

Biodiversit Net Gain Assessment

Nonsuch House, Westbrook,
Bromham, Wiltshire

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CROSSMAN ECOLOGY

Headline results

Summary of habitat units gained/lost

Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit deficit	% net gain
73.42	85.63	80.77	0	+16.62%

Summary of hedgerow units gained/lost

Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit deficit	% net gain
4.08	4.75	4.49	0	+16.41%

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1. Introduction

- 1.1. The National Planning Policy Framework (NPPF) requires development proposals to minimise impacts upon biodiversity and deliver measurable enhancements for wildlife. In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), requiring most developments to demonstrate a minimum 10% net gain in biodiversity when compared with the pre-development baseline.
- 1.2. This assessment has been undertaken using the Defra Statutory Biodiversity Metric and has been prepared to quantify the biodiversity value of the existing habitats on site, assess the effects of the proposed development and demonstrate that the proposals are capable of delivering the statutory Biodiversity Net Gain requirement.
- 1.3. The assessment has been informed by the Ecological Appraisal undertaken by Abricon Limited in January 2024, which included a UK Habitat Classification (UKHab) survey of the site. The baseline habitat map presented on page 10 of the Ecological Appraisal has been used to inform the Biodiversity Metric calculations.
- 1.4. A review of the habitat classifications has subsequently been undertaken to ensure consistency with the Statutory Biodiversity Metric. Minor amendments have therefore been made where appropriate. In particular:
 - areas previously classified as Lowland Deciduous Woodland have been reclassified as Other Woodland; Broadleaved, reflecting the characteristics of the woodland present;
 - the managed walled garden previously identified as Traditional Orchard has been reclassified as Vegetated Garden, with individual trees assessed

separately where appropriate, as the habitat does not meet the criteria of a traditional orchard under the UKHab classification.

- 1.5. The completed Statutory Biodiversity Metric demonstrates that the proposed development will deliver a measurable biodiversity enhancement through the retention of existing high-value habitats together with the creation and enhancement of woodland, species-rich grassland and native hedgerows, resulting in a biodiversity net gain in excess of the statutory requirement.
- 1.6. The purpose of this assessment is therefore to:
 1. quantify the biodiversity value of the existing habitats on site;
 2. assess the biodiversity value of the proposed development following habitat retention, enhancement and creation;
 3. demonstrate compliance with the statutory requirement for a minimum 10% Biodiversity Net Gain; and
 4. provide recommendations for the establishment, management and long-term maintenance of the habitats upon which the Biodiversity Metric is based.

2. Baseline habitat assessment

- 2.1. The baseline habitat assessment has been informed by the Ecological Appraisal prepared by Abricon Limited (January 2024), together with the accompanying UKHab habitat map.
- 2.2. The habitat classifications have been reviewed against the Defra Statutory Biodiversity Metric to ensure that each habitat has been assigned the most appropriate UKHab category for the purposes of Biodiversity Net Gain assessment. Minor amendments have been made where considered appropriate; however, these do not alter the overall ecological character of the site.
- 2.3. Tree classifications used within the Statutory Biodiversity Metric are based upon the arboricultural survey prepared by NB Tree Management (27 February 2024). Individual trees have been categorised according to their size and condition in accordance with the Statutory Biodiversity Metric Technical Supplement. Small trees located within residential gardens have been incorporated within the Vegetated Garden habitat, while trees forming continuous woodland blocks or groups have been incorporated within the Broadleaved Woodland habitat. Only isolated trees, together with larger trees located within gardens, have been assessed separately within the metric.
- 2.4. Priority habitat classifications have been reviewed against the MAGIC website. This review concluded that, with the exception of the veteran trees described below, the habitats present on site do not comprise irreplaceable habitats for the purposes of the Biodiversity Metric.

Unauthorised Habitat Degradation

- 2.5. The Biodiversity Metric requires consideration of whether habitats have been intentionally degraded or removed prior to a planning application being submitted.

- 2.6. No evidence was identified to indicate that any habitats have been cleared or degraded in advance of the current proposals. The existing habitats are considered to accurately represent the baseline ecological conditions of the site, and there has been no habitat clearance since 2019. Accordingly, the habitats recorded within the Ecological Appraisal have been used as the baseline for the purposes of the Statutory Biodiversity Metric.
- 2.7. The baseline habitat assessment is therefore considered to provide a fair and accurate representation of the site's existing biodiversity value.

Irreplicable habitats

- 2.8. The site contains two veteran oak trees, both of which are classified as irreplaceable habitat under the Statutory Biodiversity Metric.
- 2.9. Veteran trees represent an exceptionally valuable ecological resource owing to their age, structural complexity and continuity. They provide habitat for a diverse assemblage of fungi, lichens, mosses, saproxylic invertebrates, breeding birds and roosting bats, together with numerous other species associated with decaying timber and veteran tree features. Their ecological value cannot realistically be recreated within meaningful timescales and, consequently, they are treated separately within the Statutory Biodiversity Metric and are not assigned biodiversity units.
- 2.10. The two veteran oak trees will be retained and protected throughout the construction period. Development proposals have been designed to avoid direct impacts upon the trees and their Root Protection Areas, and no excavation, changes in ground level, storage of materials or construction activities should take place within these protected areas.
- 2.11. In addition to the veteran trees, the proposals retain all other mature trees and species-rich boundary hedgerows, ensuring that the principal ecological features of the site are conserved as part of the development proposals.

Pre-development Habitats

- 2.12. The application site extends to approximately 18.11 hectares and comprises Nonsuch House and its associated estate grounds, including parkland, woodland, agricultural land and a range of associated buildings and landscape features. The site supports a diverse mosaic of habitats which collectively provide habitat for a wide range of protected and notable species.
- 2.13. For the purposes of the Biodiversity Metric, habitat classifications have been reviewed to ensure consistency with the Statutory Biodiversity Metric and current UKHab guidance. Consequently, several minor amendments have been made to the habitat classifications used within the original Ecological Appraisal, although these do not materially alter the ecological character of the site.

Broadleaf Woodland

- 2.14. The southern and eastern parts of the site comprise extensive areas of mature broadleaved woodland. The original Ecological Appraisal classified these areas as Lowland Mixed Deciduous Woodland, including areas of ancient woodland. However, for the purposes of the Statutory Biodiversity Metric these habitats have been classified as Other Woodland; Broadleaved, reflecting the woodland characteristics and the requirements of the Statutory Metric.
- 2.15. The woodland is dominated by mature native broadleaved species including oak (*Quercus robur*), ash (*Fraxinus excelsior*), field maple (*Acer campestre*), hazel (*Corylus avellana*), beech (*Fagus sylvatica*) and sweet chestnut (*Castanea sativa*), with occasional Scots pine (*Pinus sylvestris*). Ground flora includes characteristic woodland species such as wood anemone (*Anemonoides nemorosa*), wood sorrel (*Oxalis acetosella*), hart's-tongue fern (*Asplenium scolopendrium*) and lady fern (*Athyrium filix-femina*).
- 2.16. The woodland represents one of the highest value habitats on the site and will be retained in its entirety. No development is proposed within these areas.

Modified Grassland

- 2.17. Modified grassland forms the predominant habitat across the estate, occupying much of the central parkland. The habitat comprises grazed pasture with scattered mature trees and is currently managed for livestock grazing.
- 2.18. The sward is dominated by perennial ryegrass (*Lolium perenne*), together with other common grassland species including yellow oat-grass (*Trisetum flavescens*), brome (*Bromus* spp.), docks (*Rumex* spp.) and tormentil (*Potentilla erecta*). Whilst the habitat is relatively species-poor owing to agricultural improvement, it provides an open parkland character and supports a number of mature scattered trees.
- 2.19. Within the Biodiversity Metric this habitat has been assessed as Modified Grassland in medium condition. The presence of adjacent areas of species-rich neutral grassland demonstrates that enhancement of parts of this habitat to Other Neutral Grassland is both realistic and achievable through appropriate long-term management.

Other Neutral Grassland

- 2.20. Small areas of more species-rich grassland occur within the estate and have been classified as Other Neutral Grassland. These areas comprise a more diverse sward including cock's-foot (*Dactylis glomerata*), smooth meadow-grass (*Poa pratensis*), yarrow (*Achillea millefolium*), common sorrel (*Rumex acetosa*), ribwort plantain (*Plantago lanceolata*), meadow barley (*Hordeum* spp.), false oat-grass (*Arrhenatherum elatius*), cow parsley (*Anthriscus sylvestris*) and other herbaceous species.
- 2.21. These existing stands provide an important local reference habitat and demonstrate that species-rich neutral grassland can be successfully established and maintained on the site. Consequently, they provide confidence that the enhancement assumptions within the Statutory Biodiversity Metric are achievable.

Trees

2.22. The estate contains a substantial population of mature trees which form one of its defining ecological features. Tree classifications used within the Statutory Biodiversity Metric have been informed by the Arboricultural Survey prepared by NB Tree Management (27 February 2024).

2.23. For the purposes of the Biodiversity Metric:

- trees forming woodland blocks have been incorporated within the Broadleaved Woodland habitat;
- small trees located within managed gardens have been incorporated within Vegetated Garden;
- isolated trees and larger open-grown trees have been assessed individually as rural trees according to their size and condition.

2.24. The site also supports two veteran oak trees, which constitute the only irreplaceable habitat present on the site. In accordance with the Statutory Biodiversity Metric, veteran trees are assessed separately from habitat units and are not assigned a biodiversity value within the metric calculations. Their retention is therefore fundamental to the proposed development.

2.25. In addition, a number of standing dead and partially dead trees are present across the estate. Where these do not present an unacceptable risk to public safety, they should be retained as valuable habitat for saproxylic invertebrates, fungi, birds and roosting bats.

Species-rich Native Hedgerows

2.26. Species-rich native hedgerows occur principally along the northern boundary of the site. The Ecological Appraisal recorded woody species including oak, blackthorn (*Prunus spinosa*), hawthorn (*Crataegus monogyna*), hazel (*Corylus avellana*), elder

(*Sambucus nigra*) and wild privet (*Ligustrum vulgare*), together with an ivy-dominated ground flora. The principal hedgerow is considered likely to qualify as an Important Hedgerow under the Hedgerow Regulations 1997.

- 2.27. All existing species-rich hedgerows will be retained as part of the proposals and will be supplemented by additional native hedgerow planting to deliver biodiversity net gain.

Vegetated Garden

- 2.28. Managed gardens around the buildings have been classified as Vegetated Garden within the Statutory Biodiversity Metric. The original Ecological Appraisal identified part of the walled garden as a traditional orchard. However, following review, this area has been reclassified as Vegetated Garden because it functions as a managed ornamental garden and does not meet the characteristics of a traditional orchard for the purposes of the Statutory Biodiversity Metric. Individual trees within this area have been assessed separately where appropriate.

Bracken

- 2.29. A small area of bracken occurs adjacent to the woodland edge. Although limited in extent and of relatively low intrinsic biodiversity value, it contributes to the habitat mosaic and provides additional structural diversity along the woodland margin.

Cereal Crops

- 2.30. Small areas of cereal crops occur within the eastern part of the estate. These areas are of relatively low botanical diversity but contribute to the wider agricultural landscape and provide seasonal foraging opportunities for farmland birds and other wildlife.

Developed Land

- 2.31. Existing buildings, hardstanding, access roads and other sealed surfaces occupy a relatively small proportion of the site, primarily around Nonsuch House and the associated farm buildings. Whilst these areas contribute little to habitat units within the Biodiversity Metric, several buildings are known to support protected species and are considered separately within the accompanying ecological assessments.

3. Post development conditions

- 3.1. The proposed development has been designed to retain the site's most ecologically valuable habitats whilst delivering measurable biodiversity enhancements through habitat creation, habitat enhancement and long-term management. The design follows the mitigation hierarchy by first avoiding impacts upon the highest value habitats before delivering Biodiversity Net Gain through targeted habitat improvements across the site.

Habitat Retention

- 3.2. The proposals retain all of the site's principal ecological assets. In particular, the existing broadleaved woodland, species-rich native hedgerows, veteran trees and the majority of mature standard trees will remain in situ and continue to provide valuable habitat for wildlife.
- 3.3. The extensive areas of broadleaved woodland within the southern and eastern parts of the site will be retained in their entirety. These woodland blocks provide important habitat connectivity and support a diverse range of woodland flora and fauna. Their long-term retention ensures that one of the site's highest value habitats will remain unaffected by the development.
- 3.4. The site contains two veteran oak trees, which constitute irreplaceable habitat under the Statutory Biodiversity Metric. Both trees will be retained together with appropriate Root Protection Areas, ensuring there are no direct or indirect impacts arising from the development. Appropriate tree protection measures should be implemented throughout the construction phase in accordance with BS5837:2012.
- 3.5. All existing species-rich native hedgerows will also be retained. These hedgerows provide important wildlife corridors throughout the site and contribute significantly to habitat connectivity across the wider landscape.
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- 3.6. The majority of mature standard trees identified within the Arboricultural Survey will also be retained. Where standing dead or partially dead trees do not present an unacceptable risk to public safety, these should also be retained owing to their considerable ecological value for saproxylic invertebrates, fungi, cavity-nesting birds and roosting bats.

Habitat Loss

- 3.7. Development of the site will inevitably result in the loss of areas of modified grassland, vegetated garden and agricultural land, together with an increase in areas of hardstanding associated with the proposed care home, internal roads, parking areas and pedestrian infrastructure.
- 3.8. As a consequence, the area of developed land (sealed surfaces) will increase from approximately 0.1836 hectares (1,836m²) under existing conditions to approximately 0.5202 hectares (5,202m²) following development.
- 3.9. Despite this increase in developed land, the site layout has been carefully designed to minimise ecological impacts by retaining the highest value habitats and concentrating development within areas of lower biodiversity value.

Habitat Enhancement

- 3.10. The principal biodiversity enhancement will be achieved through the restoration and enhancement of existing modified grassland.
- 3.11. Approximately 8.60 hectares of modified grassland will be enhanced to Other Neutral Grassland through the introduction of an appropriate long-term management regime. Habitat enhancement will include increasing botanical diversity through overseeding with a locally appropriate wildflower seed mix, reducing soil fertility where appropriate, adopting sensitive mowing regimes and

removing cuttings to encourage the establishment of species-rich neutral grassland.

- 3.12. The site already supports areas of existing neutral grassland, demonstrating that this habitat type is achievable under suitable management and providing confidence that the target habitat condition assumed within the Statutory Biodiversity Metric can be successfully attained.

Habitat Creation

- 3.13. Additional biodiversity gains will be delivered through the creation of new habitats across the site.
- 3.14. Approximately 0.70 hectares of new broadleaved woodland will be established, principally along the southern and eastern boundaries of the site. These areas will reinforce existing woodland blocks, strengthen habitat connectivity and provide additional woodland habitat over the long term.
- 3.15. Approximately 100 metres of new species-rich native hedgerow will also be planted to supplement the existing hedgerow network. The proposed hedgerow planting will improve habitat connectivity, increase structural diversity and provide valuable nesting, shelter and foraging habitat for birds, mammals and invertebrates.
- 3.16. The proposals also include the creation of approximately 0.34 hectares of ponds, introducing valuable wetland habitat to the site and increasing habitat diversity. Together with the woodland and grassland enhancements, these features will contribute significantly to the overall ecological value of the development.

4. Habitat tables

- 4.1. The following tables summarise the baseline and post-development habitats used within the Statutory Biodiversity Metric assessment. The complete Statutory Biodiversity Metric spreadsheet should be read alongside this report and is provided as a separate appendix to the planning application.
- 4.2. Habitat classifications are based on the UKHab survey undertaken as part of the Ecological Appraisal and have been reviewed to ensure consistency with the Statutory Biodiversity Metric. Individual tree classifications are derived from the Arboricultural Report prepared by NB Tree Management (27 February 2024), with a schedule of all trees, their condition assessments and corresponding Biodiversity Metric classifications appended to this report. Trees forming woodland blocks have been incorporated within the woodland habitat, whilst small trees within managed gardens have been included within the vegetated garden habitat. Larger isolated trees have been assessed separately in accordance with the Statutory Biodiversity Metric Technical Supplement.
- 4.3. The following tables summarise the biodiversity calculations used to demonstrate compliance with the statutory Biodiversity Net Gain requirements:
- Table 1 – Baseline and post-development habitat units.
 - Table 2 – Baseline and post-development hedgerow units.
 - Table 3 – Summary of habitat Biodiversity Net Gain calculations.
 - Table 4 – Summary of hedgerow Biodiversity Net Gain calculations.
- 4.4. Together, these tables demonstrate how the proposed retention, enhancement and creation of habitats will deliver an overall biodiversity net gain in excess of the statutory requirement of 10%, with all biodiversity gains achieved on-site.
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Table 1: On-site habitat value analysis

Habitat	Area ha	Units
On-site habitat baseline		
Rural trees (good condition)	1.351	16.25
Rural trees (moderate condition)	0.375	3.00
Rural trees (poor condition)	0.0366	0.15
Rural trees (Veteran)	N/A	N/A
Other woodland; broadleaved	0.6	4.80
Modified grassland	10.9944	43.98
Developed land; sealed surfaces	0.1836	0
Vegetated gardens	0.67	1.34
Other neutral grassland	0.25	2.00
Bracken	0.005	0.01
Cereal crops	0.95	1.90
Total		73.42
On-site habitat creation/retention/enhancement		
Rural trees (retained)	1.351	16.25
Rural trees (retained)	0.375	3.00
Rural trees (retained)	0.0366	0.15

Rural trees (Veteran) (retained)	N/A	N/A
Other woodland; broadleaved (retained)	0.6	4.80
Other neutral grassland (enhanced from modified grassland)	8.6013	58.50
Developed land; sealed surfaces (created)	0.5202	0
Vegetated gardens (created)	0.8296	1.60
Ponds (created)	0.3433	3.45
Other woodland, broadleaved (created)	0.7	2.69
Total		85.63

Table 2: On-site hedgerow value analysis

Hedgerow	Length km	Units
On-site hedgerow baseline		
Species rich native hedgerow	0.34	4.08
Total		4.08
On-site hedgerow creation/retention		

Species rich native hedgerow (retained)	0.34	4.08
Species-rich native hedgerow (created)	0.1	0.67
Total		0.10

Table 3: Summary of habitat units gained/lost

Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit deficit	% net gain
73.42	85.63	80.77	0	+16.62%

Table 4: Summary of hedgerow units gained/lost

Pre-development value (units)	Post development value (units)	Units required to achieve 10% gain	Unit deficit	% net gain
4.08	4.75	4.49	0	+16.41%

5. Recommendations

- 5.1. The proposed development has been designed in accordance with the mitigation hierarchy by avoiding impacts upon the highest value habitats wherever practicable and delivering measurable biodiversity enhancements through habitat retention, habitat enhancement and habitat creation. The completed Statutory Biodiversity Metric demonstrates that the proposals will achieve a habitat Biodiversity Net Gain of **16.62%** together with a hedgerow Biodiversity Net Gain of **16.41%**. These gains are dependent upon the successful establishment and long-term management of the proposed habitats.
- 5.2. The following recommendations should therefore be incorporated within the landscape and ecological management strategy for the site.

Retention and Protection of Existing Habitats

- 5.3. The site's most valuable ecological features, including the existing broadleaved woodland, species-rich native hedgerows, veteran oak trees and the majority of mature standard trees, should be retained and protected throughout the construction period.
- 5.4. Prior to the commencement of works, protective fencing should be erected around all retained trees in accordance with BS5837:2012 Trees in Relation to Design, Demolition and Construction. No excavation, changes in ground level, storage of materials, fires, fuel storage or vehicle movements should take place within Root Protection Areas.
- 5.5. Standing dead and partially dead trees should be retained wherever this can be achieved safely. These trees provide valuable habitat for saproxylic invertebrates, fungi, cavity-nesting birds and roosting bats and represent an important component of the site's biodiversity resource.

- 5.6. All existing species-rich hedgerows should be retained and protected throughout the construction period. Temporary fencing should be installed where necessary to prevent accidental damage from construction activities.

Grassland Enhancement

- 5.7. The principal biodiversity enhancement proposed within the development is the restoration of approximately **8.60 hectares** of existing modified grassland to **Other Neutral Grassland**.
- 5.8. The site already supports established areas of species-rich neutral grassland, demonstrating that this habitat type can be successfully established under appropriate management and providing confidence that the target habitat condition assumed within the Statutory Biodiversity Metric is achievable.
- 5.9. Grassland enhancement should comprise:
- reduction of soil nutrient levels where appropriate through the removal of grass arisings;
 - overseeding using a locally appropriate neutral grassland wildflower seed mix of local provenance;
 - supplementary plug planting where necessary to increase botanical diversity;
 - control of injurious and invasive weeds using targeted methods where required;
 - avoidance of fertilisers, herbicides and routine pesticide application other than spot treatment of problem species;

- implementation of a traditional hay meadow management regime, with an annual hay cut undertaken in late July or August followed by removal of all cut material; and
 - an autumn aftermath cut or light grazing where appropriate to maintain sward diversity.
- 5.10. Grassland should be monitored during establishment, with additional overseeding undertaken if required to achieve the target species composition.

Broadleaved Woodland Creation

- 5.11. Approximately 0.70 hectares of new native broadleaved woodland will be established to reinforce existing woodland blocks and improve habitat connectivity across the site.
- 5.12. Woodland planting should comprise native tree and shrub species of local provenance that reflect the character of the surrounding landscape. Canopy species should include pedunculate oak, field maple, small-leaved lime, wild cherry and beech where appropriate, together with an understorey of hazel, holly, spindle, dogwood, guelder rose and hawthorn.
- 5.13. Trees should generally be planted at approximately 2–2.5 metre centres using a mixture of feathered trees and whips. All planting should be protected from browsing using guards or fencing where necessary.
- 5.14. Woodland establishment should include:
- regular weed control during the first five growing seasons;
 - replacement of failed specimens during the first five years;
 - watering during prolonged dry periods where necessary;

- gradual formative thinning as the woodland matures; and
- retention of naturally developing deadwood wherever practicable to maximise ecological value.

Native Hedgerow Creation

- 5.15. Approximately **100 metres** of new species-rich native hedgerow should be established to strengthen habitat connectivity and increase hedgerow biodiversity units.
- 5.16. The hedgerow should comprise a double staggered row planted at approximately six plants per metre using native species of local provenance. Hawthorn should form the principal component, supplemented by blackthorn, hazel, field maple, spindle, dogwood, holly, guelder rose and crab apple.
- 5.17. During establishment the hedgerow should be maintained through:
- weed suppression around newly planted stock;
 - replacement of failed plants during the first five years;
 - watering during prolonged dry weather where necessary; and
 - protection from browsing where appropriate.
- 5.18. Following establishment, the hedgerow should be managed on a two to three-year rotational cutting cycle rather than annual trimming in order to maximise flowering, berry production and structural diversity.

Long-term Habitat Management

- 5.19. The biodiversity gains predicted by the Statutory Biodiversity Metric are dependent upon the successful establishment and long-term management of the proposed habitats.
- 5.20. All retained, enhanced and newly created habitats should therefore be managed in accordance with a Landscape and Ecological Management Plan (LEMP) or Habitat Management and Monitoring Plan (HMMP) for a minimum period of **30 years**, as required by the Environment Act 2021.
- 5.21. Monitoring should be undertaken at appropriate intervals to confirm that the habitats are progressing towards their target conditions. Where monitoring identifies that habitats are not developing as anticipated, remedial management should be implemented to ensure that the biodiversity objectives of the scheme continue to be achieved.

6. Conclusions

- 6.1. The proposed development has been designed to retain the site's most valuable ecological assets whilst delivering substantial biodiversity enhancements through habitat restoration, habitat creation and long-term ecological management.
- 6.2. The completed Statutory Biodiversity Metric demonstrates that the proposals will deliver a **16.62% habitat Biodiversity Net Gain** together with a **16.41% hedgerow Biodiversity Net Gain**, exceeding the statutory requirement for a minimum **10% Biodiversity Net Gain**. This will be achieved entirely on-site through the retention of broadleaved woodland, veteran trees and species-rich hedgerows, the enhancement of existing modified grassland to species-rich neutral grassland, the creation of new native broadleaved woodland and species-rich hedgerows, and the establishment of new ponds.
- 6.3. Subject to the implementation of the recommendations contained within this report and the long-term management of the retained and created habitats, the proposals are considered capable of delivering a significant and measurable enhancement to biodiversity whilst conserving the site's most important ecological features.

Appendix I – Tree analysis



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Tree No.	Species	Tree structure / condition	Age class	Stem diameter	Tree Size Class	Biodiversity Index	Tree Condition	BNG Habitat Category
T1	Apple	evident. C1	M	24	Small			Vegetated garden
T2	Apple	C1	EM	14	Small			Vegetated garden
T3	Plum	Located beside the wall. C1	EM	17	Small			Vegetated garden
T4	Apple	C1	M	17	Small			Vegetated garden
T5	Apple	C1	M	15	Small			Vegetated garden
T6	Apple	C1	M	17	Small			Vegetated garden
T7	Apple	Little aesthetic value. U	EM	8	Small			Vegetated garden
T8	Common walnut	Located beside the wall. C1	SM	8	Small			Vegetated garden
T9	Plum	developed from the base. C1	EM	21	Small			Vegetated garden
T10	Plum	Located beside the wall. C1	M	12	Small			Vegetated garden
T11	Plum	Located beside the wall. C1	EM	8	Small			Vegetated garden
T12	Apple	C1	Y	6	Very small			Vegetated garden
T13	Hawthorn	C1	EM	7	Very small			Vegetated garden
T14	Cherry	C1	EM	7	Very small			Vegetated garden
T15	Hawthorn	C1	EM	7	Very small			Vegetated garden
T16	Apple	C1	M	16	Small			Vegetated garden
T17	Apple	C1	EM	11	Small			Vegetated garden
T18	Apple	C1	EM	15	Small			Vegetated garden
T19	Hawthorn	C1	EM	9	Small			Vegetated garden
T20	Common lime	Located beside the wall. B1	M	34	Medium	0.0163	Moderate	Rural tree
T21	Common lime	Located beside the wall. B1	M	35	Medium	0.0163	Moderate	Rural tree
T22	Common lime	Located beside the wall. B1	M	6	Very small			Vegetated garden
T23	Common lime	Located beside the wall. B1	M	31	Medium	0.0163	Moderate	Rural tree
T24	Holly	Located beside the wall. C1	SM	7	Very small			Vegetated garden
T25	Bay	C2	EM	25	Small			Vegetated garden
T26	Japanese maple	C1	EM	9	Small			Vegetated garden
T27	Magnolia	C1	M	22	Small			Vegetated garden
T28	European larch	from one of them. A limb has part	FM	166	Very large	0.0765	Good	Rural tree
T29	European larch	from 16m. Trunk leans south awa	FM	172	Very large	0.0765	Good	Rural tree
T30	Copper beech	B1	M	53	Medium	0.0163	Moderate	Rural tree
T31	Wintersweet	C1	EM	15	Small			Vegetated garden

T32	English oak	C1	Y	5	Very small			Vegetated garden
T33	Pear sp.	Little aesthetic value. C1	EM	14	Small			Vegetated garden
T34	Common lime	B1	M	28	Small			Vegetated garden
T35	Common lime	B1	M	30	Small			Vegetated garden
T36	Common lime	Gravel surface to the east. B1	M	33	Medium	0.0163	Moderate	Rural tree
T37	Common lime	Gravel surface to the east. B1	M	30	Small			Vegetated garden
T38	Common lime	Gravel surface to the east. B1	M	31	Medium	0.0163	Moderate	Rural tree
T39	Common lime	Gravel surface to the east. B1	M	33	Medium	0.0163	Moderate	Rural tree
T40	Common lime	Gravel surface to the west. B1	M	35	Medium	0.0163	Moderate	Rural tree
T41	Fig	Located beside the wall. C1	M	16	Small			Vegetated garden
T42	Variegated holly	C1	M	30	Small			Vegetated garden
T43	Purple smoke bush	C1	M	16	Small			Vegetated garden
T44	Box	C1	M	22	Small			Vegetated garden
T45	Box	C1	M	22	Small			Vegetated garden
T46	Yew	C1	M	26	Small			Vegetated garden
T47	Yew	C1	EM	13	Small			Vegetated garden
T48	Holly	C1	M	31	Medium	0.0163	Moderate	Rural tree
T49	Cherry	Little aesthetic value. C1	SM	14	Small			Vegetated garden
T50	Cherry	B2	M	25	Small			Vegetated garden
T51	Common lime	B1	M	85	Large	0.0366	Good	Rural tree
T52	Common lime	Surrounded by a gravel surface. B	M	106	Very large	0.0765	Good	Rural tree
T53	Plum	Little aesthetic value. C1	EM	12	Small			Vegetated garden
T54	Holly	Little aesthetic value. C1	SM	8	Small			Vegetated garden
T55	Common lime	Surrounded by a gravel surface us	M	33	Medium	0.0163	Moderate	Rural tree
T56	Common lime	Surrounded by a gravel surface us	M	36	Medium	0.0163	Moderate	Rural tree
T57	Common lime	Surrounded by a gravel surface us	M	36	Medium	0.0163	Moderate	Rural tree
T58	Common lime	Surrounded by a gravel surface us	M	39	Medium	0.0163	Moderate	Rural tree
T59	Common lime	B2	M	30	Small			Vegetated garden
T60	Common lime	B2	M	33	Medium	0.0163	Moderate	Rural tree
T61	Common lime	B2	M	35	Medium	0.0163	Moderate	Rural tree
T62	Common lime	B2	M	35	Medium	0.0163	Moderate	Rural tree
T63	Common lime	B2	M	25	Small			Vegetated garden

T64	Common lime	B2	M	25	Small			Vegetated garden
T65	Irish yew	Little aesthetic value. C1	EM	13	Small			Vegetated garden
T66	Irish yew	Little aesthetic value. C1	EM	13	Small			Vegetated garden
T67	Ash	U	SM	8	Small			Vegetated garden
T68	Silver birch	Wall and road to north. Drive to s	M	31	Medium	0.0163	Moderate	Rural tree
T69	Silver birch	Wall and road to north. Drive to s	M	36	Medium	0.0163	Moderate	Rural tree
T70	Silver birch	Wall and road to north. Drive to s	M	28	Small			Vegetated garden
T71	Horse chestnut	bark. C2	M	96	Very large	0.0765	Good	Rural tree
T72	Horse chestnut	B2	M	70	Large	0.0366	Good	Rural tree
T73	Red horse chestnut	B2	M	78	Large	0.0366	Good	Rural tree
T74	Horse chestnut	B2	M	96	Very large	0.0765	Good	Rural tree
T75	Red horse chestnut	B2	M	87	Large	0.0366	Good	Rural tree
T76	Red horse chestnut	B2	M	70	Large	0.0366	Good	Rural tree
T77	Sycamore	Good habitat value. U	M	90	Large	0.0366	Poor	Rural tree
T78	Red horse chestnut	B2	M	94	Very large	0.0765	Good	Rural tree
T79	Red horse chestnut	Good habitat value. U	M	68	Large	0.0366	Good	Rural tree
T80	Red horse chestnut	B2	M	80	Large	0.0366	Good	Rural tree
T81	Sycamore	A2	FM	108	Very large	0.0765	Good	Rural tree
T82	English oak	C1	SM	9	Small	0.0041	Moderate	Rural tree
T83	English oak	previous scars. Upper crown dieb	V	168	Very large	0.0765	Good	Rural tree
T84	Sycamore	A2	FM	103	Very large	0.0765	Good	Rural tree
T85	European larch	B1	M	87	Large	0.0366	Good	Rural tree
T86	Black walnut	B1	M	32	Medium	0.0163	Good	Rural tree
T87	Sycamore	U	M	60	Medium	0.0163	Good	Rural tree
T88	English oak	This tree has the potential to becc	M	53	Medium	0.0163	Good	Rural tree
T89	Red oak	B1	M	74	Large	0.0366	Good	Rural tree
T90	Elm	U	EM	25	Small	0.0041	Good	Rural tree
T91	Scots pine	B2	EM	36	Medium	0.0163	Moderate	Rural tree
T92	Scots pine	B2	EM	35	Medium	0.0163	Moderate	Rural tree
T93	Scots pine	C2	EM	28	Small	0.0041	Moderate	Rural tree
T94	Corsican pine	B2	M	45	Medium	0.0163	Moderate	Rural tree
T95	Ash	B2	M	121	Very large	0.0765	Good	Rural tree

T96	Ash	throughout the crown but the low	M	145	Very large	0.0765	Good	Rural tree
T97	Hawthorn	C2	M	23	Small	0.0041	Moderate	Rural tree
T98	Hawthorn	C2	M	23	Small	0.0041	Moderate	Rural tree
T99	Beech	B1	M	78	Large	0.0366	Good	Rural tree
T100	Ash	U	M	80	Large	0.0366	Good	Rural tree
T101	Horse chestnut	C2	EM	28	Small	0.0041	Good	Rural tree
T102	Sycamore	B2	M	84	Large	0.0366	Good	Rural tree
T103	English oak	shed from 7m. Burr growth on the	V	141	Very large	0.0765	Good	Rural tree
T104	Ash	B2	M	93	Very large	0.0765	Good	Rural tree
T105	Cut leaved beech	C1	Y	5	Very small			No category
T106	Common walnut	C1	Y	5	Very small			No category
T107	Sycamore	B2	M	75	Large			Broadleaved woodland
T108	Hawthorn	C2	EM	15	Small			Broadleaved woodland
T109	Hazel	C2	EM	20	Small			Broadleaved woodland
T110	Hazel	C2	EM	20	Small			Broadleaved woodland
T111	Sycamore	B2	M	75	Large			Broadleaved woodland
T112	Ash	U	EM	9	Small			Broadleaved woodland
T113	Ash	U	M	30	Small			Broadleaved woodland
T114	Alder	C2	SM	15	Small			Broadleaved woodland
T115	Goat willow	C2	SM	9	Small			Broadleaved woodland
T116	Goat willow	C2	SM	9	Small			Broadleaved woodland
T117	Alder	C2	M	35	Medium			Broadleaved woodland
T118	Ash	Located beyond the site boundary	M	70	Large			Broadleaved woodland
T119	Alder	C2	M	35	Medium			Broadleaved woodland
T120	Field maple	C2	M	30	Small			Broadleaved woodland
T121	Ash	U	M	35	Medium			Broadleaved woodland
T122	Sycamore	C2	EM	28	Small			Broadleaved woodland
T123	Ash	U	SM	18	Small			Broadleaved woodland
T124	English oak	Located beyond the site boundary	M	38	Medium			Broadleaved woodland
T125	English oak	B2	M	55	Medium			Broadleaved woodland
T126	Sycamore	C2	EM	35	Medium			Broadleaved woodland
T127	Hawthorn	C2	EM	15	Small			Broadleaved woodland

T128	Sycamore	C2	EM	35	Medium	Broadleaved woodland
T129	Sycamore	C2	EM	25	Small	Broadleaved woodland
T130	Beech	B2	M	40	Medium	Broadleaved woodland
T131	Ash	U	M	65	Large	Broadleaved woodland
T132	Sycamore	B2	M	62	Large	Broadleaved woodland
T133	Ash	resistance Chalara ash dieback. C2	M	68	Large	Broadleaved woodland
T134	Ash	dieback. B2	M	60	Medium	Broadleaved woodland
T135	English oak	Good habitat value. U	M	80	Large	Broadleaved woodland
T136	English oak	B2	M	80	Large	Broadleaved woodland
T137	Beech	B2	M	85	Large	Broadleaved woodland
T138	Ash	obvious significant defects. B2	M	48	Medium	Broadleaved woodland
T139	Sycamore	significant defects. B2	M	92	Very large	Broadleaved woodland
T140	Ash	woodland. No obvious significant	M	68	Large	Broadleaved woodland
T141	Sycamore	woodland. No obvious significant	M	63	Large	Broadleaved woodland
T142	Sycamore	No obvious significant defects. B2	M	80	Large	Broadleaved woodland
T143	Sycamore	woodland. No obvious significant	M	61	Large	Broadleaved woodland
T144	Beech	B2	FM	99	Very large	Broadleaved woodland
T145	Sycamore	defects. B2	M	40	Medium	Broadleaved woodland
T146	Sycamore	located at the edge of the woodla	M	60	Medium	Broadleaved woodland
T147	European larch	woodland. Arboreal ivy. B2	M	57	Medium	Broadleaved woodland
T148	Sycamore	C2	EM	55	Medium	Broadleaved woodland
T149	Sycamore	C2	EM	28	Small	Broadleaved woodland
T150	English oak	defects. B2	FM	85	Large	Broadleaved woodland
T151	English oak	Good habitat value. U	FM	80	Large	Broadleaved woodland
T152	English oak	B2	M	74	Large	Broadleaved woodland
T153	Sycamore	B2	M	84	Large	Broadleaved woodland
T154	Sycamore	B2	M	73	Large	Broadleaved woodland
T155	Horse chestnut	C2	EM	25	Small	Broadleaved woodland
T156	Horse chestnut	C2	EM	27	Small	Broadleaved woodland
T157	Spruce sp.	C2	SM	11	Small	Broadleaved woodland
T158	English oak	B2	M	88	Large	Broadleaved woodland
T159	Ash	B2	M	104	Very large	Broadleaved woodland

T160	Horse chestnut	C2	EM	26	Small	Broadleaved woodland
T161	Horse chestnut	C2	EM	36	Medium	Broadleaved woodland
T162	Ash	C2	M	40	Medium	Broadleaved woodland
T163	Cherry	B2	M	48	Medium	Broadleaved woodland
T164	Sycamore	B2	M	78	Large	Broadleaved woodland
T165	Ash	term future. U	EM	27	Small	Broadleaved woodland
T166	English oak	B2	FM	92	Very large	Broadleaved woodland
T167	Sycamore	C2	EM	21	Small	Broadleaved woodland
T168	Beech	significant defects. B2	FM	110	Very large	Broadleaved woodland
T169	English oak	significant defects. B2	FM	98	Very large	Broadleaved woodland
T170	Beech	B2	M	85	Large	Broadleaved woodland
T171	English oak	B2	M	82	Large	Broadleaved woodland
T172	Beech	B2	FM	107	Very large	Broadleaved woodland
T173	Silver birch	B2	M	43	Medium	Broadleaved woodland
T174	Beech	B2	FM	84	Large	Broadleaved woodland
T175	Beech	U	M	80	Large	Broadleaved woodland
T176	Elm	U	EM	15	Small	Broadleaved woodland
T177	Holly	C2	EM	19	Small	Broadleaved woodland
T178	Ash	C2	EM	23	Small	Broadleaved woodland
T179	Spindle	No access to base. C2	EM	16	Small	Broadleaved woodland
T180	Sycamore	No access to base. B2	EM	35	Medium	Broadleaved woodland
T181	Sycamore	No access to base. B2	EM	35	Medium	Broadleaved woodland
T182	English oak	Good habitat value. U	M	70	Large	Broadleaved woodland
T183	Sweet chestnut	Track to north C2	SM	14	Small	Broadleaved woodland
T184	Norway maple 'Crim:	Track to south. C2	SM	13	Small	Broadleaved woodland
T185	Sycamore	B2	M	42	Medium	Broadleaved woodland
T186	Sycamore	B2	M	40	Medium	Broadleaved woodland
T187	Ash	U	SM	15	Small	Broadleaved woodland
T188	Lawson cypress	No access to base. C1	M	45	Medium	Broadleaved woodland
T189	Scots pine	Limited access to base. B2	M	40	Medium	Broadleaved woodland
T190	Scots pine	B2	M	39	Medium	Broadleaved woodland
T191	Scots pine	Limited access to base. B2	M	46	Medium	Broadleaved woodland

T192	Scots pine	B2	M	53	Medium	0.0163	Good	Broadleaved woodland
T293	Scots pine	ivy. B2	M	52	Medium			Rural tree
T294	Scots pine	B2	EM	31	Medium	0.0163	Moderate	Rural tree
T195	Scots pine	B2	EM	34	Medium			Broadleaved woodland
T196	Corsican pine	B2	FM	97	Very large			Broadleaved woodland
T197	Scots pine	U	EM	46	Medium			Broadleaved woodland
T198	Scots pine	B2	M	55	Medium			Broadleaved woodland
T199	Scots pine	C2	M	40	Medium			Broadleaved woodland
T200	Scots pine	Limited access to base. B2	M	55	Medium			Broadleaved woodland
T201	Scots pine	Limited access to base. B2	M	55	Medium			Broadleaved woodland
T202	Scots pine	U	M	47	Medium			Broadleaved woodland
T203	Scots pine	B2	M	67	Large			Broadleaved woodland
T204	Scots pine	B2	M	52	Medium			Broadleaved woodland
T205	Scots pine	U	M	68	Large			Broadleaved woodland
T206	Scots pine	B2	EM	50	Medium			Broadleaved woodland
T207	Horse chestnut	B2	EM	56	Medium			Broadleaved woodland
T208	Elm	U	EM	18	Small			Broadleaved woodland
T209	English oak	Woodland track to the north. B1	FM	144	Very large			Broadleaved woodland
T210	English oak	Woodland track to the south. B1	FM	150	Very large			Broadleaved woodland
T211	English oak	Woodland track to the north. B2	M	85	Large			Broadleaved woodland
T212	English oak	Woodland track to the north. B2	M	85	Large			Broadleaved woodland
T213	English oak	C2	M	98	Very large			Broadleaved woodland
T214	English oak	B2	M	75	Large			Broadleaved woodland
T215	English oak	B2	M	75	Large			Broadleaved woodland
T216	Sycamore	B2	M	48	Medium			Broadleaved woodland
T217	Sycamore	B2	M	55	Medium			Broadleaved woodland
T218	Alder	B2	M	60	Medium			Broadleaved woodland
T219	Sycamore	U	M	42	Medium			Broadleaved woodland
T220	Sycamore	C2	M	40	Medium			Broadleaved woodland
T221	English oak	U	FM	129	Very large			Broadleaved woodland
T222	Beech	B2	M	98	Very large			Broadleaved woodland
T223	English oak	B2	FM	118	Very large			Broadleaved woodland

T224	Horse chestnut	C2	EM	38	Medium	Broadleaved woodland
T225	Beech	C2	EM	32	Medium	Broadleaved woodland
T226	English oak	Good habitat value. U	FM	90	Large	Broadleaved woodland
T227	Alder	B2	M	85	Large	Broadleaved woodland
T228	Ash	U	M	60	Medium	Broadleaved woodland
T229	Horse chestnut	C2	EM	37	Medium	Broadleaved woodland
T230	English oak	Good habitat value. C2	M	112	Very large	Broadleaved woodland
T231	Ash	U	M	90	Large	Broadleaved woodland
T232	Alder	C2	EM	35	Medium	Broadleaved woodland
T233	Ash	U	M	38	Medium	Broadleaved woodland
T234	Ash	U	EM	30	Small	Broadleaved woodland
T235	Plum	Little aesthetic value. C1	EM	13	Small	Broadleaved woodland
T236	Plum	Little aesthetic value. C1	EM	13	Small	Broadleaved woodland

Tree Size Cl:	Condition	Total	Tree area	Total tree area
Small	Poor	0	0.0041	0
Small	Moderate	4	0.0041	0.0164
Small	Good	2	0.0041	0.0082
Medium	Poor	0	0.0163	0
Medium	Moderate	22	0.0163	0.3586
Medium	Good	4	0.0163	0.0652
Large	Poor	1	0.0366	0.0366
Large	Moderate	0	0.0366	0
Large	Good	12	0.0366	0.4392
Very Large	Poor	0	0.0765	0
Very Large	Moderate	0	0.0765	0
Very Large	Good	11	0.0765	0.8415
Very Large	Good	2	0.0765	0.153 VETERAN

Total Good condition	1.3541
Total Moderate conditi	0.375
Total Poor condiiton	0.0366

Veteren	0.153
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