

BIODIVERSITY NET GAIN DESIGN STAGE ASSESSMENT

DECEMBER 2024

Octagon House
Hathersage Road
Manchester
M13 0FN

**U R B A N
G R E E N**



QUALITY MANAGEMENT

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1 Executive Summary

- 1.1.1.1 Manchester Energy Partnership is proposing to develop land at Octagon House, Manchester (hereafter referred to as 'the site'). The proposals include the construction of an energy centre.
- 1.1.1.2 Urban Green has been appointed to carry out a Biodiversity Net Gain Design Stage Assessment to support a full planning application for the development of the site.
- 1.1.1.3 This assessment was conducted using the Statutory Biodiversity Metric to calculate the pre- and post-development biodiversity habitat units of the site for the proposed development.
- 1.1.1.4 The current landscape proposals for the development of the site produce a 0.06 unit (11.10%) net gain in area units and a 0.12 unit (10.50%) net gain in linear hedgerow habitats.
- 1.1.1.5 The trading rules have been satisfied for all habitat types.
- 1.1.1.6 Consequently, the development meets all local and national planning policy.
- 1.1.1.7 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a management plan should be implemented post-development (Urban Green, 2024a).

2 Introduction

2.1 Scope

- 2.1.1.1 Urban Green has been instructed by Manchester Energy Partnership to carry out a Biodiversity Net Gain Assessment at Octagon House, Manchester (hereafter referred to as ‘the site’) and produce findings in a report.
- 2.1.1.2 The proposals include the construction of an energy centre.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 85570 95960 and comprises a total area of approximately 0.25ha (see Figure 1).
- 2.2.1.2 The site is located approximately 2.5km south-east of Manchester City Centre. The area surrounding the site is heavily urbanised, with residential and healthcare development in the immediate vicinity. The A34 runs approximately 120m west of the site, and the A6 is 750m east. Several areas of public green space, including Whitworth Park and Swinton Grove Park, are present within 1km of the site.

2.3 Purpose of Report

- 2.3.1.1 The report has been produced to document the methods, results and conclusions of a Biodiversity Net Gain Design Stage Assessment that was undertaken on site. The advice herein is based on both desk and field-based studies and intends to fulfil the following purposes:
 - Ensure the core principles of Biodiversity Net Gain including the mitigation hierarchy are applied;
 - Identify the baseline habitats present on site (pre-development), assess the condition and provide an indication of the ecological value of those habitats;
 - Identify the post development habitats present on site, assess the possible target condition and provide an indication of the likely importance of those habitats; and
 - Calculate the overall change in biodiversity score from pre- to post-development habitats (measured as habitat units).



Legend: Red Line Boundary		0.4 Kilometers		N URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Client: Manchester Energy Partnership		Issue: 01	Figure: 01	
Project: Octagon House		Scale @ A4 1:5000		
Title: Site Context		Approved by: SB	Checked by: SP	
Drawing Ref: UG_2623_SITE_CONTEXT		Author: CL	Date: 11/07/2024	

2.4 Legislation and Policy

- 2.4.1.1 In England, a minimum of 10% BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (Appendix 1).
- 2.4.1.2 Manchester City Council adopted a local plan in 2012, which will remain in place until 2027. While this document does not directly reference Biodiversity Net Gain, Policy EN 15 (Biodiversity and Geological Conservation) states:

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

- 2.4.1.3 This policy has been superseded by the Places for Everyone Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity. The policy states:

Development will be expected to:

- a. Follow the mitigation hierarchy of:
 - i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then
 - ii. Adequately mitigating any harm to biodiversity, then
 - iii. Adequately compensating for any remaining harm to biodiversity
- b. Avoid fragmenting or severing connectivity between habitats;
- c. Achieve a measurable net gain in biodiversity of no less than 10%
- d. Make appropriate provision for long-term management of habitats and geological features connected to the development;

- 2.4.1.4 Greater Manchester Combined Authority (GMCA) have also produced guidance relating to Biodiversity Net Gain within the 10 GM boroughs and set out a 10% target:

The minimum level of Biodiversity Net Gain is considered to be achieved when the biodiversity units for the habitats (for example, area based habitats, rivers and/or hedges) impacted by the development is increased by 10% or more after the development. If the calculations indicate that a net gain will not be delivered at this stage, either the design should be updated or additional areas for habitat compensation identified (either onsite or outside the development boundary).

3 Methods

- 3.1.1.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2024a) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

3.2 Site Mapping

3.2.1 Existing Habitats

- 3.2.1.1 The site was subject to a field survey on the 31st July 2024 by Shannon Brady, Senior Biodiversity Net Gain Consultant. The weather conditions were 23°C, sunny (1/8 oktas), wind speed 1 Beaufort scale.
- 3.2.1.2 Plant species were identified and recorded, flora species listed as protected in the Wildlife and Countryside Act 1981 (as amended) and species which are indicators of important and/or uncommon habitats, were searched for during the survey. Any invasive species, including those listed on the revised (April 2010) Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 were also searched for during the field survey.
- 3.2.1.3 Habitat types were identified and recorded using the Coreo habitat mapping application (V2.0) which utilises UKHab classifications (Butcher et al., 2023). Habitat types were based on the UKHab guidance provided and the assessor's best judgment while using these guidelines. Habitats were identified using primary codes and additional secondary codes have been used to record further information regarding various aspects of the site.
- 3.2.1.4 These habitats were subsequently mapped using ESRI ArcGIS Pro software, and habitat areas and lengths were calculated to demonstrate habitats within the proposed development and the surrounding area. The baseline habitat map is displayed in Appendix 2. A summary of primary and secondary codes can be found in Appendix 3.

3.2.2 Post-Development Habitats

- 3.2.2.1 The planning layout as provided by Artform Architects (see Appendix 4) was provided in PDF format, detailing the proposed habitats. This was used to inform the assessment.

3.3 The Statutory Biodiversity Metric

- 3.3.1.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from the Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.
- 3.3.1.2 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.
- 3.3.1.3 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

3.4 Habitat Scoring

3.4.1.1 The Statutory Biodiversity Metric supplies reference documents and user guides to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

3.4.2 Minimum Mapping Units (MMU)

3.4.2.1 The UKHab classification system can be applied at various levels – fine scale, suitable for smaller sites, and large scale, used for broader landscapes. The fine scale level, which acknowledges areas of minimum 25m² and lengths of 5m, is considered appropriate for this site.

3.4.3 Baseline Units

3.4.3.1 To assess the quality of a habitat, and therefore calculate the units scored, the Statutory Biodiversity Metric utilises three scoring factors detailed as follows:

3.4.3.2 Condition

3.4.3.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type (Department for Environment, Food & Rural Affairs, 2024b). These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition.

3.4.3.4 Condition assessment results can be found in the ‘user comments’ section of the associated Statutory Biodiversity Metric (Urban Green, 2024b).

3.4.3.5 Distinctiveness

3.4.3.6 The distinctiveness of each habitat is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat. Table 3 provides the basis of the distinctiveness assessment for area habitats.

Table 1 – Distinctiveness Assessment for Habitats

Distinctiveness Categories		
Category	Scores	Multiplier
Very High	8	Priority habitats as defined in Section 41 of the Natural Environment and Rural Communities (NERC) Act that are highly threatened, internationally scarce and require conservation action e.g. blanket bog.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action e.g. lowland fens.
Medium	4	Semi-natural habitats not classed as a Priority Habitat.
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.
Very Low (hedgerows)	1	Lowest biodiversity value possible e.g. non-native and ornamental hedgerow
Very Low (area and watercourse)	0	Little or no biodiversity value e.g. hard standing or sealed surface.

3.4.3.7 Strategic Significance

- 3.4.3.8 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area 14 objectives and green infrastructure strategies (see Table 4).

Table 2 – Strategic Significance Assessment for Habitats

Strategic Significance Categories	
Category	Score
High strategic significance Identified in Local Nature Recovery Strategy (LNRS) and delivers specified priorities, or identified local plans as ecologically important	1.15
Medium strategic significance Where LNRS is not available, good potential but not in area defined in local policy – using professional judgment	1.1
Low Strategic Significance Definitions for high or medium not met, i.e., does not deliver specific priorities outlined in LNRS/local plans	1

- 3.4.3.9 The site does not form part of any statutory or non-statutory designation.
- 3.4.3.10 The site is not identified on Manchester City Council's Local Development Framework webmap.
- 3.4.3.11 Native hedgerows are identified as priority habitats under the Greater Manchester Biodiversity Action Plan (GM BAP). The existing and proposed species rich native hedgerows have therefore been allocated high strategic significance. No other habitats are identified within the plan and have therefore been allocated low strategic significance.

3.4.4 **Greater Manchester Local Nature Recovery Strategy (GM LNRS)**

- 3.4.4.1 The datasets relating specifically to the Greater Manchester Local Nature Recovery Strategy existing priority habitats and opportunity areas were not available on Mapping GM at the time of writing.
- 3.4.4.2 The full site area is identified as having level 3 priority (on a 0-12 scale) for tree planting opportunity. As the site is identified within this dataset, all proposed urban trees have been allocated high strategic significance.

3.4.5 **Post-Development**

- 3.4.5.1 Post-development habitats are subject to the same condition assessments as baseline habitats, based on information provided by the proposed landscape layout. Two additional factors are considered within post-development landscapes which are detailed below.

3.4.5.2 Temporal Multiplier

3.4.5.3 For post development habitat creation or enhancement, a risk multiplier will be automatically applied by the tool to account for the period of diminished ecological value while the habitat reaches the targeted post development condition. This time and therefore risk multiplier differs between habitat types, if the habitat is being created or enhanced and how the habitat is to be managed. The predetermined multiplier is based on the average time to meet targeted condition assuming good practice principles and appropriate management strategies are applied.

3.4.5.4 Difficulty Multipliers

3.4.5.5 A risk multiplier will be automatically applied by the tool to account the 'difficulty' of habitat-specific enhancement or creation. There are two separate difficulty multipliers assigned to each habitat, one for creation and one for enhancement/restoration, recognising that the technical challenges will not necessarily be the same for both.

3.5 Constraints to the Survey

3.5.1.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment.

3.5.1.2 Best possible effort was made during the mapping process to ensure that the habitat map accurately represents the area of habitats present on site. Some margin of error is possible due to the continuous and difficult to define nature of habitat boundaries, however this margin of error has been minimised using professional opinion of experienced ecologists and up to date aerial imagery. As such this is not expected to be a significant constraint and affect the overall Biodiversity Net Gain Calculation provided within this report.

3.5.1.3 Due to dense growth of ivy and ornamental shrubbery along Carmoor Road, to the west of the site, individual tree stems could not be thoroughly inspected. The topographic survey has therefore been used to support field survey data to plot individual urban trees.

3.5.1.4 At the time of writing, a landscape architect was not appointed on the project and information relating to the post-development landscapes has been gathered from the high-level proposed site plan. Some assumptions have been made which have been supported by information provided by Artform Architects, however, due to the limited soft landscaping proposed, it is unlikely that any habitats have been overlooked or undervalued.

3.5.1.5 The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

4 Pre-Development Habitat Assessment

- 4.1.1.1 Baseline habitats were assessed following the methodology outlined in Section 3. Habitat descriptions are provided below, and the results of the condition assessment are provided in the accompanying Statutory Biodiversity Metric.
- 4.1.1.2 The habitats have been given reference numbers for clarity regarding in-text and the metric calculation illustrates the numerical data. Photographs of the site are provided in Appendix 5.

4.2 Area Habitats

4.2.1 1) Urban – Developed Land; Sealed Surface (u1b)

- 4.2.1.1 The majority of the site was comprised of hardstanding which formed a car park around Octagon House.
- 4.2.1.2 Developed land; sealed surface is automatically allocated a condition score of **N/A** in the metric.

4.2.2 2) Urban – Introduced Shrub (u 847)

- 4.2.2.1 A parcel of introduced shrub, containing ornamental species such as laurustinus (*Viburnum tinus*) and goldencup St John's wort (*Hypericum patulum*), was present along the south-western boundary of the site.
- 4.2.2.2 Introduced shrub is automatically allocated a condition score of **N/A** in the metric.

4.2.3 3 & 4) Individual Tree – Urban Tree

- 4.2.3.1 Six individual urban trees were present along Carmoor Road to the south-west of the site, a single tree was present within the hedgerow along the northern boundary and a single tree was present to the north-east of the site within a small bed of introduced shrub.
- 4.2.3.2 Trees species present included silver birch (*Betula pendula*), ash (*Fraxinus excelsior*) and wild cherry (*Prunus avium*) and were a mix of small and medium size classes.
- 4.2.3.3 Tree data and condition assessment results are provided in Appendix 6.

4.3 Linear Hedgerow Habitats

4.3.1 1) Species Rich Native Hedgerow (h2a5)

- 4.3.1.1 A hedgerow containing Norway maple (*Acer platanoides*), sycamore (*Acer pseudoplatanus*), bird cherry (*Prunus padus*), dogwood (*Cornus sanguinea*), ash, elder (*Sambucus nigra*), bramble (*Rubus fruticosus* agg.), greenstem forsythia (*Forsythia viridissima*) and red escallonia (*Escallonia rubra*) was present along the northern and north-western boundary.
- 4.3.1.2 The hedgerow contained a single oak tree (*Quercus* spp.), however, as there is only a single tree present along the length of the hedgerow, the hedgerow does not meet the criteria to be assessed as a hedgerow with trees. The tree has therefore been assessed separately (Section 4.2.3).

4.3.1.3 This habitat has a condition score of **good**.

5 Retained Habitats

5.1 Area Habitats

- 5.1.1.1 All of the existing trees will be retained. Retained area habitats and the associated unit value are detailed in Table 3.

Table 3 – Retained Area Habitats

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Retained (ha)	Units Retained
3) Urban Tree	0.0285	0.34	0.0285	0.34
4) Urban Tree	0.0163	0.13	0.0163	0.13
Total	0.0448	0.47	0.0448	0.47

5.2 Linear Hedgerow Habitats

- 5.2.1.1 The hedgerow along the northern boundary will be retained. Retained hedgerows and the associated unit value are detailed in Table 4.

Table 4 – Retained Linear Hedgerow Habitats

Habitat Parcel Reference	Total Length (km)	Total Units	Length Retained (km)	Units Retained
1) Species Rich Native Hedgerow	0.085	1.17	0.085	1.17

6 Lost Habitats

6.1 Area Habitats

6.1.1.1 The introduced shrub habitat will be lost and the existing car park redeveloped to facilitate development. Lost area habitats and the associated unit value are detailed in Table 5.

Table 5 – Lost Area Habitats

Habitat Parcel Reference	Total Area (ha)	Total Units	Area Lost (ha)	Units Lost	Proposed Mitigation
1) Developed land; sealed surface	0.23	0.00	0.23	0.00	This habitat provides negligible ecological value and therefore does not require compensation
2) Introduced shrub	0.015	0.03	0.015	0.03	This habitat will be compensated for with the planting of medium distinctiveness urban tree habitat
Total	0.245	0.03	0.245	0.03	

7 Pre-Development Habitat Summary

- 7.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the existing habitats were calculated and the habitat units to be retained and lost in site development were calculated.
- 7.1.1.2 The results of these calculations are presented in the Table 6.

Table 6 - Pre-Development Unit Summary

	On-site baseline	Retained	Lost	Enhanced
Area Habitat Units	0.50	0.47	0.03	0.00
Linear Hedgerow Units	1.17	1.17	0.00	0.00

8 Post-Development Habitat Assessment

8.1 Area Habitats

8.1.1 1) Individual Trees – Urban Trees

8.1.1.1 Six new urban trees will be planted to the north and west of the site, along site boundaries. Trees are expected to be native species and have been allocated high strategic significance (see Section 3.4.4).

8.1.1.2 This habitat is expected to achieve **moderate** condition.

8.1.2 2) Urban – Developed Land; Sealed Surface

8.1.2.1 The new energy centre and car parking space are classified as ‘developed land; sealed surface’ which is automatically allocated a condition score of **N/A** in the metric.

8.2 Linear Hedgerow Habitats

8.2.1 1) Species-Rich Native Hedgerow

8.2.1.1 A new species-rich native hedgerow, containing 5 native species, will be planted along the southern boundary of the site.

8.2.1.2 The hedgerow is expected to achieve **moderate** condition.

9 Post-Development Habitat Summary

9.1.1.1 Using the Statutory Biodiversity Metric, the habitat units of the proposed and created habitats were calculated; as well as retained and lost habitats.

9.1.1.2 The results of these calculations are presented in the Table 7.

Table 7 – Post Development Biodiversity Net Gain Calculation

	On-site baseline	Habitat Unit Change				On-site post development	Net change in Biodiversity	
		Retained	Lost	Enhanced	Created		Habitat units	%
Area Habitat Units	0.50	0.47	0.03	0.00	0.09	0.56	+0.06	+11.10
Linear Hedgerow Units	1.17	1.17	0.00	0.00	0.12	1.30	+0.12	+10.50

9.1.1.3 The current landscape proposals for the development of the site produce a 0.06 unit (11.10%) net gain in area units and a 0.12 unit (10.50%) net gain in linear hedgerow habitats.

9.1.1.4 The trading rules have been satisfied for all habitat types.

9.1.1.5 Consequently, the development meets all local and national planning policy.

9.1.1.6 To ensure that the habitats proposed as part of the post-development design of this site reach the condition detailed within this report and the full gain in value to the environment is achieved by this site, a long-term management plan (usually 30 years) is required.

9.1.1.7 This length of management plan is required due to the complex nature of the habitats to be enhanced/created on site and the high value they will provide to the environment. This management plan is provided by Urban Green (Urban Green, 2024a) as a separate document and covers the recommended management practices for the proposed habitats discussed in this report.

10 References

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APPENDIX 1 – NATIONAL POLICY

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National BNG Legislation

Biodiversity Net Gain (BNG) is a way of creating and improving natural habitats. BNG makes sure development has a measurably positive impact ('net gain') for biodiversity, compared to what is present onsite prior to development.

BNG is now a mandatory condition for any new development of land in England (specific exemptions apply), as of 12th February 2024. In order for planning permission to be granted, the development must be able to achieve at least a **10% net gain in biodiversity** for each type of habitat unit present (i.e., area habitats, linear hedgerow habitats and watercourse habitats) and meet the trading rules.

Where a 10% net gain cannot be achieved onsite, offsite mitigation will be necessary and must be carried out under a conservation covenant or planning obligation.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Schedule 14 the Environment Act (2021) states:

Overview

1 (1) This Schedule makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met.

(2) Paragraphs 2 to 12 have effect for the purposes of this Schedule.

Biodiversity gain objective

2 (1) The biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage.

(2) The biodiversity value attributable to the development is the total of—

(a) the post-development biodiversity value of the onsite habitat,

(b) the biodiversity value, in relation to the development, of any registered offsite biodiversity gain allocated to the development, and

(c) the biodiversity value of any biodiversity credits purchased for the development.

(3) The relevant percentage is 10%.

(4) The Secretary of State may by regulations amend this paragraph so as to change the relevant percentage.

The National Planning Policy Framework (NPPF, 2023) supports the requirements of the Environment Act:

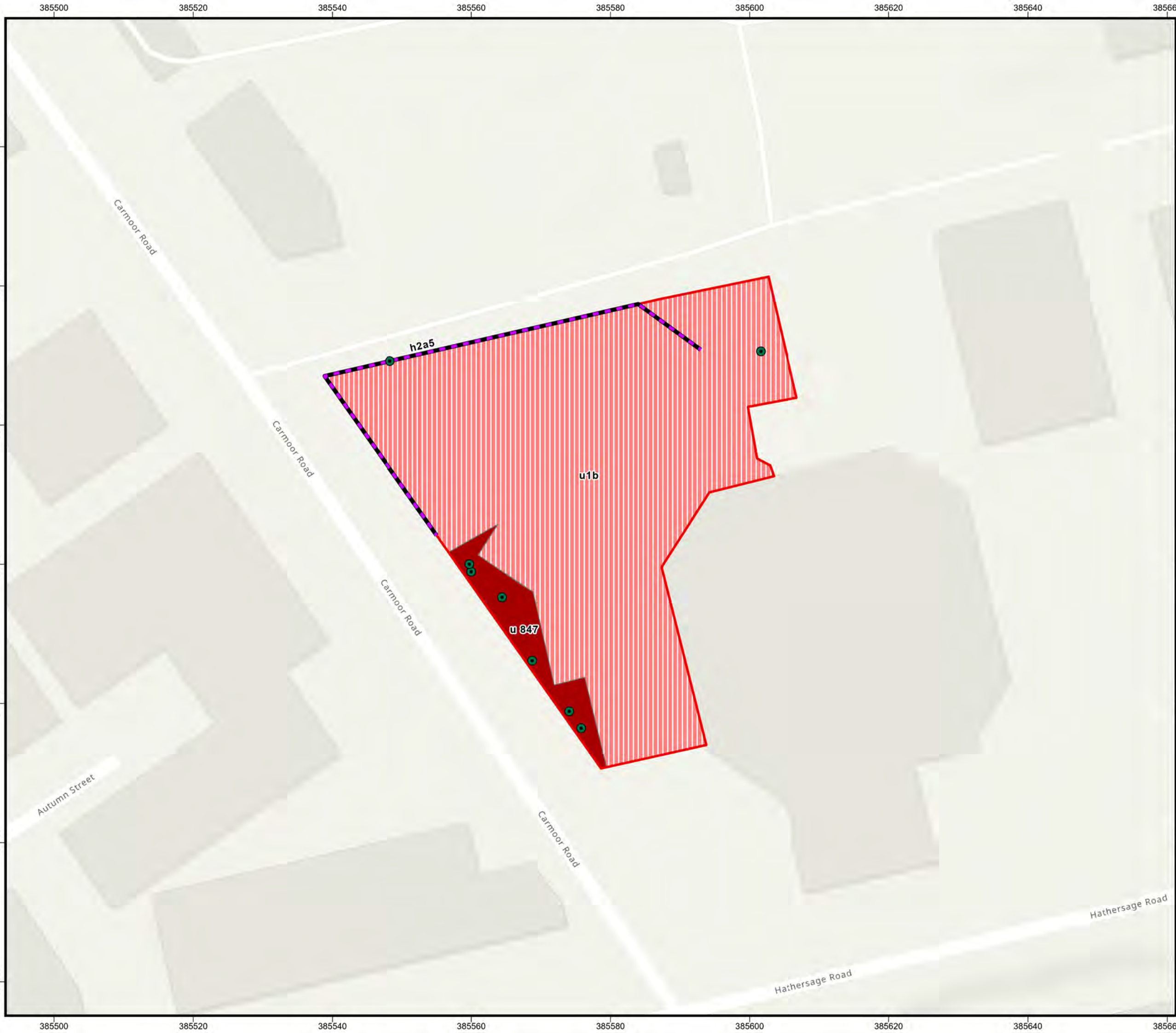
Paragraph 180 of the NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

APPENDIX 2 – BASELINE HABITAT MAP

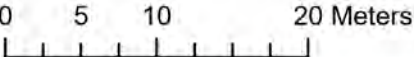
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U R B A N
G R E E N

Legend

- Red Line Boundary
- Species-rich native hedgerow
- Developed land sealed surface
- Urban
- Urban Tree



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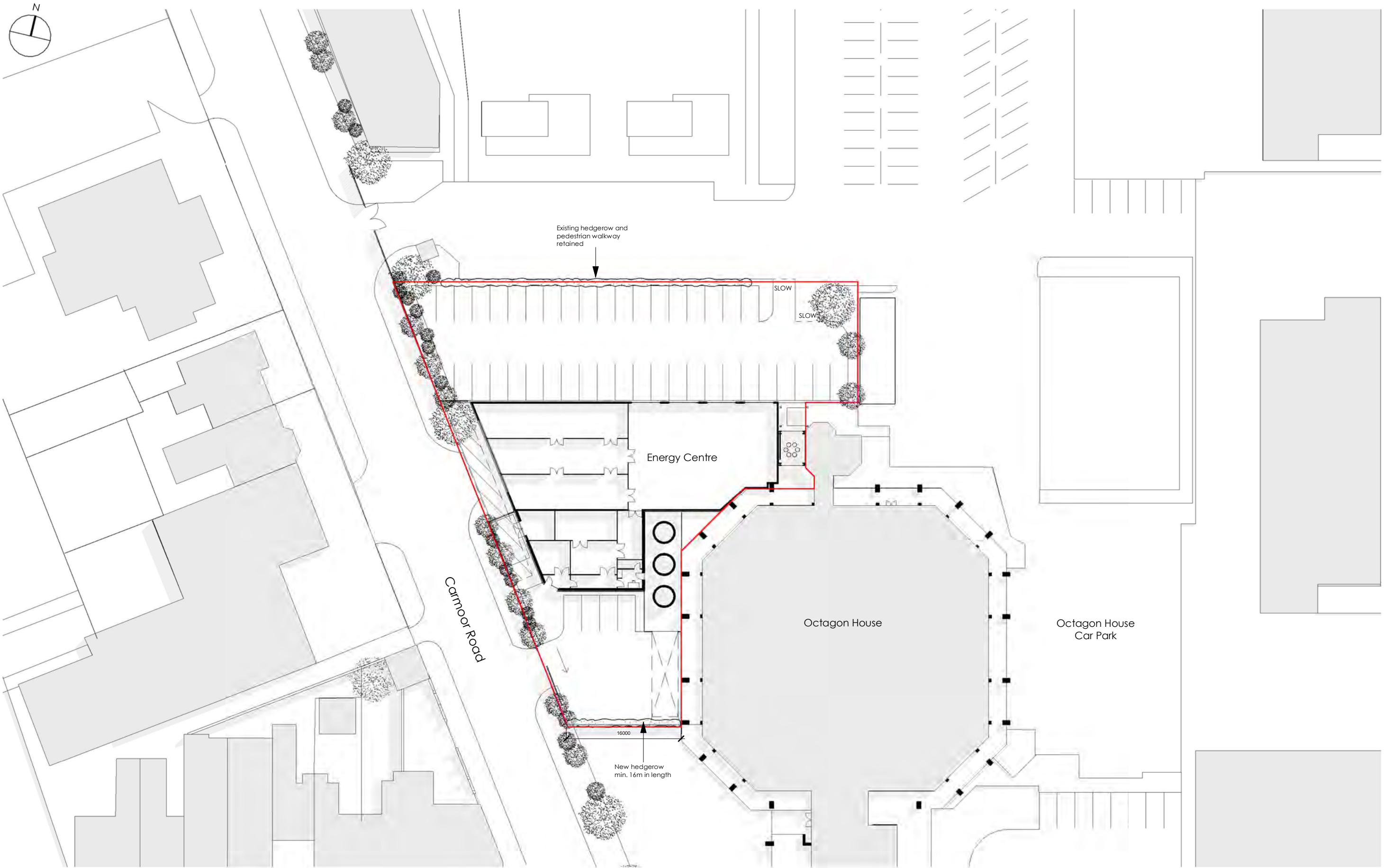
Client: Manchester Energy Partnership		
Project: Octagon House		
Title: UKHAB Habitat Map		
Issue: 01	Figure: 00	
Drawn: CL	Checked: SB	Approved: SB
Project: UG2623	Scale @ A3: 1:500	Date: 31/07/2024
Dwg No: UG_2623_ECO_HM_01		Revision: 01

APPENDIX 3 – PRIMARY AND SECONDARY CODES

Primary Code	Definition
h2a5	Species rich native hedgerow
u	Urban
u1b	Developed land; sealed surface
Secondary code	Definition
847	Introduced shrub

APPENDIX 4 - PROPOSED LANDSCAPE PLAN

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G R E E N



DO NOT SCALE FROM THIS DRAWING.
All drawings and visuals are provided for illustrative purposes only and are indicative proposals subject to detailed design and structural coordination. AA advises all measurements to be checked on site.
Specific details and materials/colours are subject to further design development.

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Rev	Description	Date	By
01	Amendments made following comments by planners	29/01/2021	CA
02	Facade line amended along Carmoor Road	10/02/2021	CA
03	Hedgerows added	16/12/2024	JE

SCALE
1 : 500 @A3

DWG No
OEC/PL/001

STATUS
PLANNING

DRAWN
CA

DATE
10/02/2021

REV
03

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APPENDIX 5 - PHOTOGRAPHS

U R B A N
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Photograph 1 – Car park



Photograph 2 – Introduced shrub



Photograph 3 – Urban tree



Photograph 4 – Species rich native hedgerow

APPENDIX 6 – TREE DATA

Size	Species	Condition Criteria*						Overall Condition
		A	B	C	D	E	F	
S	Norway maple							Good
S	Silver birch							Good
S	Ash							Good
S	Wild cherry							Good
S	Dogwood							Good
S	Wych elm							Good
S	Oak							Good
M	Sycamore							Moderate

* Condition Criterion A = The tree is a native species
 Condition Criterion B = Tree canopy is predominantly continuous
 Condition Criterion C = The tree is mature
 Condition Criterion D = No evidence of adverse impact on tree health
 Condition Criterion E = Natural ecological niches present
 Condition Criterion F = 20% canopy oversailing vegetation