priority Habitats

- 3.10 The site does not contain any priority habitats.

Summary of Baseline Units

- 3.11 The Baseline Habitat Units for the site are given in Table 2 below.

TABLE 2: BASELINE HABITAT UNITS

Statutory Metric category	Area (Ha)	Habitat Units Delivered
Developed land; sealed surface	0.0595	0.00
Vegetated garden	0.0490	0.10
Individual tree (2 x medium, 1 x large)	0.0692	0.83

3.12 Overall, the baseline habitats on site provide a **0.93 units pre-development**.

Summary of Baseline Hedgerows

3.13 No baseline hedgerows are present within the site boundary.

4.0 PROPOSED

- 4.1 Proposed Plans based on the scheme are used to calculate the Biodiversity Units post-development. The post development habitats are provided in Figure 4, Appendix 3.

Proposed Habitats

- 4.2 From the Proposed Block and Landscape Plan (provided by Studio Y2 Partnership, drg no. 167/005C) in Appendix 3, the following habitats have been identified as being created/retained on site post-development.

Developed land; sealed surfaces

- 4.3 The proposed development comprises the construction of a new two-storey dwelling positioned broadly within the footprint of the existing building, with a minor extension projecting into the current rear patio area. Associated sealed surfaces include a permeable paved driveway to the front of the property, areas of hardstanding surrounding the dwelling, and a rear patio. A gravel path is also proposed within the rear garden. These areas have been classified as 'Developed land; sealed surface' within the biodiversity metric.
- 4.4 The Design and Access Statement references the inclusion of a green roof; however, no green roof is clearly identified, quantified, or delineated on the submitted proposed block or landscape plans. As such, it has not been included within the biodiversity metric calculations.

Vegetated garden

- 4.5 Areas of vegetated garden are proposed to the front and rear of the dwelling. The Proposed Block and Landscape Plan indicates areas of lawn, ornamental shrub planting, and a wildflower meadow within the rear garden, together with retained boundary vegetation. However, no detailed planting schedule or long-term Landscape and Ecological Management Plan has been provided. All proposed planting and grassland areas fall within private residential curtilage and would not be legally secured or managed specifically for biodiversity purposes for the required 30-year period.
- 4.6 In accordance with the Statutory Biodiversity Metric guidance, habitats within private residential gardens cannot be relied upon to deliver measurable biodiversity enhancements unless clearly defined and secured separately from the private garden. As such, all proposed soft landscaped areas have been assessed as standard 'Vegetated garden' within

the biodiversity metric, and no habitat enhancement or wildflower meadow creation has been claimed.

Individual trees

- 4.7 The Proposed Block and Landscape Plan identifies T1 and T2 as existing trees to be retained. The tree previously identified as T3 within the south-east corner of the site is not shown as retained and is instead replaced with a “new tree” on the proposed layout. It is therefore assumed that T3 will be removed as part of the development.
- 4.8 Accordingly, T1 and T2 have been carried forward within the biodiversity metric as retained individual trees, whilst T3 has been assessed as lost. Several new trees are shown across the garden areas on the proposed plan; however, as these fall within private residential curtilage, they cannot be relied upon to deliver measurable biodiversity enhancement for the required 30-year period. In accordance with the Statutory Biodiversity Metric guidance, newly planted small trees within private gardens have therefore not been included as habitat creation units within the metric.

Proposed Habitat Condition Assessment

- 4.9 The proposed habitat does not require a condition assessment.

Summary of Post-development Habitat Units

- 4.6 The Habitat Units post-development for the site are given in Table 3 below.

TABLE 3: POST-DEVELOPMENT HABITAT UNITS

Statutory Metric category	Created/ Retained	Area (Ha)	Habitat Units Delivered
Developed land; sealed surface	Created	0.0597	0.00
Vegetated garden	Created	0.0493	0.10
Individual tree (1 x medium, 1 x large)	Retained	0.0529	0.63

- 4.10 Overall, the scheme is anticipated to provide **0.73 habitat units post-development**.

Proposed Hedgerows

- 4.11 No proposed hedgerows are included within the proposed development.

5.0 ON-SITE OUTCOME

Habitat Units

- 5.1 Based on the current proposed development, the development will result in a **-21.38% net loss** in Habitat Units which equates to a loss of **0.20 habitat units**. Therefore, the proposed development does not currently meet the required net gain in Habitat Units of at least 10% post development under the current proposals, and a unit deficit of **0.29 habitat units** is required.

Hedgerow Units

- 5.2 There will be no change in hedgerow units and as there are no hedgerows in the baseline, no mandatory 10% gain in hedgerow units is required as part of the proposed development.

Trading Rules

- 5.3 The Defra Metric requires that losses in habitat are compensated for on a 'like for like' or 'like for better' basis with new or restored habitats aiming to achieve a higher distinctiveness or condition than those lost. The proposed development does not meet the Trading Rule as set out above for habitat units.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.20
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-21.38%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

TABLE 4: HEADLINE ESTIMATED BNG VALUES

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	0.93	1.02	0.29
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

TABLE 5: HEADLINE ESTIMATED BNG VALUES

- 5.4 As the proposed habitat will be classified as private residential garden, no enhancements or habitat creation within these areas can be relied upon to deliver measurable biodiversity net gain, as they cannot be legally secured for the required 30-year period. Habitat creation on site is therefore limited under the current scheme. Should a green roof or other secured

habitat enhancement be clearly defined and quantified, this may contribute towards on-site biodiversity units. Retention of individual tree T3 is recommended to reduce on-site losses.

- 5.5 Where on-site delivery cannot achieve the required net gain, off-site biodiversity units or statutory credits may be secured with agreement from the local planning authority. It is the responsibility of the applicant to demonstrate delivery of the required biodiversity net gain. 0.58 Tier A1 credits would be required to be purchased as shown in Table 6.

TABLE 6: CREDIT SHORTFALL BY TIER/MODULE

Credits Required by Tier/Module	
Tier	Credits Required
A1	0.58 ▲
A2	0.00
A3	0.00
A4	0.00
A5	0.00
H	0.00
W	0.00

*The spatial risk multiplier has already been applied to calculate these values.

- 5.6 Where a net loss of biodiversity units is identified, it is the responsibility of the applicant to secure delivery of the required biodiversity net gain, either through on-site habitat creation that can be legally secured for a minimum of 30 years, or through off site biodiversity units or statutory credits, as agreed with the local planning authority. Until such delivery is demonstrated, the development will not meet the statutory biodiversity net gain requirement.
- 5.7 As no significant on-site habitat enhancement or creation are currently proposed or secured, a Habitat Management and Monitoring Plan (HMMP) is not required at this stage.

6.0 REFERENCES

CIRIA (2019) Biodiversity Net Gain: good practice principles for development.

Defra (2024). The Statutory Biodiversity Metric. User Guide. February 2024. Department for Environment Food & Rural Affairs (available at <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>)

Department for Communities and Local Government (2019) National Planning Policy Framework (NPPF).

JNCC (2010) Handbook for Phase 1 Habitat Survey: A technique for environmental audit. JNCC, Peterborough.

Natural England (2023a) The Statutory Biodiversity Metric Calculation Tool(JP039) - <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

Natural England (2023b) The Statutory Biodiversity Metric Draft User Guide

Natural England (2023c) Habitat Condition Assessment Sheets with Instructions.

UKHab (2020) UK Habitat Classification.

Appendix 1 – Photos

	
PHOTOGRAPH 1– VIEW OF SITE FROM REAR GARDEN, SHOWING NORTHERN SIDE OF THE RESIDENTIAL BUILDING	PHOTOGRAPH 2– VIEW OF UNMANAGED REAR GARDEN WITH MIX OF AMENITY LAWN AND OVERGROUND BRAMBLE SCRUB
	
PHOTOGRAPH 3– OVERGROWN SCRUB ALONG WESTERN BOUNDARY OF REAR GARDEN	PHOTOGRAPH 4– SWIMMING POOL WITH DUCKWEED PRESENT
	
PHOTOGRAPH 5– FRONT GARDEN AREA ADJACENT TO DRIVEWAY (NORTHEAST CORNER OF SITE)	PHOTOGRAPH 6– VIEW OF FRONT GARDEN FROM ADJACENT PAVEMENT, SHOWING GARDEN AND MEDIUM CYPRESS TREE (T3) IN BACKGROUND



PHOTOGRAPH 7– MEDIUM CYPRESS TREE (T1)



**PHOTOGRAPH 8– LARGE OAK TREE (T2) WITH IVY
COVERING TRUNK**

Appendix 2 – Baseline Condition Assessment Tables

TABLE 7: INDIVIDUAL TREE CONDITION ASSESSMENT RESULTS

Condition Assessment Criteria		Criterion passed (Yes or No)			Notes (such as justification)
		T1	T2	T3	
A	The tree is a native species (or at least 70% within the block are native species).	No	Yes	No	T2 was native (oak), T1 and T3 were non-native (cypress)
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	Yes	Yes	Individual trees automatically pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	Yes	Yes	All trees were considered 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.	Yes	Yes	Yes	No damage evident
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	Yes	Yes	Loose bark, ivy stems on the oak
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Oversailing vegetated garden
Number of criteria passed		5	6	5	
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)				
Passes 2 or fewer criteria	Poor (1)				
Note that ‘Fairly Good and Fairly Poor’ condition categories are not available for this broad habitat type.					
Footnotes					
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.					

Appendix 3 – Figures



Figure 1 – Site location plan



Figure 2 – Proposed Development Plan

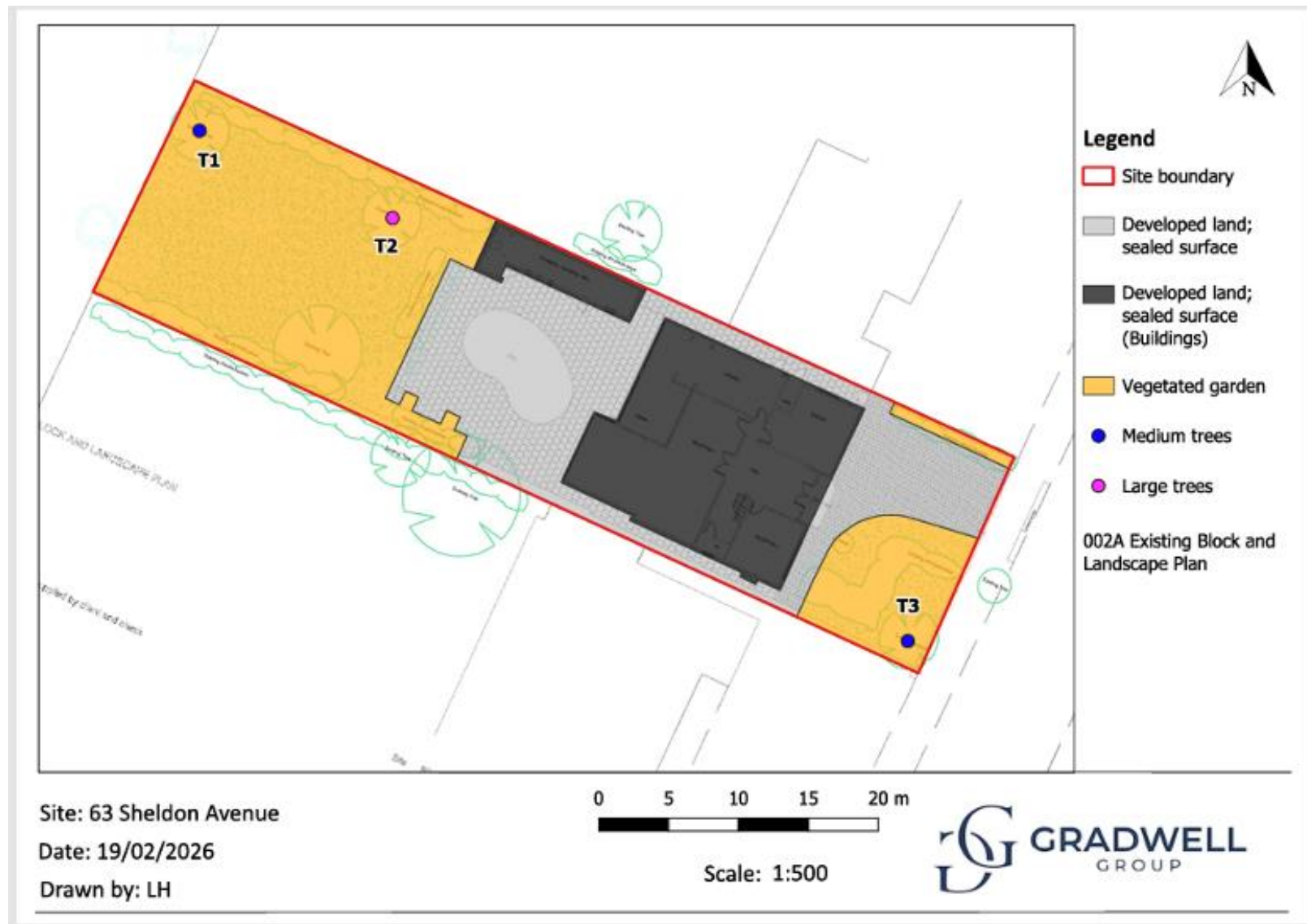


Figure 3 – Baseline Habitats on Site.

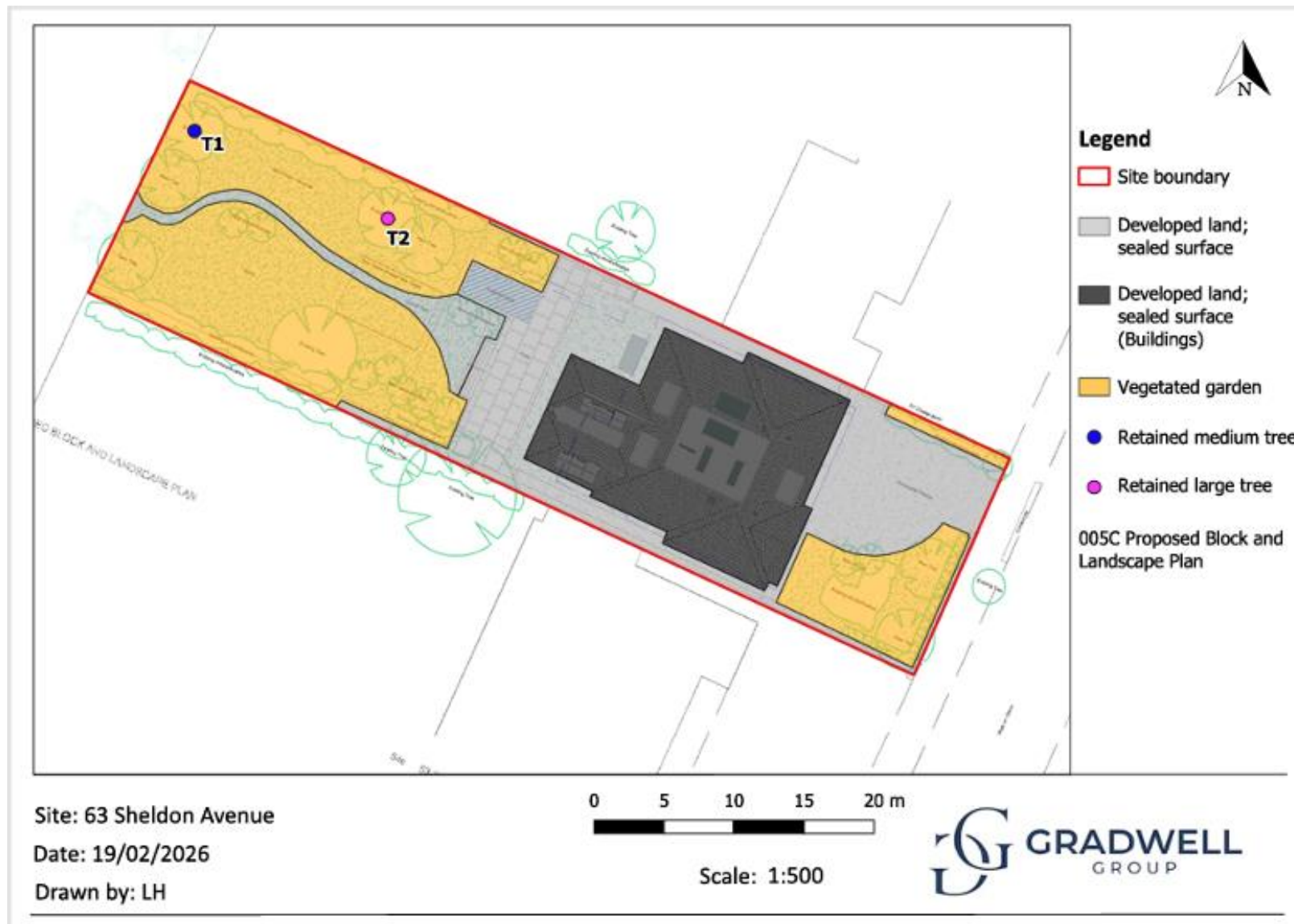


Figure 4 – Proposed Habitat Post Development.