

Biodiversity Net Gain Assessment

Site Address:

Eaton Court, 112 Oxford Road, Reading, Berkshire, RG1 7LL

Client:

Eaton Reading Ltd

Assessment Date:

26th November 2025

Project:

This report is prepared to inform a planning application to Reading Borough Council. The proposal is described as:

The existing office block will be converted into residential. The existing two-storey office block will be extended upward to three storeys, and the existing two-storey car park will be extended upward to five storeys.

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	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	23/07/2025
Final	1.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	24/07/2025
Amendments	2.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	04/08/2025
Amendments	3.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	26/11/2025

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post-development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is located at National Grid Reference SU 70897 73424 and has an area of approximately 0.44ha comprising buildings, hardstanding, grassland, scattered trees and introduced shrubs. The site has acidic loamy soils. It is immediately surrounded by businesses and dwellings in all directions. The wider landscape comprises A329 ~45m north, sports recreational grounds ~320m north, allotments ~400m north-west, railway line ~430m north, Holy Brook ~500m south-east, woodland ~500m north-west, River Kennet ~650m south-east, River Thames ~1km north, agricultural fields ~1km north-west, Grazing marshes ~1.2km south and Prospect Park ~1.65km south-west.

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

- ❖ Statutory BNG Metric – Eaton Court, RG1 7LL – V3 (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Site Plan – drawing number: 103-225_(SK)110C (rg+p Ltd, 2025)
- ❖ Preliminary Ecological Appraisal and Roost Assessment (PEAPRA) - Eaton Court, RG1 7LL – V3 (Arbtech Consulting Ltd., 2025)
- ❖ Tree Survey Report - Eaton Court, RG1 7LL – V1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The current landscaping proposal generates a net gain of area-based habitat units (+13.57%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for area-based units.
- ❖ All trading conditions have been satisfied.
- ❖ 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.

Introduction

BNG Informative	
Habitat Degradation Statement	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 15th April 2020 and 18th 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. 
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)	115 - Thames Valley		
Strategic Significance	Royal Borough of Windsor and Maidenhead Council (RBWMC), the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Reading Borough Council, has yet to adopt a comprehensive LNRS. As advised by the RBWMC, the following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance: ❖ Policies Map		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
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 (Moderate)	0.0092	An area of modified grassland (approximately 90m ²) was present on the south-western site boundary. The grassland had >10% bare ground (~20%) and a sward height of 5 -10cm. The species composition included perennial ryegrass <i>Lolium perenne</i> (D), ribwort plantain <i>Plantago lanceolata</i> (F), common nettle <i>Urtica dioica</i> (O), common ragwort <i>Jacobaea vulgaris</i> (O), common dandelion <i>Taraxacum officinale</i> (O) and creeping thistle <i>Cirsium arvense</i> (R). No scrub or bracken was identified within the grassland. The survey noted previous management and footfall.	Moderate: passes 5 of 7 criteria including essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Modified Grassland (Poor)	0.0039	An area of modified grassland (approximately 40m ²) was present in the centre of the site. The grassland had >10% bare ground (~40%) and a sward height of ~4cm. The species composition included perennial ryegrass <i>Lolium perenne</i> (D), ribwort plantain <i>Plantago lanceolata</i> (O), common dandelion <i>Taraxacum officinale</i> (O) and creeping thistle <i>Cirsium arvense</i> (R). No scrub or bracken was identified within the grassland. The survey noted previous management and footfall.	Poor: passes 3 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Developed Land Sealed Surface	0.4159	There are two designated buildings on site (B1 and B2). The area surrounding the building included parking and concrete paths. The hardstanding had areas of buddleia <i>Buddleja</i> sp. growing through the concrete.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Introduced Shrubs	0.0211	Areas of overgrown introduced shrubs surround the paths and the car park. Species included common barberry <i>Berberis vulgaris</i> , firethorn <i>Pyracantha</i> sp., common ivy <i>Hedera helix</i> and Wilsons Honeysuckle <i>Lonicera ligustrina</i> var. <i>yunnanensis</i> .	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Urban Tree	Poor: 0.0081	T1 is a semi-mature London Plane <i>Platanus × acerifolia</i> with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (>20%). T2 is a semi-mature wild cherry <i>Prunus avium</i> with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (>20%). T3 is a semi-mature Norway maple <i>Acer platanoides</i> with no ecological niches or evidence of human disturbance. The tree is oversailing concrete.	Poor: passes 2 of 6 criteria small (T03)	Low Strategic Significance
	Moderate: 0.0814		Moderate: passes 3 or 4 of 6 criteria. small (T02, G4, G5, T07, T09, T10, T11 and T14) medium (T01)	Low Strategic Significance

	Good: 0.0163	G4 is a group of four semi-mature Leyland cypress <i>Cupressus x leylandii</i> with no ecological niches or evidence of human disturbance. The trees are oversailing introduced shrubs (>20%). G5 is a group of two semi-mature common laburnum <i>Laburnum anagyroides</i> with no ecological niches or evidence of human disturbance. The trees are oversailing introduced shrubs (>20%). T6 is a semi-mature wild cherry with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (>20%). T7 is an immature wild cherry with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (>20%). T8 is a semi-mature wild cherry with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (>20%). T9 is a semi-mature wild cherry with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (>20%). T10 is an immature wild cherry with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (>20%). T11 is a semi-mature wild cherry with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (>20%). T12 is a semi-mature silver birch <i>Betula pendula</i> with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (>20%). T13 is a semi-mature silver birch with no evidence of human disturbance. The tree has ivy cladding on the trunk. The tree is oversailing introduced shrubs (>20%). T14 is an immature Cypress with no ecological niches or evidence of human disturbance. The tree is oversailing introduced shrubs (>20%). See PEAPRA and AIA for more information.	Good: passes 5 of 6 criteria. small (T06, T08, T12 and T13)	Low Strategic Significance
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Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Developed Land Sealed Surface	0.3355	The buildings and some hardstanding will be retained.	N/A	Low Strategic Significance
	Urban Trees	Poor: 0.0081	The majority of the existing trees will be retained.	Poor	Low Strategic Significance
		Moderate: 0.0773		Moderate	Low Strategic Significance
		Good: 0.0163		Good	Low Strategic Significance
Created (A-2)	Modified Grassland	0.0405	New areas of grassland will be created.	Poor: anticipated to pass 3 of 7 criteria. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Developed Land Sealed Surface	0.0438	New parking areas and pathways will be created.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Introduced Shrub	0.0303	New areas of shrubs will be created.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Urban Trees	0.0407	10 x small trees will be planted.	Poor: anticipated to pass 2 of 6 criteria. Assessed using the 'Individual Trees' habitat type condition assessment sheet.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.97 ❖ Modified grassland (moderate condition) – 0.04 units ❖ Modified grassland (poor condition) – 0.01 units ❖ Developed land sealed surface ❖ Introduced shrub – 0.04 units ❖ Urban tree (poor condition) – 0.03 units ❖ Urban tree (moderate condition) – 0.65 units ❖ Urban tree (good condition) – 0.20 units	❖ N/A	❖ N/A
	Post-Development	1.10 ❖ Retained developed land sealed surface ❖ Retained urban tree (poor condition) – 0.03 units ❖ Retained urban tree (moderate condition) – 0.62 units ❖ Retained urban tree (good condition) – 0.20 units ❖ Created modified grassland (poor condition) – 0.08 units ❖ Created developed land sealed surface ❖ Created introduced shrub – 0.06 units ❖ Created urban trees x 10 (poor condition) – 0.11 units	❖ N/A	❖ N/A
Overall Net Change		+0.13 (+13.57%)	N/A	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+13.57%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for area-based units. All trading conditions have been satisfied. 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.
BNG Mitigation Hierarchy	
Avoidance	Impacts on notable habitats (trees) have been minimised.
Minimisation	
Mitigation	Creation of a grassland, introduced shrubs and ten trees have been provisioned to meet 10% net gain.
Offset	N/A: net gain is achieved within the red line boundary.

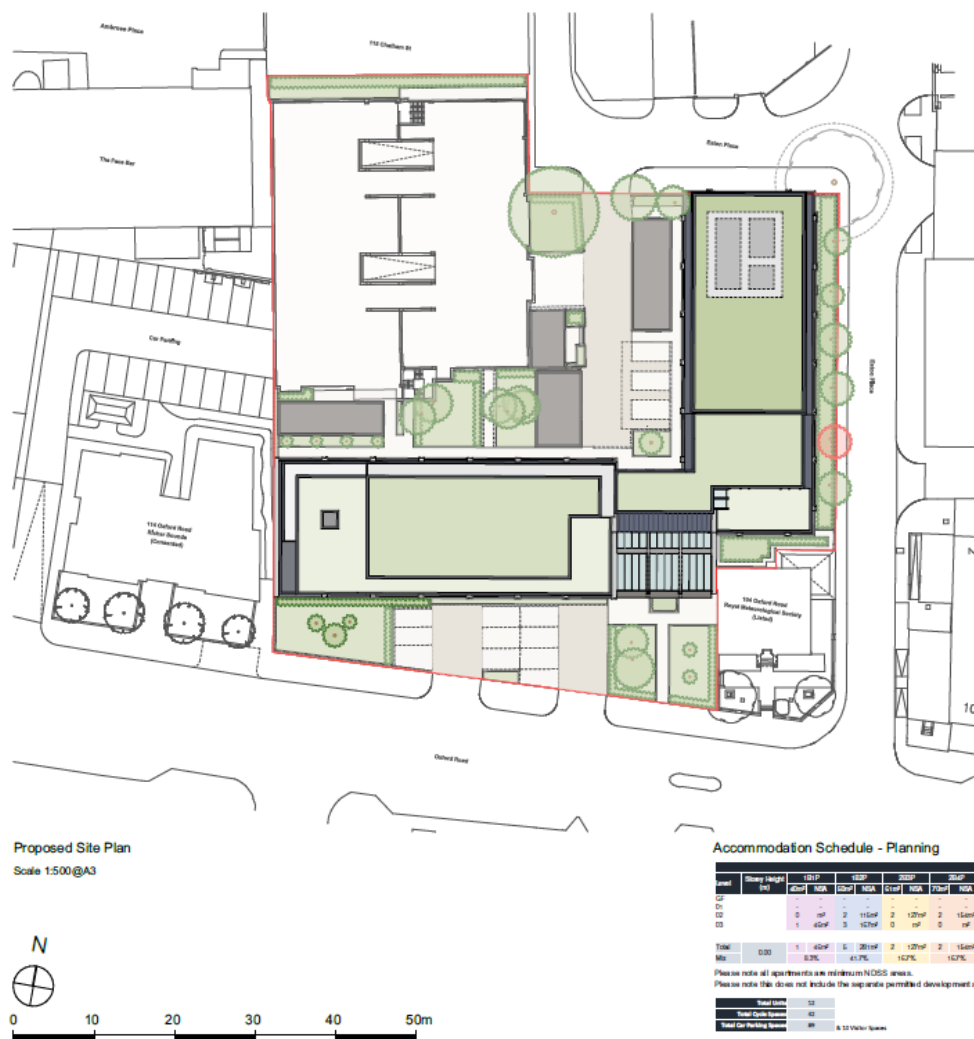
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Revisions	Date	Drawn	Check
A. Updated to comments after redesign of Class AA.	22.09.25	EAB	RTM/LBU
B. Updated units to deck access.	08.10.25	EAB	JER/RTM
C. Updated to comments.	03.11.25	EAB	RTM/LBU

Key:

 Application Site Boundary

PLEASE NOTE: All drawing information is indicative and subject to further design development & detail design. Position and extent of all utilities (overground & underground), easements, topographical features & trees to be confirmed and subject to further surveys. Exact site boundary position TBC through land registry plan and further on site investigations. Layout design is drawn for feasibility & discussion purposes only and has been based on PCF survey information that is subject to a full measured building survey.

This sketch is indicative only and based on incomplete survey information. Core areas are assumed to contain vertical circulation but remain unverified. This proposal is subject to full measured, structural, and MBE surveys, and is for feasibility discussion purposes only.

A compliant fire strategy, including means of escape, protected lobbies, evacuation lift requirements, and fire-rated construction:

Acoustic and thermal performance in line with Building Regulations, including potential enhancements, between residential users.

Ventilation to habitable spaces and shared areas per Approved Document F, plus assessment of overheating risk (Part O):

Structural capacity of the existing building to support residential conversion and associated loadings;

Natural light provision and daylight/sunlight performance in accordance with BRE guidance:

Services coordination, including drainage, vertical risers, and ventilation routes;

Access and Inclusivity, including potential lift upgrades and Part M compliance;

Assessment of hazardous materials (e.g., asbestos) within the existing fabric.

All elements remain subject to detailed technical input, further surveys, and compliance with current planning and building regulations.

[illegible]

Appendix 4: Headline BNG Results

Eaton Court, 112 Oxford Road, Reading.		Return to results menu	
Headline Results			
Scroll down for final results ▲			
On-site baseline	Habitat units	0.97	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.10	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.13	13.57%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
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	0.13	
	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	0.13	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	13.57%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Appendix 5a: Baseline Habitat Condition Assessment Sheets

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

Condition Assessment Criteria		Condition Achieved (Y/N)							
		T01 M	T02 S	T03 S	G4 S	G5 S	T06 S	T07 S	T08 S
A	The tree is a native species (or more than 70% within the block are native species).	N	Y	N	N	N	Y	Y	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N	N	N	N	N
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	Y	Y	Y	Y	Y	Y	Y
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	Y	N	Y
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	N	Y	Y	Y	Y	Y
Number of criteria passed		3	4	2	3	3	5	4	5

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)	✓	

Condition Assessment Criteria		Condition Achieved (Y/N)					
		T09 S	T10 S	T11 S	T12 S	T13 S	T14 S
A	The tree is a native species (or more than 70% within the block are native species).	Y	Y	Y	Y	Y	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	Y	Y	Y	Y
C	The tree is mature (or more than 50% within the block are mature).	N	N	N	N	N	N
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	Y	Y	Y	Y	N
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	Y	Y	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y
Number of criteria passed		4	4	4	5	5	2

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)	✓

Modified Grassland (centre of site); assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	~4cm sward height
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
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.	N	Physical damage present in more than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover over 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			3
Condition Assessment Result		Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A		Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A		Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A		Poor (1)	✓

Modified Grassland (South-western boundary); assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	More than 6 vascular plant species per m ² .
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.	Y	Mixed sward height between 5cm – 10cm.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
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.	N	Physical damage present in more than 5% of total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover over 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			Y
Number of criteria passed			5
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)	✓	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)		

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Created Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Regularly mown, uniform sward height present.
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scattered scrub present (less than 20% coverage).
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.	N	Managed grassland.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover over 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			3
Condition Assessment Result	Condition Assessment Score	Score Achieved ✓	
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)		
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Created 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	Native trees.
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	Trees are individual trees and thus automatically pass this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees.
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.	N	Trees managed.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	None.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	Less than 20% of the tree canopy area has vegetation underneath.
Number of criteria passed			2
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)	✓