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Preliminary Ecological Appraisal

Survey site:
11 Marina View, Mill Road, St. Neots, Bedfordshire PE195QS

Client:
Michael Ledger

Survey date:
22/06/2026

Project:
This report is prepared to inform a planning application with Huntingdonshire District Council. This proposal can be described as "an extension to existing decking"

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until December 2027, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
• The habitats on site are of no specific conservation value but have value at the local level. These are to be partially destroyed. Loss or damage will contribute to net losses of biodiversity locally. There are no specific concerns relating to Protected or otherwise Important Species or Assemblages of a scale warranting further investigation. • Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: PEA Methodology and Legislation - 2025.

Survey Details

The site survey was undertaken on 22/06/2026 by Zoe Cox, Graduate Ecologist.

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
24.7	61.0	7	16.9	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference TL 21308 67478 and has an area of approximately 0.04ha.

Due to the site surroundings being largely surrounded by water bodies, the site is not considered to be well-connected to any priority, important, or otherwise more extensive, habitats in the immediate vicinity.

Priority Habitats

There are seven priority habitats within 2km of the site. These comprise open mosaic habitats on previously developed land, deciduous woodland, lowland fens, coastal and floodplain grazing marsh, traditional orchard, priority ponds and lowland meadows. The closest priority habitat comprises open mosaic habitats on previously developed land, located 285m NW from the site.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

SSSI Risk Zone

The site does fall within the impact risk zone for Little Paxton Pits SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. ONSITE HABITATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

Built-up areas and gardens (u1) - Vegetated garden (828) - Ground level planters (845)

An amenity lawn is present to the north and west of the dwelling. This grassland is actively managed via mowing, resulting in a short sward. Signs of compaction and damage are present, resulting in areas of bare ground totalling <10% of the site. Some areas of the site are planted with ornamental garden species including and small planter to the northwest.

Table 3a: Species abundance for vegetated garden.

Abundance	Species
Dominant	Perennial Rye-grass *(Lolium perenne)*, Creeping Cinquefoil *(Potentilla reptans)*
Abundant	-
Frequent	Greater Plantain *(Plantago major)*, Ribwort Plantain *(Plantago lanceolata)*, White Clover *(Trifolium repens)*
Occasional	Yellow Iris *(Iris pseudacorus)*, Cleavers *(Galium aparine)*, Daisy *(Bellis perennis)*, Bristly Oxtongue *(Helminthotheca echioides)*, Curled Dock *(Rumex crispus)*, Broad-leaved Dock *(Rumex obtusifolius)*, Black Medick *(Medicago lupulina)*
Rare	Spear Thistle *(Cirsium vulgare)*, Petty Spurge *(Euphorbia peplus)*, Perforate St John's-wort *(Hypericum perforatum)*, Oxeye Daisy *(Leucanthemum vulgare)*, Selfheal *(Prunella vulgaris)*, Lady's Bedstraw *(Galium verum)*

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Artificial unvegetated, unsealed surface (u1c)
Areas of unsealed surface are present in the form of a gravel driveway/access track to the west of the property. The gravel also extended under the dwelling.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Artificial unvegetated, unsealed surface (u1c)
The dwelling is erected on decking which is standing above water and gravel. The decking is constructed of wood.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Developed land; sealed surface (u1b)
A very small area of paving is present around the west of the dwelling.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Other rivers and streams, Canals (r2b)
Beneath the east of the dwelling is a body of water which is part of the Buckden Marina present off the River Great Ouse.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Scattered Trees (32)
Three scattered trees were recorded across the site, comprising a mix of native and non-native species. Dominating the arboreal features is a very large, mature weeping willow *(Salix babylonica)*, its presence suggesting a long-established element within the landscape. Alongside this, two smaller, young or semi-mature trees are present: a yew *(Taxus baccata)* and a western red cedar *(Thuja plicata)*.

In accordance with the Statutory Biodiversity Metric Condition Assessment Matrix, the trees were assessed as follows:

Table 4: The condition assessment scores for the scattered trees on site.

Tree / Group	Common Name	Condition Score
T1	Weeping Willow (very large)	Good

T2	Yew (small)	Poor
T3	Western Red Cedar (small)	Poor

Building (u1b5)

There is one building on site; a residential dwelling.

3.2 Foreseen Impacts

No direct impacts to any notable habitats on site will occur as a result of the proposed development.

3.3 Recommendations

No recommendations.

4. INVASIVE SPECIES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

No non-native invasive or otherwise problematic plants were recorded on site or are considered likely to be on site, but, given seasonal limitations and the sites wider context, may be visible at other times of year.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys but remain vigilant.

5. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

5.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is 1 EPSL within a 2km radius of the site, as detailed below:

Table 5: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site *(EPSL records are accurate to 100m)*	Impacts Allowed by Licence
2016-25024-EPS-MIT	BLE,C-PIP,S-PIP	1.9km west	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of vegetated garden and scattered trees, and offsite within 2km including open mosaic habitats on previously developed land, deciduous woodland, lowland fens, coastal and floodplain grazing marsh, traditional orchard, priority ponds and lowland meadows. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat
There is a total of one building on site; residential dwelling (B1). Habitat values for roosting bats have not yet been assigned.

Buildings

B1 : Residential dwelling
Building B1 is a detached, timber-framed residential dwelling.



Building B1

5.2 Foreseen Impacts

Roosting habitat [Buildings]
B1 was not assessed for its value to roosting bats as this was not within the scope of the instruction and it is expected that B1 will be retained and unimpacted by the proposed development.

Roosting habitat [Trees]
None of the trees present on site included suitable roosting features for bats to utilise. Therefore, no impacts to roosting bats are anticipated.

Foraging and commuting habitat
The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Artificial lighting
No new lighting will be installed as a result of the proposed development.

5.3 Recommendations

Roosting habitat [Buildings]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]
In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Foraging and commuting habitat
No further surveys are required.

Artificial lighting
None required.

Suggested biodiversity enhancements
The installation of one bat box at the site will provide additional roosting habitat for bats.

The bat boxes will be erected on the mature tree on site. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand.

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

6. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

6.1 Summary of Survey Findings

Buildings
No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting birds

Trees and vegetation
No bird nests were identified within the vegetation on-site, however vegetated garden and scattered trees offer nesting opportunities and nest-building resources for birds.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls
The site does not appear to provide any suitable nesting sites for barn owls.

6.2 Foreseen Impacts

Buildings / trees
The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Trees and vegetation
None foreseen.

Barn Owls
None foreseen.

6.3 Recommendations

Buildings / trees
Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Trees and vegetation

No additional surveys required.

Barn Owls
No further barn owl surveys required.

Suggested biodiversity enhancements
The installation of one bird box on the mature tree on the site or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

7. FAUNA: REPTILES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

7.1 Summary of Survey Findings

EPSL data and local records
A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

Habitat suitability
There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by waterbodies which is considered unsuitable for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.

Wider landscape

7.2 Foreseen Impacts

No impacts are anticipated on reptiles as a result of the proposed development.

7.3 Recommendations

No further reptile surveys required.

8. FAUNA: AMPHIBIANS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

8.1 Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned no granted EPSL records for amphibians within 2km of the site. However, the MAGIC database did return evidence indicating the presence of great crested newts (GCN) resulting from historic pond surveys undertaken in 2017. These records are located 1.1km southeast. Great crested newts exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). As such, the great crested newt metapopulation known to be present 1.1km southeast are not suitably connected to the site.

A review of MAGIC database found no granted EPSL for great crested newts (GCN) within 2km of the site.

A check was also completed for great crested newt class survey license returns and historic pond surveys. 1 record was identified, as detailed below:

Table 6: Great crested newt search results.

Record type	Distance from Site
GCN class survey licence return	1.1km southeast

GCN pond survey 2017-2019	1.2km southeast
GCN pond survey 2017-2019	1.9km south

Aquatic habitat suitability (including ponds within 500m)
Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of two ponds within 500m. The closest pond is located 330m east.

A pond map showing approximate pond locations is provided in Appendix 6.

Terrestrial habitat suitability
Areas of shrubbery may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.

8.2 Foreseen Impacts

When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of vegetated garden and gravel. If great crested newts are present within P1, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a green risk score, which states: Offence unlikely.

8.3 Recommendations

No further surveys required for amphibians.

9. FAUNA: RIPARIAN ANIMALS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

9.1 Summary of Survey Findings

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for riparian animals (otters and water voles). No EPSLs relating to riparian animals are present within a 2km radius of the site.

Habitat suitability
The site is located on the Buckden Marina which is located off the River Great Ouse which is known to be used by otters. No evidence of otters was present at the time of the survey, but otters may use the marina for commuting and foraging.

Due to the absence of a suitably vegetated bank required by water voles, it is considered unlikely that this species is present onsite.

9.2 Foreseen Impacts

Otters
The proposed development will not result in the loss of any riparian habitats and no works will be undertaken within 8m of the watercourse (as per Environment Agency regulations). However, due to the presence of the watercourse within close proximity of the site, indirect effects such as pollution could occur during construction. Furthermore, construction activities could result in the death or injury of otters, if present.

Water vole
No works will be undertaken within 5m of the top of the banks of the watercourse. Therefore, no impacts are anticipated on water vole as a result of the proposed development.

9.3 Recommendations

Otters
Owing to the nature of the proposed development and the low potential for impacts to otter, further otter surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which otters could use.

- Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

In the unlikely event that an otter holt or den is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Water vole
Owing to the nature of the proposed development and the low potential for impacts to water voles, further water vole surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which water voles could use.
- Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that water vole could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

In the unlikely event that water voles or evidence of water voles is identified, works must cease and advice must be sought from a suitably qualified ecologist.

10. FAUNA: HAZEL DORMOUSE

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

10.1 Summary of Survey Findings

EPSL data and local records
A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for hazel dormouse. No EPSLs relating to hazel dormouse are present within a 2km radius of the site.

Habitat suitability

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.

10.2 Foreseen Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

10.3 Recommendations

No further hazel dormouse surveys required.

11. FAUNA: BADGERS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

11.1 Summary of Survey Findings

No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger foraging habitat.

11.2 Foreseen Impacts

No works will be undertaken within 30m of a badger sett. Vegetate will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

11.3 Recommendations

Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

12. FAUNA: INVERTEBRATES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

12.1 Summary of Survey Findings

The habitats present on-site, including vegetated garden and gravel, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

12.2 Foreseen Impacts

None foreseen.

12.3 Recommendations

No further surveys.

13. FAUNA: OTHER NOTABLE SPECIES

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

13.1 Summary of Survey Findings

Hedgehogs

The vegetated garden onsite provides limited foraging and commuting opportunities for hedgehogs.

13.2 Foreseen Impacts

Hedgehogs

Vegetated garden and gravel will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

13.3 Recommendations

Hedgehogs

Similar to the badgers, a precautionary working method will be implemented during construction, including the following measures:

- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

13.4 Suggested Biodiversity Enhancements

Hedgehogs

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.

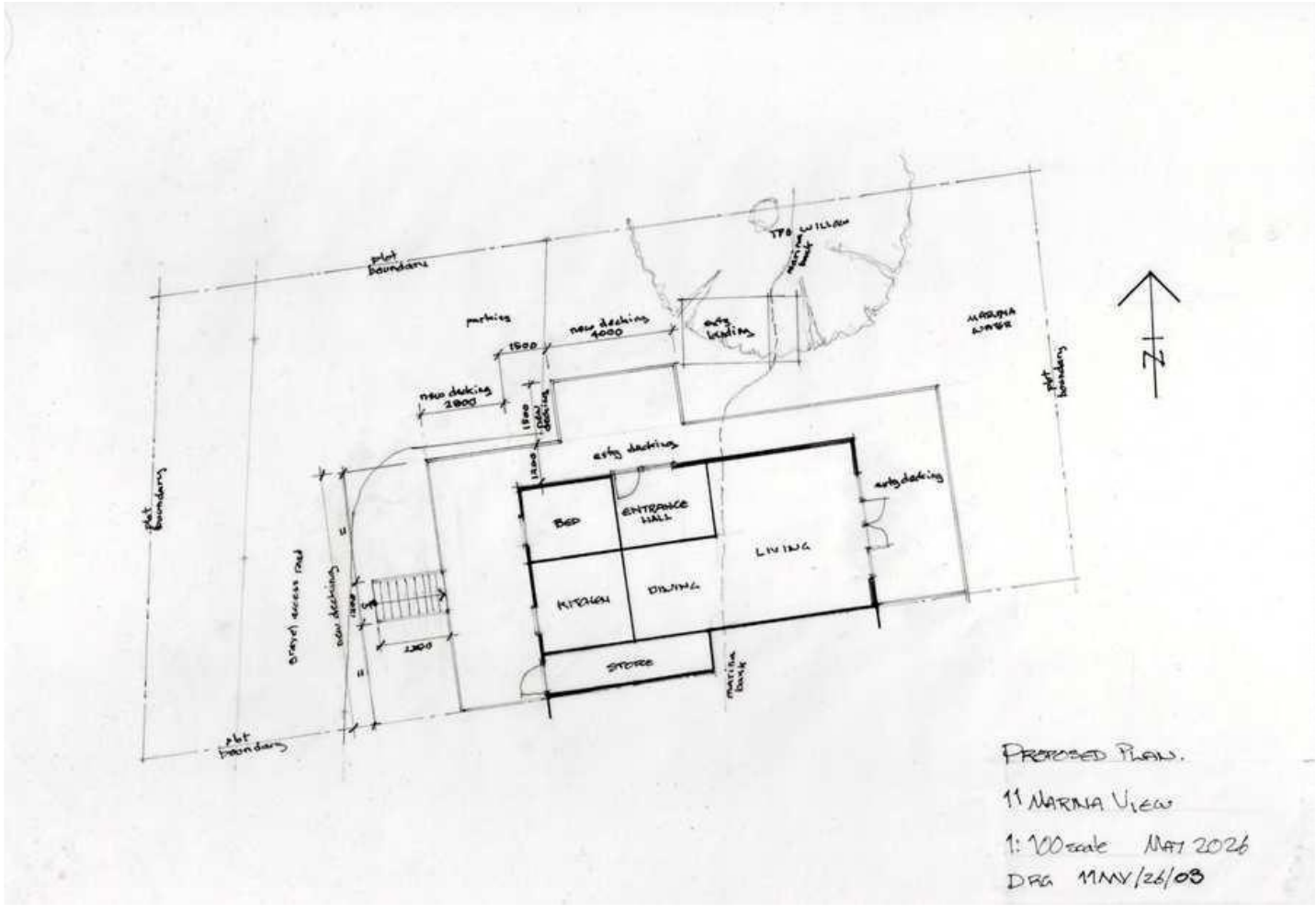
APPENDIX 1: SURVEY/HABITAT MAP



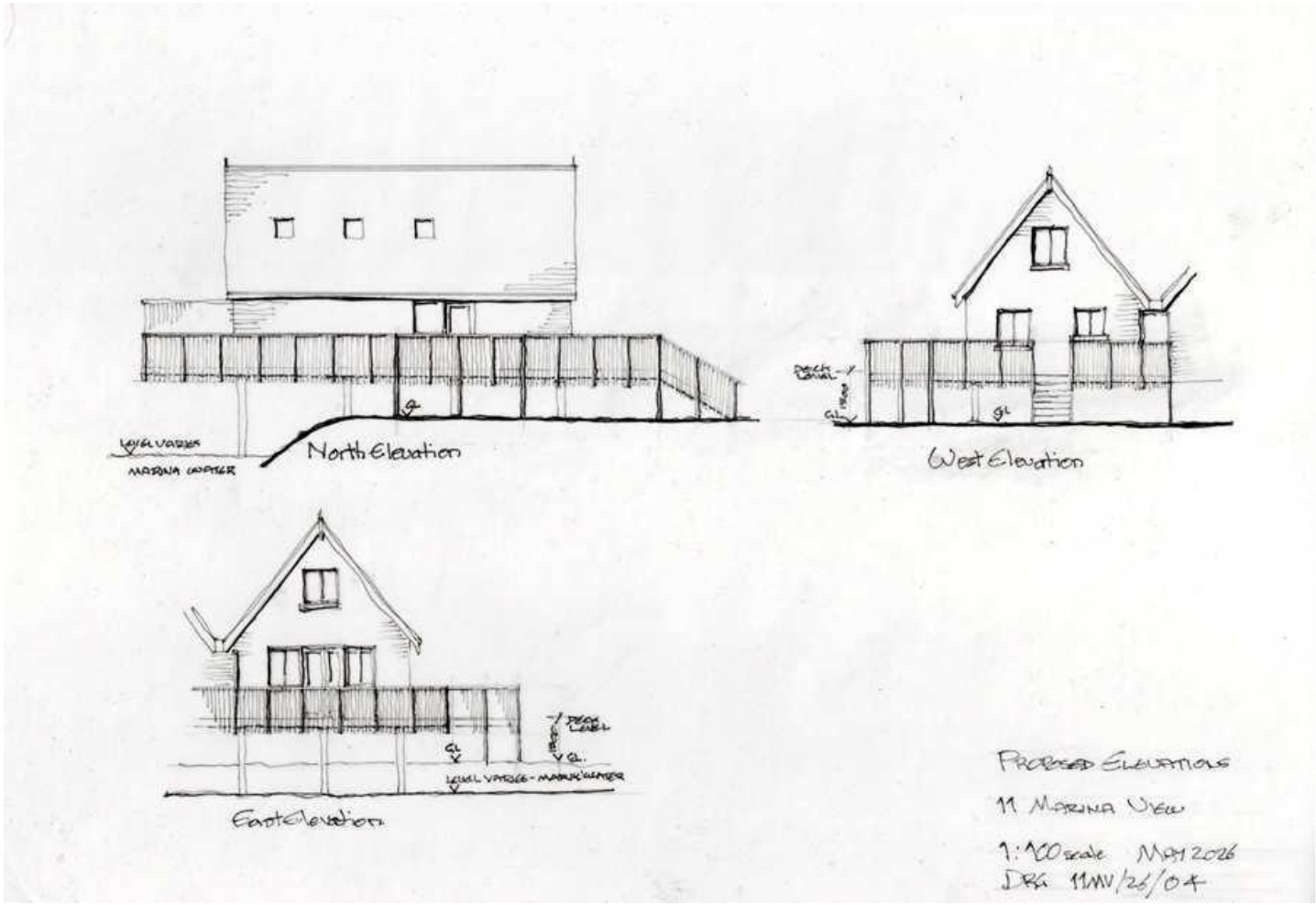
APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



Proposed plan



Proposed elevations

APPENDIX 4: HABITAT IMAGES



Vegetated garden to the west.



Planter to the northwest.



Vegetated garden to the north.



Gravel driveway/parking.



Gravel beneath dwelling.



Decking shown from below.



Decking shown from driveway.



Developed land; sealed surface



Marina below the dwelling.



View of water.



Buckden Marina to the east of the dwelling.



Scattered trees; T1



Scattered trees; T1



Scattered trees; T2 & T3



Scattered trees; T2 & T3

APPENDIX 5: BASELINE CONDITION SCORE TABLES

Scattered trees (T1) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**Y**
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**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**Y**
		Total 5/6
	Condition **good** due to passing 5 of 6 criteria.	

Scattered trees (T2) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**Y**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
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.	**N**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**N**
		Total 2/6
	Condition **poor** due to passing 2 of 6 criteria.	

Scattered trees (T3) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	**N**
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	**Y**
C	The tree is mature (or more than 50% within the block are mature).	**N**
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.	**N**
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	**N**
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	**N**
		Total 1/6
	Condition **poor** due to passing 1 of 6 criteria.	

APPENDIX 6: PONDS



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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Leah Cook, Ecological Consultant	26/06/26
Final	1.0	Leah Cook, Ecological Consultant	03/07/26