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Biodiversity Net Gain Assessment of Little Lype Farm Campsite, Charlton, nr Malmesbury



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Site Address	Little Lype Farm, Moor Lane, Charlton, Malmesbury, Wilts, SN16 9DR.
Report type	Biodiversity Net Gain Assessment
Client	Keith Withers

Prepared by	Helen Saunders MCIEEM	Principal Ecologist
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Revision History		
Version	Issue Date	Revision
1.0	16 th November 2025	Original
2.0	6 th February 2026	Updated plans

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VALIDITY

Due to the dynamic nature of ecological conditions the results of the survey(s) and related conclusions and recommendations as contained within this report should only be considered valid for up to 12 months from the date the last survey was undertaken.

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EXECUTIVE SUMMARY

Purpose of the Report	HKS Ecology was commissioned by Mr Keith Withers to undertake a Biodiversity Net Gain (BNG) Assessment of Little Lype Farm Campsite, Charlton, Malmesbury to inform a planning application.		
Description of the Scheme	The land is subject to a proposal for change of use of an agricultural field to a campsite.		
Surveys and Methodology	The baseline biodiversity units were calculated by utilising all habitat data available at the time of writing this report, which comprised information from a UK Habitat Classification survey with BNG Habitat Condition Assessment of the site undertaken in October 2025 by HKS Ecology. The Statutory Biodiversity Metric Calculation Tool v1.0.4 was utilized, to assess whether the proposal will result in a biodiversity net gain through development by quantifying the value of area and linear habitats prior to and post-development.		
Results & BNG Calculation	The Site is ~1.36ha in size. Habitats on-site comprised modified grassland, developed land (building), artificial unvegetated, unsealed surface and a large individual tree. There were no irreplaceable habitats. There were no hedgerows on-site or watercourses on-site or within 10m. Degradation of habitat has been considered in the Metric calculations. The baseline value of area habitat on-site was 2.49 biodiversity units. Indicative proposals based on onsite tree planting show a post development value of 2.74 biodiversity units – a net gain of +0.25 units		
	Baseline	Proposed	On-site net change:
	2.67 AHUs	2.95 AHUs	+0.28 (10.63%)
Summary	The site will remain largely unchanged by the development proposals The indicative habitat enhancement/creation proposals will lead to a net gain of 10.63% in area habitat units. Therefore, the proposed development would achieve >10% net gain in biodiversity and meet the trading rules as required by the Environment Act 2021.		

1 Introduction

1.1 Background

1.1.1 HKS Ecology was commissioned by Mr Keith Withers to undertake a Biodiversity Net Gain (BNG) Assessment of a proposed campsite at Little Lype Farm, Moor Lane, Charlton, Malmesbury, SN16 9DR, hereafter referred to as 'the Site' to inform a planning application.

1.1.2 The land is subject to a proposal for change of use of an agricultural field to a campsite.

1.2 Requirement for Biodiversity Net Gain

1.2.1 Mandatory Biodiversity Net Gain (BNG) has been introduced to ensure developments have a positive impact on nature by increasing the biodiversity of the site (or offsetting if an onsite gain is not achievable). Most developments in England will have to deliver at least 10% Biodiversity Net Gain (BNG) in order to be granted planning permission.

1.2.2 In order calculate the biodiversity units needed to achieve the required net gain, a baseline habitat survey is required to determine the habitats present within the site boundary and the condition of these habitats to determine the current biodiversity value of the site.

1.3 Scope of the Report

1.3.1 The objectives of the report are to:

- Provide the Statutory Metric Tool calculations for baseline habitats
- Provide proposed post-development habitat calculations and the percentage Biodiversity Net Gain/Loss that result from the development proposals.

1.4 Site Description

1.4.1 The Site is located on farmland at OS Central Grid Reference ST 97913 88880. It is located to the north of the farm buildings at Little Lype Farm to the east of the village of Charlton in Wiltshire. The surrounding area is rural in character comprising predominately agricultural fields bounded by hedgerows.

1.4.2 The Site comprises an area of ~1.36ha which consists of a grass field, a compacted stone access track, areas of hardstanding and an amenities block.

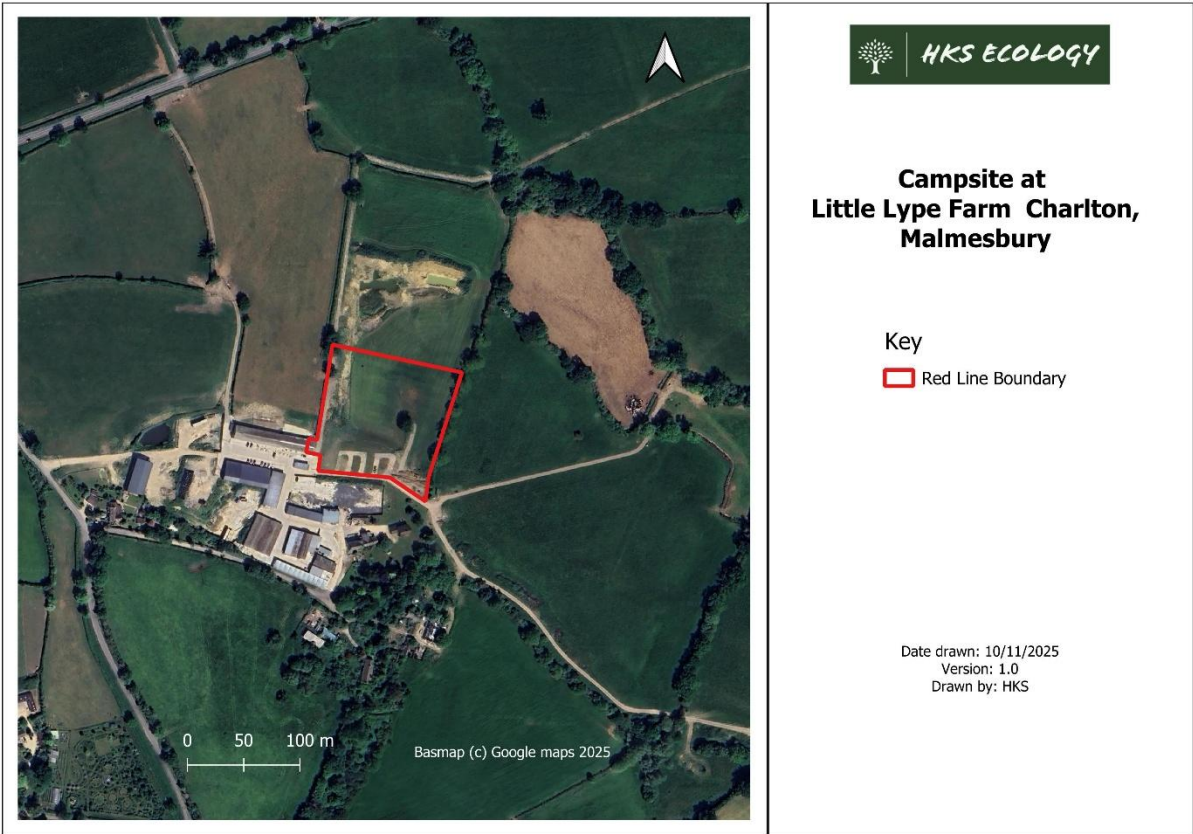


Figure 1: Location of site at Little Lype Farm

2 Legislation, Policy and Best Practice Guidance

2.1 Environment Act 2021

- 2.1.1 Under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), most developments in England (with a few exemptions) will have to deliver at least 10% Biodiversity Net Gain (BNG) in order to be granted planning permission.
- 2.1.2 This requirement became mandatory on February 12th, 2024, for major applications and for small sites on April 2nd, 2024. The Biodiversity Net Gain Condition requires developers to provide more or better-quality natural habitats than were there before development. Developers must provide at least 110% of the biodiversity value found on the site before development i.e. a 10% net gain.

2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF) 2025 sets out planning policy for England.
- 2.2.2 Paragraph 187 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;*
- 2.2.3 Paragraph 192 states: *“To protect and enhance biodiversity and geodiversity, plans should: b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*
- 2.2.4 Paragraph 193 states: *“d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

2.3 Best Practice Guidelines

- 2.3.1 This report has been produced in line with the template for a ‘BNG Feasibility Report’ in the CIEEM Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021). It utilises the BNG Good Practice Principles for Development (CIRIA, 2019) and BS8683, the British Standard for Biodiversity Net Gain (British Standards Institute, 2021), to inform outputs and recommendations.
- 2.3.2 A set of principles and rules underpin the use of the Biodiversity Metric Tool (DEFRA, 2024). The first principle is that the metric assessment should be completed by a competent person. A suitably competent person is defined within the BNG British Standard BS8683:2020 as a ‘person who can demonstrate they have acquired through training, qualifications or experience, or a combination of these, the knowledge and skills enabling that person to perform a specified task.’

3 Methodology

- 3.1.1 This assessment has been completed by Helen Saunders BSc (Hons), PGDip, MCIEEM. Helen has worked in ecological consultancy since 2012 and is an experienced field surveyor and environmental survey coordinator, including for major infrastructure projects. She originally undertook the CIEEM BNG training courses in 2020 and keeps her knowledge updated by regularly participating in online training and webinars. Helen is a qualified assessor for river condition assessment for BNG. She also works as a County Ecology Advisor providing advice on wildlife legislation and commenting on ecological matters including BNG assessments for local district planning authorities.

3.2 Habitat Classification Survey

- 3.2.1 A site visit was undertaken on 20th October 2025, using standard techniques and methodologies (CIEEM, 2017). A UK Habitat Classification (UKHab) survey of the site was carried out following the guidance in The UK Habitat Classification V2.0 system (UKHab, 2023). All plant names (common and scientific) use the nomenclature of Stace (2019). During the site visit the habitat type and condition was recorded.
- 3.2.2 The pre-development (baseline) and post-development (proposed) value of the habitats on the proposed development site have been calculated using the Statutory Biodiversity Metric Calculation Tool v1.0.4 (DEFRA, 2025a). The methodology for determining habitat distinctiveness, condition and strategic significance follows the guidelines set out by the Statutory Biodiversity Metric User Guide (DEFRA, 2025b). A glossary of terms used in relation to BNG is found in Appendix A.
- 3.2.3 Distinctiveness is based on habitat type. Habitats were classified according to the UKHab v2.0 Classification system (UKHab, 2023).
- 3.2.4 A condition assessment has been carried out for all habitat parcels (where required); these are summarised in the Results section and details provided in Appendix D. Note: Under the Statutory Metric guidelines not all habitats (e.g. cropland and some urban habitats) require a condition assessment.
- 3.2.5 The strategic significance of the baseline and proposed habitats is based on the habitat type and location as defined within the relevant Local Nature Recovery Strategy (LNRS). The site falls under the area covered by the Swindon and Wiltshire Local Nature Recovery Strategy (published 2026).
- 3.2.6 Once an LNRS has been published, the baseline strategic significance values for habitat parcels in that area should always be scored as low (DEFRA, 2025).
- 3.2.7 The LNRS has a role in targeting biodiversity net gain (BNG) to the most impactful locations through a 15% uplift (using the Biodiversity Metric's strategic significance multiplier) in BNG units in certain areas. If an intervention is to receive a 15% uplift, it must be in a mapped 'focus area for nature recovery' and be a recommended (mapped) measure there.
- 3.2.8 The site does not fall within any of the Strategically Significant mapped Focus Areas therefore the uplift will not apply.

3.3 Limitations

- 3.3.1 The UKHab survey was undertaken outside the optimal survey time for habitat surveys of April to September, however as the development is small with limited habitats and grassland of low distinctiveness this is considered not to have impacted the assessment.

- 3.3.2 During the site visit each habitat parcel was mapped and where appropriate fine-tuned using aerial imagery to assist with accurate mapping. Small inaccuracies are introduced when mapping biodiversity net gain habitat areas, but since the Net Gain Metric accepts just two decimal places when entering habitat areas, these inaccuracies do not result in impacts to the net gain feasibility of the site.

3.4 Biodiversity Net Gain Evaluation – Baseline

- 3.4.1 The proposed campsite consisted of a large, open, formerly sheep-grazed field on two levels with a flat top level at the southern end of the end which sloped steeply downward to the larger northern section.
- 3.4.2 There were no irreplaceable habitats and there were no hedgerows on the Site. The Site extends in the east to the edge of the field but excludes the hedgerow which is on the neighbouring property and in the west to (and including) the existing track.
- 3.4.3 Strategic significance for all habitats on-site is low as the location and habitats are not recognised as of conservation importance in the local plan.

Baseline Habitats

Modified grassland g4

- 3.4.4 The grassland within the field comprised species poor modified grassland with a uniform sward height of ~6-7cm at the time of survey. The sward was dominated by perennial ryegrass *Lolium perenne* with occasional white clover *Trifolium repens* and creeping thistle *Cirsium arvense*. The grassland was assessed as being in poor condition. It achieved 4 of the 7 criteria for modified grassland but failed the essential criteria A having only 2-3 species per m².

Developed land – u1c & u1b5

- 3.4.5 A stoned track ran along the western boundary and the upper section of the field included some compacted hardstanding areas. The eastern end of a large barn has been converted for use as an amenity block.

Individual rural tree

- 3.4.6 A single, large, mature oak tree is situated in the middle of the lower field area. This was assessed as in good condition achieving 5 of the 6 condition criteria (see Appendix D).

Degradation

- 3.4.7 Historic aerial imagery (Figure 3 below) shows changes in the baseline habitat since January 2020. There are 3 apparent areas of change.
- The southern section of the site was previously a large slurry pit with adjacent gravel area. The slurry pit has been filled in for health and safety purposes and the area is now half gravel standings and half modified grassland. This area has therefore been enhanced, not degraded, and the current habitats have been used for the baseline calculation.
 - The western edge of the lower part of the field was bare ground at the time of survey as the area had been stripped and new topsoil imported to resolve drainage issues. The field was about to be reseeded. This is considered to be temporary, agricultural maintenance works and the baseline has therefore been recorded as modified grassland in poor condition.
 - A short gravel track has been created leading from the upper section to the centre of the lower field. Whilst this will reduce erosion from vehicle movement up and down the bank, it has resulted in a small loss of modified grassland. Therefore, the pre-works value has been used for this area.
- 3.4.8 The pond creation works to the north are outside the redline boundary.



Figure 2: Aerial imagery ©Google Earth

3.4.9 A summary of the baseline metric values is shown in Table 1 below, a plan of the baseline habitats is shown in Figure 3 and photos are in Appendix B.

Table 1: Summary of Baseline BNG Component Criteria

Habitat Type	Area (ha)	Condition	Distinctiveness	Strategic Significance	Habitat Units	Description/ notes
g4 Modified grassland	1.114	Poor	Low	Low	2.23	Camping field
u1b5 Developed land; sealed surface - Buildings	0.2435	N/A	V. Low	Low	0.00	Toilet/shower block Stoned tracks and hardstanding - Habitat of no biodiversity value
Individual rural tree	0.0366	Good	Medium	Low	0.44	Large oak tree

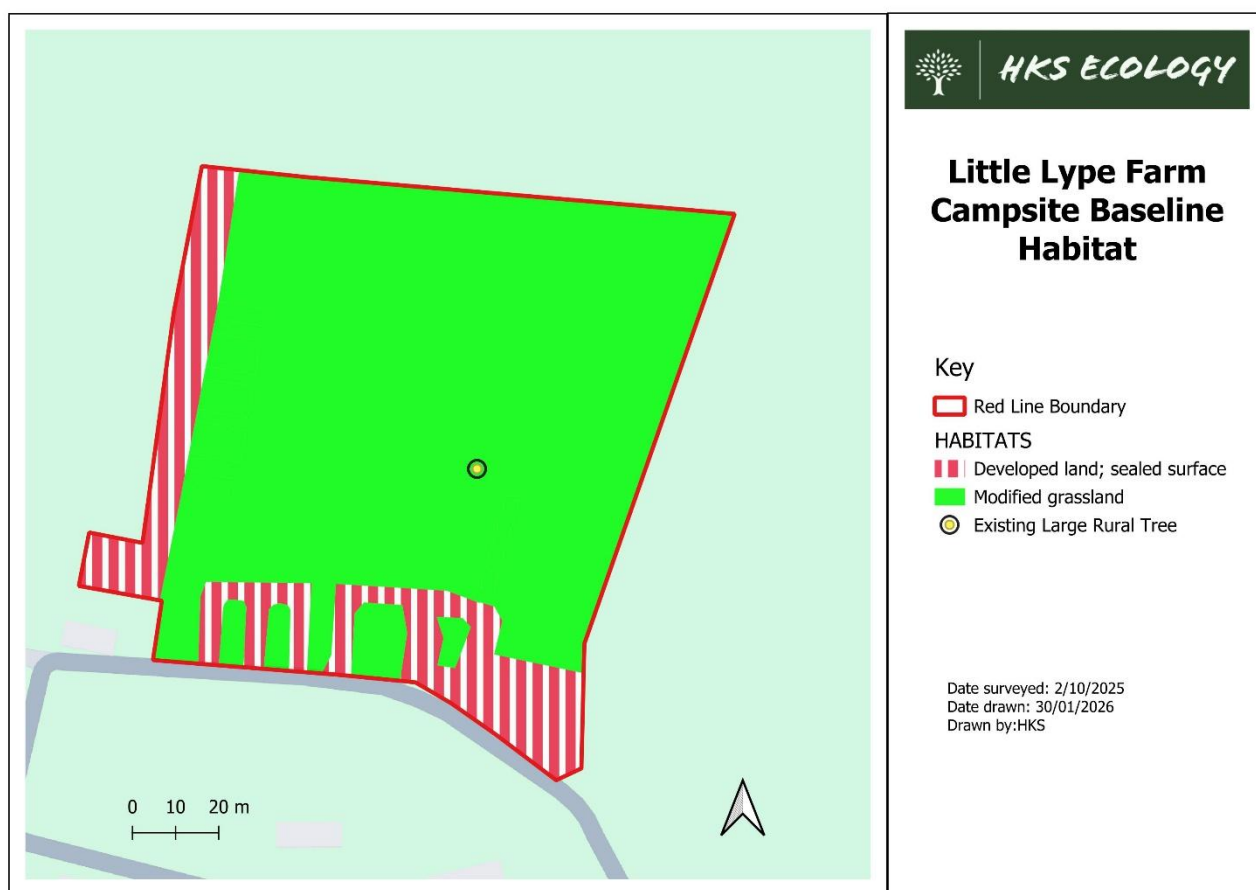


Figure 3: Pre-development UKHab / BNG Habitat Plan

3.5 Post-development Calculation

- 3.5.1 The site will remain largely unchanged post-development. A small area of grassland will be lost to create additional hardstanding and a track. The large oak will be retained thus the development follows the biodiversity gain hierarchy by avoiding adverse impacts to onsite habitats which have a medium, high and very high distinctiveness.
- 3.5.2 Due to the proposed usage of the site enhancing the grassland in the camping area is considered unrealistic, however, Little Lype Farm has sufficient land available to compensate for the loss of a small area modified grassland and to achieve a >10% net gain in biodiversity using either on or off-site options. For example, the enhancement of a small area of grassland with associated tree and scrub planting to create a wildlife and/or dog walking area is entirely viable
- 3.5.3 An indicative on-site proposal to plant 30x small native trees around the Site is included in the Metric calculation to demonstrate that mandatory net gain is achievable. This would improve the aesthetic appeal of the campsite whilst enhancing the biodiversity on-site. Suitable climate resilient species include common hawthorn, common hazel, field maple, crab apple, bird cherry and holly.
- 3.5.4 The proposed newly planted trees will only need to achieve moderate condition to satisfy the Biodiversity Gain Condition.
- 3.5.5 The proposed habitat values are summarised in Table 2 below. The location of the proposed newly planted trees, shown in Figure 4, is indicative only and the precise location within the site would change.

Table 2: Summary of Post-development Results

Habitat Type	Area (ha)	Condition	Distinctiveness	Strategic Significance	Habitat Units	Description/ notes
g4 Modified grassland	1.0691	N/A	Low	Low	2.14	Retained area of field / campsite
u1b Developed land: sealed surface	0.2436	N/A	Very Low	Low	0.00	Retained Toilet/shower block, track & hardstanding
u1b Developed land: sealed surface	0.0449	N/A	Very Low	Low	0.00	Additional track in centre of field & hardstanding pads Habitat of no biodiversity value
Rural trees	0.0366	Good	Medium	Low	0.44	Retained large oak
Rural trees	0.1221	Moderate	Medium	Low	0.37	30 new small trees

**Figure 4: Post-development Indicative Habitat Plan**

4 Conclusion

- 4.1.1 The site comprises of a single field of modified grassland in poor condition with some areas of hardstanding, an access track and amenity block. The majority of the site will remain unchanged following the proposed development. A small area of grassland will be lost to create additional hardstanding and a track. The only habitat of value, a large oak, will be retained.
- 4.1.2 An indicative BNG assessment has shown that the proposed development will result in a net gain of +0.28 (10.63%) in habitat units. Trading rules have been met. Therefore, assuming the successful implementation of habitat enhancements, the development will be compliant with the Town and Country Planning Act (as amended) and the Environment Act (2021).
- 4.1.3 Individual trees are a habitat of medium distinctiveness and the proposed on-site enhancements may be considered significant gains and must therefore be maintained for a minimum of 30 years after the development is completed so that they achieve the stated target habitat condition. They must be legally secured by planning condition, section 106 agreement or conservation covenant and a 30-year Habitat Management and Monitoring Plan (HMMP) may be required.
- 4.1.4 Given the simplicity and limited number of habitats on-site and that the difficulty of creation for tree planting is set as 'low' in the Metric, the LPA may determine that the proposed habitat creation can be secured by condition and a full HMMP would not be required.

References

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- UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <http://www.ukhab.org>)

Appendix A - Glossary

The following terms are used in relation to BNG and, are based on the terminology and descriptions used in The Statutory Biodiversity Metric User Guide 4.0 (2024).

Baseline value	This refers to the pre-development biodiversity value which is the biodiversity value when development permission is granted (on application or on appeal).
Condition	The BNG metric calculations require that all habitat parcels undergo a condition assessment. This prescribed process is carried out by assessing several criteria, as defined in the Statutory Biodiversity Metric Condition Assessments worksheets. The criteria are habitat-specific, and are assessed as being either Good, Moderate, or Poor.
Distinctiveness	In the Biodiversity Metric 4.0, habitats are assigned to distinctiveness bands based on the following criteria: • Total remaining amount of this habitat type in England (rarity) • Proportion of habitat protected in a Site of Special Scientific Interest (SSSI) (where less of this habitat type is protected in SSSI's, it is considered of higher distinctiveness) • UK Priority Habitat Status (Priority Habitats are generally classed as High or Very High distinctiveness) • European Red List Categories. Each habitat type is classified in the metric as Low, Medium, High or Very High distinctiveness.
Post-development value	The post-development biodiversity value of the on-site habitat is the projected value of the on-site habitat at the time the development is completed. This value can only be accepted if the applicant can demonstrate that the gain will be maintained for at least 30 years. This is through one of three options: a planning condition, a planning obligation or a conservation covenant.
Strategic Significance	The local significance of the habitat based on its location and the habitat type.
Trading Rules	The metric includes rules in relation to replacement of existing habitat with a new habitat. These are termed trading rules whereby the replacement of lost habitat should be on a 'like for like' or 'like for better' basis in terms of distinctiveness, condition, and total units. The plan should include new or restored habitats that aim to achieve a higher distinctiveness and/or condition than the habitat to be lost.

Appendix B – Site Photographs



Photo 1: Main field area (modified grassland) with large oak and new track



Photo 2: Upper field area with artificial unvegetated standing and recreated grassland



Photo 3: Main field area with temporary bare earth strip on western edge



Photo 4: Stone track & bare earth strip



Photo 5: Large oak (to be retained)

Appendix C – Biodiversity Net Gain Summary

Little Lype Farm Campsite		Return to results menu		
Headline Results				
Scroll down for final results ▲				
On-site baseline	Area habitat units	2.67		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	2.95		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	0.28	10.63%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area 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)	Area habitat units	0.28		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	0.28		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.63%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	2.67	2.93	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
				No additional area habitat units required to meet target ✓
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

Appendix D - Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	20th October 2025 Helen Saunders MCIEEM
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Campsite field			
ukhab – UK Habitat Classification			
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. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Only 2-3 species. Dominated by perennial rye
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	Generally uniform 6-7cm at time of survey
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). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	No scrub present
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	area of stripped and retopped ground (due to drainage and erosion issues).
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	Bare ground described above is between 5 and 10%
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No invasives species present
Essential criterion achieved (Yes or No)			No
Number of criteria passed			4
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)	X	

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. 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.			
Habitat Description			
Large mature oak			
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	On-site	Survey date and Surveyor name	20th Oct 2025. Helen Saunders MCIEEM
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).	Y	Large pedunculate oak
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	Automatically passes
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Tree is mature with DBH ~85cm but not veteran
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.	Y	No adverse impacts noted
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	No natural niches noted. May support some invertebrates but no cavities or other features suitable for vertebrates observed
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Within field
Number of criteria passed		5	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 or 6 criteria	Good (3)	Y	
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			