



Biodiversity Net Gain

Habitat Management and Monitoring Plan

William Hulme's Grammar School, Spring Bridge Road, Manchester, M16 8PR

United Learning

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Arbtech Consultant's Contact Details:

Nicole Gullan BSc (Hons) MRSB TechArborA
Associate Director

Email: nicolegullan@arbtech.co.uk

<https://arbtech.co.uk>

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Guidelines

This assessment has been designed to meet:

- British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England.

The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.

(BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application or support the recommendations for further surveys.

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1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was commissioned by United Learning to produce a Biodiversity Net Gain Habitat Management and Monitoring Plan for a proposed development at William Hulme's Grammar School, Spring Bridge Road, Manchester, M16 8PR (hereafter referred to as the site).

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

- Preliminary Ecological Appraisal (Arbtech, 2024);
- Biodiversity Net Gain Assessment (Arbtech, 2026); and
- BNG Metric (Arbtech, 2026).

1.2 Project Description

The assessment was required to discharge planning condition 8 for application 140594/FO/2024 with Manchester City Council for “erection of a single storey educational (SEND) building and associated external works, together with the provision of multi-use games areas (MUGAs) and removal of temporary accommodation”.

1.3 Site Context

The survey site is centred on National Grid Reference SJ 83731 94385, SJ 83663 94276 and SJ 83670 94193. There is a cumulative area of 0.5687ha. The site comprises school building, modified grassland, developed land; sealed surface, and artificial unvegetated, unsealed surface.

1.4 Scope of This Report

Condition 8 reads as follows: *No above ground works, apart from demolition of the existing SEND building, shall commence until a Biodiversity Gain Plan, Habitat Management and Monitoring Plan has been submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Biodiversity Gain Plan shall be implemented in accordance with an agreed timetable and thereafter maintained in accordance with the approved Habitat Management and Monitoring Plan.*

The aims of this BNG HMMP are to provide habitat management and enhancement prescriptions to ensure the effective installation and long-term success of the proposed new habitats in accordance the associated BNG assessment. This, alongside the Biodiversity Gain Plan, will allow for condition 8 to be discharged.

2.0 Non-Technical Summary

The baseline ecological conditions of relevance to this report were determined as a result of the previous ecological assessments undertaken at the site.

- The onsite baseline habitat value of the site is 1.51 units, comprising developed land; sealed surface (building and hard surfacing), artificial unvegetated, unsealed surface, and modified grassland.
- The onsite post development habitat value of the site is 0.54 units, comprising the retention of modified grassland and the creation of developed land; sealed surface (building and hard surfacing), modified grassland, vegetated garden, and individual trees.
- The offsite baseline habitat value of the site is 0.64 units, comprising modified grassland.
- The offsite post development habitat value of the site is 1.83 units, comprising the enhancement of modified grassland to other neutral grassland, and creation of individual trees.
- This overall result is a total net percentage change of 14.81% (i.e. a net gain).

3.0 Monitoring, Remedial Actions and Persons Responsible

Persons responsible, lines of communication, and remediation implementation detail is provided below in Table 1.

Table 1: Persons responsible, lines of communication, and remediation

Mitigation	Specification
Persons Responsible and Lines of Communication	A Development Biodiversity Champion will be selected for the construction phase of the development. The Development Biodiversity Champion will be someone with significant influence during construction, such as the contract/project manager or landowner. The Development Biodiversity Champion will be responsible for ensuring all actions outlined in this document are implemented. Any queries with regards to the mitigation and enhancement prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist throughout the project. The project ecologist's contact details are located on the title page of this report. The Development Biodiversity Champion will inform the project ecologist of the commencement of enhancement installation works and provide updates where necessary. Once the ecological enhancements have been installed/created, a Post-Development Biodiversity Champion will be allocated who has influence on site once the development is complete. The Post-Development Biodiversity Champion role will be assigned to the Regional Maintenance Manager, who will be responsible for ensuring all recommended management is undertaken and any associated remedial measures are completed where necessary.
Trends and Constraints that May Influence Management	No significant trends or constraints have been identified that would adversely influence the long-term management of habitats on the site. The site operates as a grammar school, which is considered a low- to-moderate-impact land use in ecological terms. Management activities are compatible with the day-to-day operation of the site and can be undertaken safely without restricting the delivery of care or safeguarding requirements. The following factors have been considered: Land use and access: Habitat areas will remain accessible for routine management (e.g. planting, monitoring, replacement of failures), either by site staff or suitably qualified contractors. No access limitations are anticipated. Health, safety and safeguarding: Habitat management will be undertaken in a controlled manner and, where necessary, outside of times of high site activity. Management prescriptions do not require hazardous equipment or activities that would conflict with safeguarding policies. Funding and resourcing: Habitat creation and management costs are secured through the development and will be incorporated into routine site management arrangements.

	Climate change: Management prescriptions allow for adaptive responses to climate change, including plant replacement and flexible timing of management where seasonal conditions vary. Operational pressures: The proposed habitats do not require intensive management and are not expected to conflict with the operational needs of the school. Overall, no constraints have been identified that would prevent the successful delivery, management, or monitoring of the proposed habitats in accordance with this HMMP over the minimum 30-year term of BNG.
Post-Development Site Visits	A post-development site visit by a Suitably Qualified Ecologist (SQE) will be undertaken to confirm the successful installation/creation of the biodiversity enhancements no more than one year following installation/creation. A report will be produced by the SQE detailing the results of the site visit and any remediation requirements. Ongoing assessment of the habitat creation and management measures will be undertaken, whereby the site will be subject to an inspection by a SQE at years 1, 2,3, 5,7, 10, 15, 20, 25 and 30. The inspections will be undertaken during the optimal botanical survey window (May - August) to provide the best assessment of habitat types and conditions. A report will be produced by the SQE after every inspection, detailing the results of the survey and any remediation requirements necessary. The Post-Development Biodiversity Champion will review the report no more than one month after the site visit and the report will be provided to the LPA no more than three months after the site visit.
Adaptive Management - Remediation Requirements	Where remediation is necessary, further evidence will need to be provided proving implementation. Remediation triggers are as follows: • On the first visit, if the biodiversity enhancements have not been installed to a satisfactory standard; • On any subsequent monitoring visits, if all habitats do not meet their target condition as set out in Table 2; • If the SQE identifies any damaging activities that are taking place within the influencing zone of the created and retained habitats that may lead their condition to worsen between the current visit and the next scheduled visit. Depending on the scale of the remediation requirements, this will require an additional site visit by an SQE or photographic evidence to be provided by the Post-Development Biodiversity Champion. This will be determined by the SQE and detailed in a report which must be supplied to the LPA no more than three months after the monitoring visit. If the SQE determines that a further visit is necessary, the date of this further visit will be at the discretion of the SQE and an additional report must be supplied to the LPA no more than three months after the initial visit.

4.0 Habitat Retention, Creation, Management & Monitoring

Enhancement of the site and subsequent management prescriptions to ensure the ongoing biodiversity value post-construction are detailed in Table 2 below.

Note that developed land, sealed surface and vegetated garden and urban trees within the red line boundary have a target condition of N/A or poor and are therefore not required to be subject to any specific creation prescriptions, maintenance or monitoring, as detailed in the BNG User Guide (2023, as amended).

Urban trees proposed for creation within the wider site have a target condition of moderate and are therefore included in Table 2.

The creation and management of urban trees and other neutral grassland contributes to the objectives of the UK Post-2010 Biodiversity Framework and local biodiversity priorities within Manchester, including the retention and enhancement of urban green infrastructure and habitats for pollinators and widespread species.

Table 2 also functions as the work schedule for the minimum 30-year term of BNG.

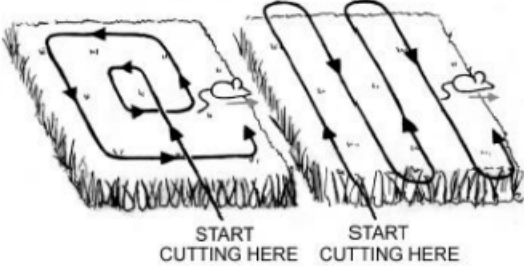
Table 2: Habitat Retention and Creation and Management Prescriptions

Ecological receptor	Specification
Retained Modified Grassland	Retained modified grassland will be demarcated from the development area by Heras fencing or similar to avoid encroachment of construction activities.
Enhanced Other Neutral Grassland (within wider site)	Overview: Existing modified grassland will be enhanced to other neutral grassland. Objectives: - To enhance existing modified grassland to a species-rich neutral grassland in good condition, providing foraging, shelter and nesting opportunities for a wide range of invertebrates, birds and small mammals. - To increase botanical diversity through the establishment of locally appropriate native grasses and wildflowers, supporting pollinators throughout the growing season. - To implement a sensitive cutting and management regime that promotes structural diversity and prevents dominance by competitive grasses. Enhancement Method:

- **Ground Preparation**
A soft strip of the current vegetation present will be undertaken and removed from the area to provide a bare soil substrate for sowing the seed mix. The bare soil will be subject to light rolling or trampling to provide a firm base for seeding.
- **Seeding**
To be undertaken in the spring between April and May or in the Autumn between September and October.
The following seed rates are recommended: 50kg/ha or 5g/m2
The seed mix will comprise a minimum of 10 native grass and wildflower species, with an emphasis on forbs and low-vigour grasses and no dominant species.
On this basis, and allowing for natural variability in establishment, it is reasonable to assume a species richness of not less than 10 species per m² within the meadow areas at maturity.

Management prescriptions over a minimum 30-year term:

Management	When	Rationale
Cut neutral grassland once annually in late summer (August–September), with arisings left for 3–5 days to allow seed drop before removal. A secondary early spring cut (April) may be introduced if needed to control excessive growth. At least 10–20% of the area should be left uncut on rotation each year to provide habitat refuge.	Late summer (main cut), optional early spring cut	Encourages species-rich grassland by allowing flowering plants to set seed and reducing nutrient build-up. More regular cutting maintains a tidy appearance suitable for residential settings while supporting biodiversity. Rotational uncut areas provide refuge for invertebrates and small mammals. Cutting will also follow a routine as demonstrated below- to prevent entrapping and killing any wildlife within the meadow.



	Cut grass as to provide a heterogeneous habitat structure aiming to maintain at least 20% of grass <7cm and 20% >7cm. As such, each cutting phase must cut 20% of the area to ground level, 60% of the area to 15cm, and the remainder to 30cm. These areas must be rotated each year to maintain a diverse sward. Late March / early April and– late August/ early Sept To retain a diverse sward whilst limiting impacts to protected species potentially present at ground level and ensuring the natural germination of seeds.
	Remove weeds, bracken and sprouting scrub twice annually in early spring and in Autumn. Reduce competition for resources nutrients etc.

	Turn and dry the cut grass over 3-5 days before removing arisings off Site Post cut This allows the seeds to drop encouraging species diversity and invertebrates to relocate unharmed. Cuttings will have to be removed to prevent nutrient enrichment of the soil which will affect meadow quality Do not apply chemical fertilisers At all times. The use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing conditions
New Urban Trees (within wider wite)	Overview: New urban trees will be planted. Objectives: • To achieve moderate condition. • To plant native trees that will provide pollinating, foraging, and refuge opportunities for protected and/ or notable species groups including amphibians, bats, birds, hedgehogs, invertebrates, and reptiles. • Ensure that good horticultural practice is employed to encourage long-term health and vitality of all trees and shrubs. • Ensure well-balanced crowns and/ or natural shape by preventing over competition. Creation Method: • Species selection Trees will be purchased as 'whips', young bare root saplings a year old. They will be kept in their protective bags during transportation and planted within 4 days, after being kept in a frost-free environment and watered regularly. • Ground preparation and planting Planting will be completed between November and March. The soil preparation will include the removal any weeds or stones in

the planting pit and to rotovate the soil and incorporate organic matter. The ground will not be frozen or waterlogged. In heavy clay or other difficult soils, a trench may need to be dug for planting.

Each tree will be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls will be soaked thoroughly in water before planting and root balls will be loosened to expose restricted roots before planting. The planted trees will then be backfilled ensuring there are no air pockets around roots or any roots protruding out of the ground.

Management prescriptions over a minimum 30-year term:

Management	When	Rationale
Ensure the trees have a 1m circle free of weeds and grass growth	Before planting and for the first 3 years after planting	To ensure the trees can take up sufficient nutrients.
At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.
Tree stakes (total of 2. one on either side of the rootball) are to be installed prior to back filling of the planting pit and situated so to make sure that they avoid the rootball.	Prior to back filling of planting pit and inspected every 6 months for the first 2 years	Maintain protection
Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc.by weeds
Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow
Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.
Removal of spent flowers from perennial plants will be removed through 'deadheading'	Twice annually, late spring and in the Autumn.	Allows plants to place more energy into re-growth.
Watering will be	When required; provide	Ensures plants do not dry out and

	undertaken before and after planting out and as necessary for the continued thriving of all planting. more water during periods of drought and less water during times of prolonged rain. subsequently fail. Check and replace any plant failures once a year For the first 5 years To ensure no gaps form.
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5.0 Bibliography

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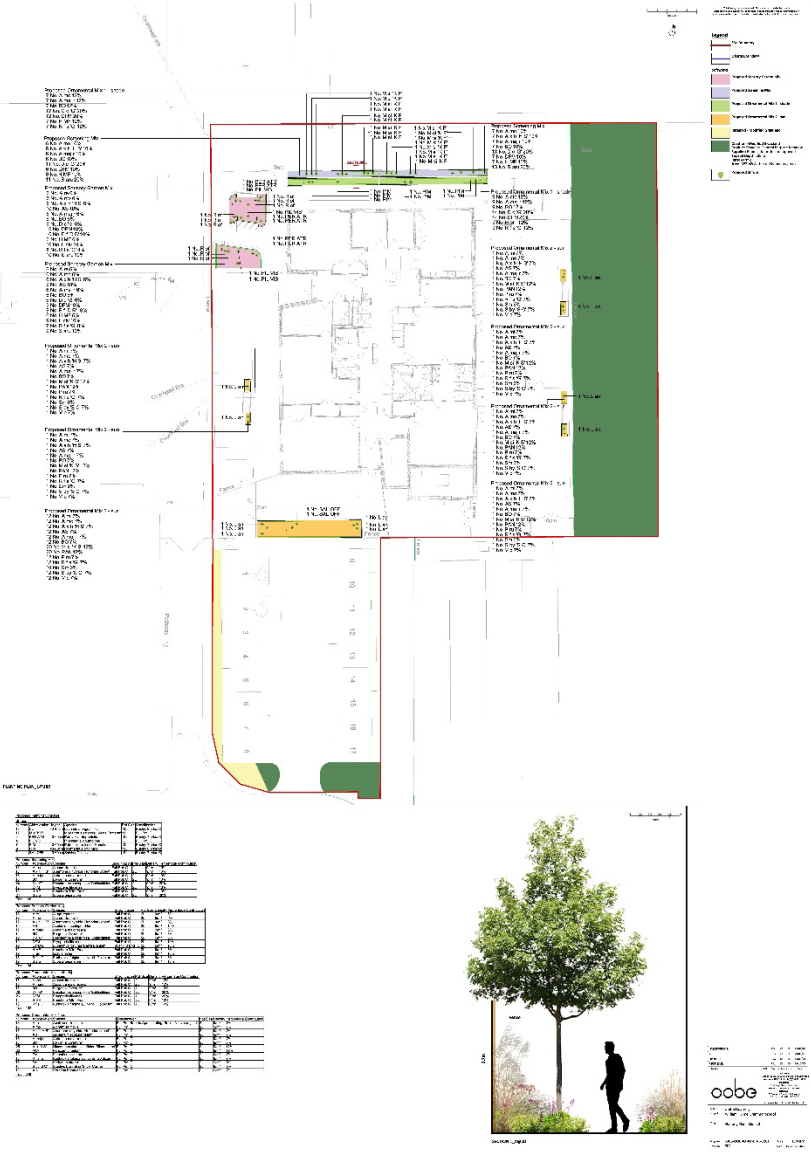
Appendix 1: Baseline Habitat Plan



Appendix 2: Proposed Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Baseline Habitat Condition Assessments

Modified Grassland Condition Assessment

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).	Yes	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	
Essential criterion achieved (Yes or No)			Y
Number of criteria passed			six
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	✓	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Appendix 5: Post-Development Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)	
A The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Yes		
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 insects, birds and small mammals to live and breed.	Yes		
C Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes		
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%.	Yes		

E	Combined cover of species indicative of suboptimal condition ³ 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 ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Yes	
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 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	
Number of criteria passed		0	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/4	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	X	
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)	X	
Suggested enhancement interventions to improve condition score			
Notes Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 - For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 - Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees. <i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	No	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		3	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/4	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			
Suggested enhancement interventions to improve condition score ²			