

Biodiversity Net Gain Assessment

Site Address:

Southdean Road, Huyton, Liverpool, L14 8UW

Client:

Breck Homes Limited

Assessment Date:

6th August 2026

Project:

This report is prepared to inform a planning application with the Knowsley Metropolitan Borough Council. The proposal is described as:

‘Residential development with associated gardens and roads’

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.

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 centred at National Grid Reference SJ 42665 92689 and has an area of approximately 2.9ha. The site is characterised by sealed surfaces, other broadleaved woodland, other neutral grassland, willow and bramble scrub and scattered trees. The site is surrounded by residential dwellings in all directions as well as priority woodland, woodpasture and parkland and numerous ponds ~1.95km northeast. The wider landscape comprises extensive residential areas, with further greenspaces and woodland parcels interspersed within.

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

- ❖ Statutory BNG Metric – Southdean Road L14 8UW – v4 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plan (Breck Homes, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Southdean Road L14 8UW – v2 (Arbtech Consulting Ltd., 2025)
- ❖ Arboricultural Impact Assessment – Southdean Road L14 8UW (Tree Solutions., 2025)

Executive Summary

The site at Southdean Road (~2.9ha) supports habitats including neutral grassland, bramble and willow scrub, broadleaved woodland, scattered trees, and sealed surfaces. Baseline biodiversity value was calculated at 19.07 units, with 96 urban trees and two woodland parcels of moderate quality contributing significantly. The proposed residential development will introduce multiple dwellings, associated gardens, access roads, communal grassland, new trees, multiple lengths of native hedgerow, and a small section of wildflower meadow. Post-development, the habitat value is predicted to fall to 2.90 units, representing an 87.20% net loss with unmet trading conditions for neutral grassland, scrub, urban trees, and woodland.

As designed, the scheme fails to achieve the statutory +10% net gain target and does not meet Rules 1 and 2 of the Biodiversity Metric. To achieve compliance, a minimum of 20.97 units must be delivered, requiring 18.53 additional units through like-for-like or better habitats. On-site opportunities are limited due to development scale, so delivery will likely require purchase of biodiversity units or off-site compensation secured through a Section 106 agreement.

A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) will also be required, detailing implementation and 30-year management.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	30 th June 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from Google Earth dated 20th September 2019 and 6th March 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.	
	Historical imagery < 20 Sept 2019 > >  Historical imagery < 6 Mar 2025 > > 	
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)	58 – Merseyside Conurbation
Strategic Significance	Liverpool City Region Combined Authority, the responsible authority for the Local Nature Recovery Strategy (LNRS) for Knowsley Metropolitan Borough Council. This was used along with supplementary planning documents, to determine strategic significance: ❖ Knowsley Strategic Green Links ❖ Liverpool City Region Ecological Network Nature Improvement Areas and Core Biodiversity Areas ❖ Knowsley Local Plan Core Strategy (January 2016)
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
Developed land; sealed surface	0.5211ha	Concrete surfacing occurs throughout the site, with a large former playground to the south and additional access paths extending north, east, and west.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Sparsely vegetated land	0.0714ha	A central parcel of sparsely vegetated land (~50% cover) supports ~21 scattered trees, regenerating flora including nettle, bramble and saplings, with fire-damaged sections evident.	Poor: Passes 2 of 4 criteria. Assessed using the 'Sparsely vegetated urban land' habitat type condition sheet.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Other neutral grassland	1.5897ha	Two parcels of other neutral grassland (G1, G2) are present across the site, featuring varied sward heights, scattered trees, bare ground from trampling, litter, and localized disturbance from recreation.	Poor: passes 1 of 7 criteria excluding essential criterion A (G1-G2) Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

Bramble scrub	0.4575ha	Parcels of bramble scrub occur throughout the site, particularly dense in the northeast and central areas, with scattered trees and occasional associated shrub species present.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Willow scrub	0.1178ha	A pocket of willow scrub is found in the western corner of the site, comprising dominant goat willow (<i>Salix caprea</i>) and occasional silver birch (<i>Betula pendula</i>) saplings.	Poor: passes 1 of 5 criteria Assessed using the 'Scrub' habitat type condition sheet	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
Urban trees	0.6677ha	96no. trees were considered in the baseline, all of which were present at the time of the PEA survey. All 96no. trees achieved 'good; condition by passing 6 of 6 criteria. See PEA, GLTA and AIA for more information.	Good: passes 6 of 6 criteria. 80no. small 12no. medium 4no. large	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

Other broadleaved woodland	0.1647ha	Two naturally colonised broadleaved woodland parcels (W1, W2) occur south and west. W1 contains <i>Populus alba</i> , <i>Betula pendula</i> , <i>Crataegus monogyna</i> and <i>Salix caprea</i> with mixed ages, saplings and understorey of <i>Hedera helix</i> and <i>Rubus</i> spp. W2 includes <i>Prunus</i> sp. and <i>Salix caprea</i> , interspersed saplings, one burnt tree, and understorey of <i>Urtica dioica</i> and <i>Geranium robertianum</i> .	Moderate: Scores 31/32 out of 39 points (W1 – W2) <i>Assessed using the 'Woodland' habitat type condition sheet</i>	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
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Post-Development

Post-Development Biodiversity Value: On-Site

Habitat		Area	Description	Condition Assessment	Strategic Significance
Created	u1b Developed land, sealed surface	1.27406ha	A new access road in addition to pavements, walkways and driveways will be created as part of the proposed development.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	ub15 Buildings	0.59761ha	A number of dwellings will be created as part of the proposed development consisting of terrace and semi-detached houses in addition to apartment complexes.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	u1 828 Vegetated garden	0.7325ha	Areas of vegetated garden will be created for each of the newly built dwellings.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

	u 847 Introduced shrub	0.02675ha	Adjacent to buildings of multiple occupancy will be areas of introduce shrub planting.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	g4 Modified grassland	0.29183ha	Areas understood to be 'communal areas' (as they are not considered to be within the curtilage of a private garden) are positioned around the buildings of multiple occupancy understood that these areas will consist of species poor grass.	Poor Target Condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	g 32 Scattered trees	0.1344ha	33 trees are to be planted within the communal areas. Additional trees are to be planting within the front gardens of the private residential dwellings. Therefore, these trees are not included as they fall within the curtilage of a private garden.	Moderate Target Condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
	h2a5 Species Rich Native hedgerow	0.38km	Along the boundaries of the buildings of multiple occupancy are proposed native hedgerow with >5 native species.	Moderate Target Condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).

	h2a Native hedgerow	0.326km	A stretch of hedgerow is to be planted partially along the southwestern boundary of the site.	Moderate Target Condition	Low Strategic Significance Area/compensation not in local strategy/no local strategy and no evidence to suggest the habitat is of medium strategic significance (not part of a habitat corridor or steppingstone).
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Change of Biodiversity Value

Change of Biodiversity Value		
On-Site	Baseline	Area Based Habitat Units The baseline habitat value of the site is 19.07 units, comprising 8.81 units of urban trees, 6.36 units of other neutral grassland, 1.83 units of bramble scrub, 1.45 units of broadleaved woodland, 0.47 units of willow scrub, 0.14 units of ruderal/ephemeral, and 0.00 units of developed land, sealed surface.
	Post-Development	Area Based Habitat Units The post development habitat value of the site is 2.44 units, comprising: - Creation of 1.41 units of vegetated garden, 0.05 units of introduced shrub, 0.56 units of modified grassland, 0.41 units of urban trees and 0.00 units of developed land, sealed surface and buildings. Linear-Based Habitat Units The post development habitat value of the site is 3.64 units, comprising: - Creation 2.54 units of species rich native hedgerow and 1.09 units of native hedgerow.
Overall Net Change		Area Based: -87.20% with unmet trading conditions Linear Based: N/A as none were present within the baseline calculations

Results, Discussion, and Next Steps

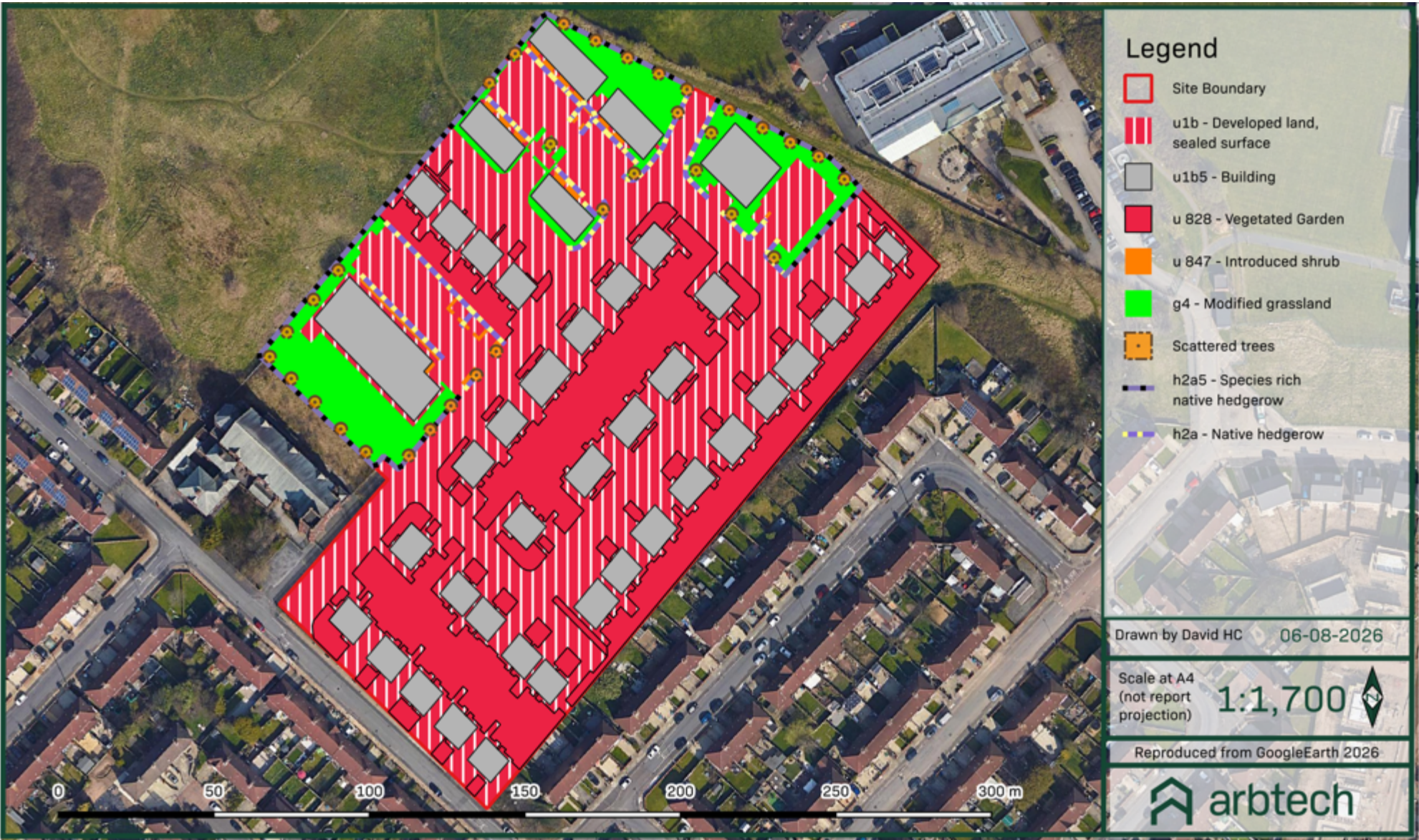
Results and Discussion	
BNG Informative	
Results	The current landscaping proposal generates a net loss of area-based habitat units (-87.20%) with unmet trading rules. In line with the Statutory Biodiversity Metric User Guide (2024), any loss of a habitat must be replaced on a like-for-like or like-for-better principle. At present, trading conditions are not satisfied for the loss of other neutral grassland, bramble scrub, willow scrub, urban trees, and broadleaved woodland (medium distinctiveness) with unmet trading conditions and a net loss, the proposal fails principal Rules 1 and 2 of BNG and is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024). In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 20.97 will need to be achieved. At present, there is a unit deficit of 18.53 units. Of these, the following units are required to satisfy the trading rules: • 6.36 units of other neutral grassland • 2.30 units of medium distinctiveness scrub • 8.40 units of urban trees • 1.45 units of other broadleaved woodland
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 considered limited scope on site given the scale of the development to achieve a significant reduction in the loss of habitat units. 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

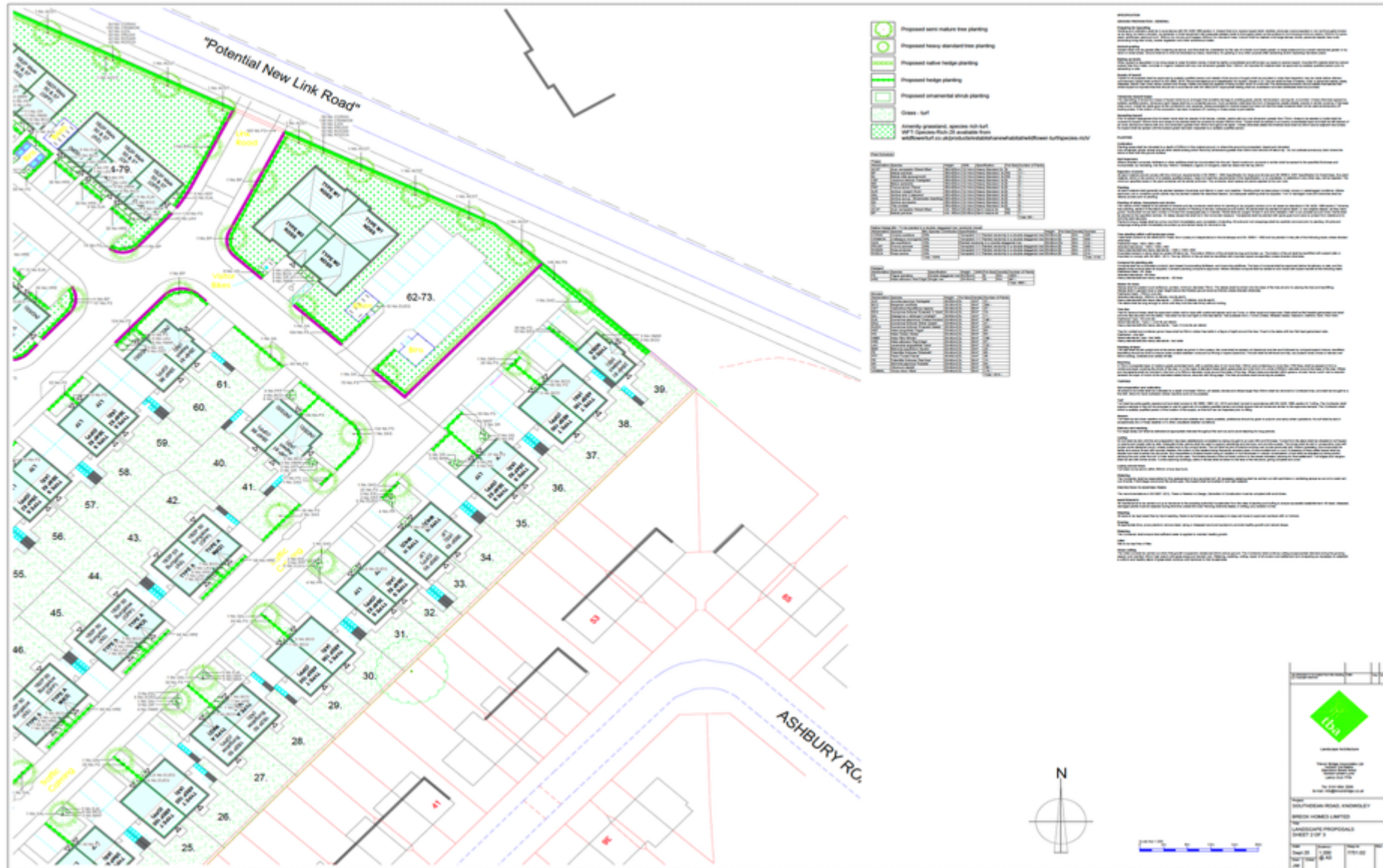
	mechanism for securing this off setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. Should alterations be incorporated either on or off site, 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 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.

Appendix 1: Baseline Habitat Plan

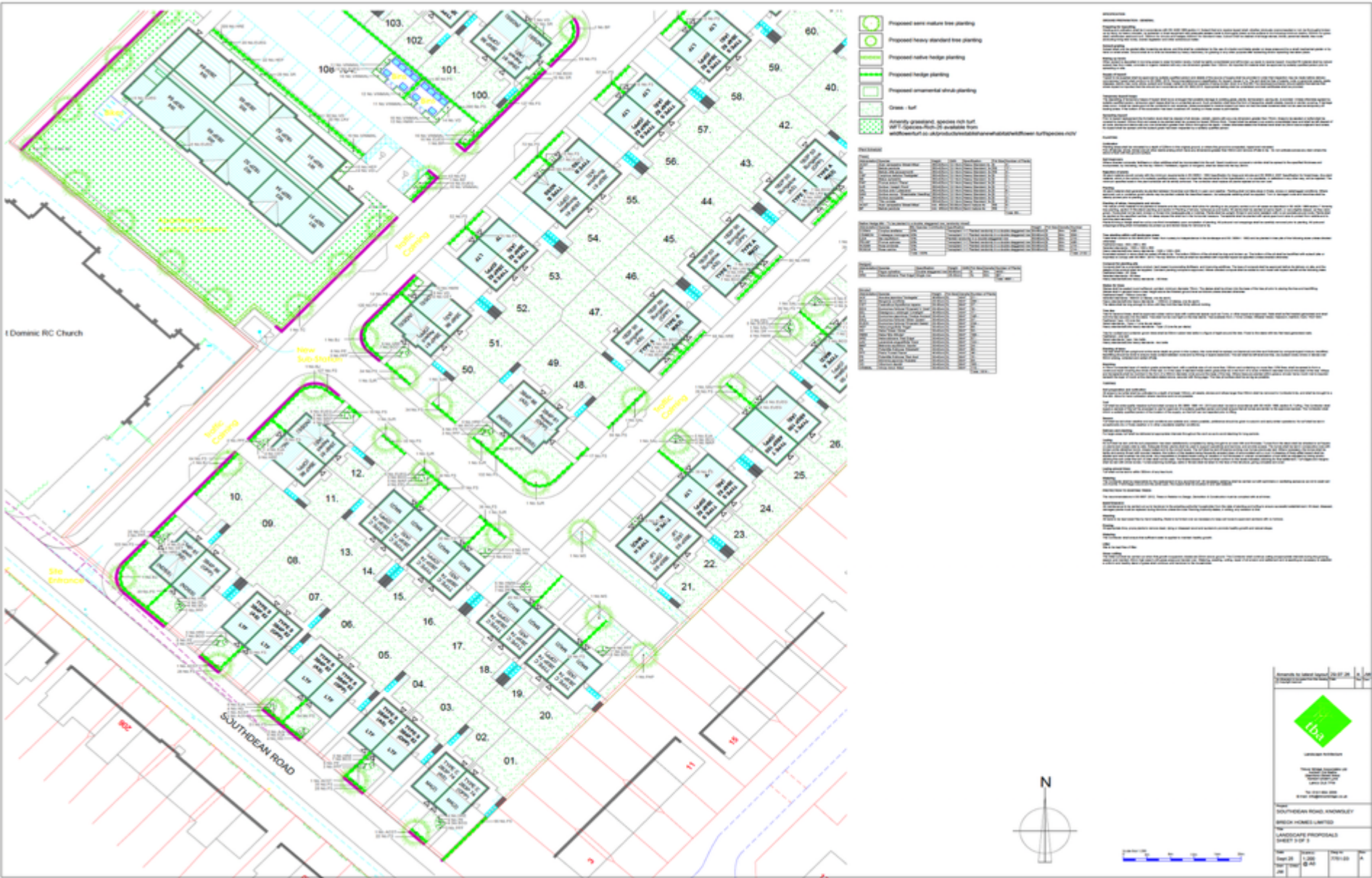


Appendix 2: Post Development Habitat Plan









Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-16.63
	Hedgerow units	3.64
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-87.20%
	Hedgerow units	N/A
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	19.07	20.97	18.53
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Total net gain achieved is less than target set ▲

0 baseline units - % cannot be calculated

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

Input errors/rule breaks present in metric ▲

Appendix 5: Baseline Habitat Condition Assessment Sheets

Sparsely vegetated land; assessed using 'Urban' habitat type condition sheet

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its specific sparsely vegetated habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with characteristic indicator species consistently present. ¹	Y	The appearance and composition of the vegetation closely matches its UKHab description.
B	The cover of bracken <i>Pteridium aquilinum</i> , scrub and trees is less than 25%.	N	Cover of bracken, scrub and trees is >25%.
C	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 5% of vegetated ground cover.	N	No invasive species observed. Species indicative of suboptimal condition make up >50% of parcel.
D	Vegetation cover of vascular and non-vascular plants is between 5 and 50%.	Y	Vegetation cover is ~50%.
Number of criteria passed			2
Condition Assessment Result (out of 4 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 4 criteria	Good (3)		
Passes 3 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	✓	

Other Neutral Grassland; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type. Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.	N	Indicator species are not present in a consistently high proportion.
B	Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Y	Sward height is varied.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.	N	Bare ground is evident for ~10% of habitat parcel.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	N	Cover of bracken is <20% and cover of scrub is ~10%.
E	Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	N	Physical damage is evident for ~10% of area. No invasive non-native plant species present.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count). Note – this criterion is essential for achieving good condition for non-acid grassland types only.	N	There are ~7-8 species per m2.
Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)		N	
Number of criteria passed		1	
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Non-acid grassland types (result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F		Good (3)	
Passes 3 - 5 criteria, including essential criterion A		Moderate (2)	
Passes 2 or fewer criteria OR Passes 3 or 4 criteria excluding criterion A and F		Poor (1)	✓

Willow Scrub; assessed using 'Scrub' habitat type condition sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	N	Goat willow is evident for >75% of cover.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N	All shrubs are saplings or young shrubs
C	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Y	There is an absence of invasive non-native plant species.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	There is no developed edge within.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	No clearings, glades or rides are present.
Number of criteria passed			1
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ✓
Passes 5 criteria		Good (3)	
Passes 3 or 4 criteria		Moderate (2)	
Passes 2 or fewer criteria		Poor (1)	✓

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria		Condition Achieved (Y/N)	Notes/Justification
A	The tree is a native species (or more than 70% within the block are native species).	Y	>70% of trees are native species.
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	Tree canopy is predominantly continuous (individual trees automatically pass this criterion)
C	The tree is mature (or more than 50% within the block are mature).	Y	>50% of trees are mature
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	>90% of trees are free of damage, albeit 5no. trees which have been burnt.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Natural ecological niches are present in the form of ivy and peeling bark.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More than 20% of the tree canopy area is oversailing vegetation beneath.
Number of criteria passed			6
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 5 or 6 of 6 criteria		Good (3)	✓
Passes 3 or 4 of 6 criteria		Moderate (2)	
Passes 0, 1 or 2 of 6 criteria		Poor (1)	

Other Broadleaved Woodland; assessed using 'Woodland' habitat type condition sheet:

Condition Assessment Criteria							
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator		Notes (such as justification)
					W1	W2	
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2	2	There are two age classes present (young and intermediate).
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3	3	No evidence of significant browsing present in woodland.
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.	3	3	No invasive species are present.
D	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	2	W1: There are >5 native shrubs or trees present. W2: There is three to four native shrubs and trees present.
E	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	3	Canopy and understorey both comprise >80% native species.
F	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.	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 category.	3	3	Woodland is less than 10ha; woodland clearing estimated to be ~10%.
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	3	3	Seedlings, saplings and young trees are all present

Condition Assessment Criteria							
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator		Notes (such as justification)
					W1	W2	
		(DBH), saplings and seedlings or advanced coppice regrowth.					
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% 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	3	Tree mortality less than 10% with no evidence of pests, diseases, or crown dieback.
I	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	2	Recognisable woodland NVC plant community present.
J	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	2	Two storeys present.
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	1	1	No veteran trees present.
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing 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 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 deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	1	1	Less than 25% of woodland contains deadwood.
M	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.	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.	2	2	Nutrient enrichment observed (nettles).

Condition Assessment Criteria						
Indicator	Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator		Notes (such as justification)
				W1	W2	
Total Score (out of a possible 39)				W1: 31 W2: 30		
Condition Assessment Result			Condition Assessment Score		Result Achieved	
Total score >32 (33 to 39)			Good (3)		Moderate	
Total score 26 to 32			Moderate (2)			
Total score <26 (13 to 25)			Poor (1)			

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Version Control			
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Draft	0.1	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	14/08/2025
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Final	1.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	22/08/2025
Updated	1.1	David Hill-Chambers MSc BSc (Hons), Graduate Ecologist	03/10/2025
Proof	1.2	Elen Griffin BSc (Hons), Senior Ecologist	07/10/2025
Updated	2.0	David Hill-Chambers MSc BSc (Hons), Graduate Ecologist	07/10/2025
Updated	3.0	David Hill-Chambers MSc BSc (Hons), Graduate Ecologist	14/01/2026
Updated	4.0	David Hill-Chambers MSc BSc (Hons), FISC 3, Consultant Ecologist	06/08/2026