

151 Station Road  
West Drayton  
Greater London  
UB7 7NG

# Biodiversity Net Gain Assessment

Ref.: R3157\_BNG\_a

<b>Report Quality Control Information</b>	
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## **1 EXECUTIVE SUMMARY**

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Joseph Kent, on behalf of his client Kearns Development Ltd., to provide a Biodiversity Net Gain (BNG) Assessment for 151 Station Road, in West Drayton, Greater London. The BNG Assessment was commissioned to accompany a full planning application to be submitted to London Borough of Hillingdon Council seeking consent for the demolition of the existing bungalow and outbuildings, and the construction of five new dwellings within the grounds of 151 Station Road, in West Drayton, Greater London.
- 1.1.2** This report follows a Preliminary Ecological Appraisal (PEA) that included a Preliminary Roost Assessment for bats (JWEC, March 2026; R3157\_PEA\_a). The baseline habitats for the site comprise: Buildings (u1b5); Other developed land (u1b6); Modified grassland (g4); Vegetated garden (u1 828); Unvegetated garden (u1 829); and Line of trees (w1g 33).
- 1.1.3** The proposed habitats are derived from the proposed site plan, with similar habitats and includes retaining the existing line of trees along the boundaries, with newly created habitats that comprise: Buildings (u1b5); Modified grassland (g4); Vegetated garden (u1 828); Unvegetated garden (u1 829); Individual urban trees (32); and Non-native and ornamental hedgerow (h2b).
- 1.1.4** The Statutory Biodiversity Metric calculation tool demonstrates that the feasibility of delivering a minimum of 10% onsite net gain for biodiversity is possible within the scope of the proposals. The tool gives a total onsite net % change of 13.82% in habitat units and a total onsite net % change of 43.86% in hedgerow units. The '*151 Station Road, West Drayton – Statutory Biodiversity Metric (R3157\_BNG\_a)*' document should be referred to separately for the full calculation.
- 1.1.5** The onsite post-development habitats achieve the required 10% net gain for habitats and hedgerows. The gain of 0.03 habitat units equates to the creation of modified grassland, introduced shrub and nine individual trees and the gain of 0.02 hedgerow units equates to the creation of 0.02km of ornamental hedgerows around the car parking areas, with all habitat to be planted outside of the residential curtilages and to be managed by an external company.

## **2 INTRODUCTION**

### **2.1 Project Background**

- 2.1.1** John Wenman Ecological Consultancy LLP was commissioned by Mr Joseph Kent, on behalf of his client Kearns Development Ltd., to provide a Biodiversity Net Gain (BNG) Assessment for 151 Station Road, in West Drayton, Greater London.
- 2.1.2** The BNG Assessment was commissioned to accompany a full planning application to be submitted to London Borough of Hillingdon Council seeking consent for the demolition of the existing bungalow and outbuildings, and the construction of four new flats and three houses within the grounds of 151 Station Road, in West Drayton, Greater London.
- 2.1.3** This report follows a Preliminary Ecological Appraisal (PEA) that included a Preliminary Roost Assessment for bats, produced by John Wenman Ecological Consultancy (JWEC; March 2026; R3157\_PEA\_a).

### **2.2 Site Location and Context**

- 2.2.1** The application site is 0.18ha situated on the eastern side of Station Road and approximately 500m to the south of West Drayton town center, within Greater London (Central Grid Reference: TQ 06374 79649).
- 2.2.2** The site is bordered by residential dwellings to the west and south, and West Drayton Academy to the east. The recreation ground of the academy borders the northern boundary of the site and is surrounded by a mature tree line. There are several areas of deciduous woodland in the surrounding area, the closest parcel is within the grounds of Drayton Hall Park, approximately 110m to the south of the site. The Closes comprises a large area of open grassland with mature tree lines and is 220m to the south-west of the site. Grand Union Canal is approximately 450m to the north and a network of rivers and ponds within scattered parcels of deciduous woodland, including River Colne and Mayfields Lake, are situated approximately 640m to the west of the site.

## **2.3 Objectives**

**2.3.1** The aim of this BNG Assessment is to demonstrate that a minimum of 10% on-site net gain in biodiversity can be achieved as part of the proposed development. The key objectives are to:

- detail the approach taken for the BNG calculation (i.e. the Statutory Biodiversity Metric);
- describe and map the baseline habitats and important ecological features on site;
- describe and map the proposed habitats based on post-development design;
- complete the biodiversity metric tool with supporting condition assessment sheets; and
- outline the implementation of the design concepts and the long-term management to deliver BNG.

**2.3.2** This BNG Assessment report should be read in conjunction with the completed Statutory Biodiversity Metric calculation tool and habitat condition assessment documents.

### **3 POLICY BACKGROUND**

#### **3.1 National Planning Policy**

**3.1.1** The biodiversity duty imposed through the Environment Act 2021 states that Local Planning Authorities (LPAs) must consider what action they can take to conserve and enhance biodiversity in England.

**3.1.2** The National Planning Policy Framework (NPPF), published in December 2024, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach LPAs should adopt to conserve and enhance the natural environment when determining planning applications. The selection of excerpts taken from Section 15 refers to Biodiversity Net Gain (BNG) as follows:

*'Paragraph 187. minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs [...]*

*Paragraph 192. 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 [...]*

*Paragraph 193. When determining planning applications, local planning authorities should apply the following principles: [...]* 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 [...]*

**3.1.3** In England, BNG became mandatory for major development from the 12<sup>th</sup> February 2024 and for minor development (small sites) from the 2<sup>nd</sup> April 2024 under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). In practice, planning permission in England is now subject to a condition to secure a minimum 10% net gain for biodiversity, unless the development is a type that is exempt from mandatory BNG requirements.

## **3.2 Local Planning Policy**

**3.2.1** The London Borough of Hillingdon Council (Local Plan: Part One – Strategic Policies (adopted November 2012) includes the following policy (EM7) relevant to biodiversity as follows:

*'Policy EM7: Biodiversity and Geological Conservation*

*The Council will review all the Borough grade Sites of Importance for Nature Conservation (SINCs). Deletions, amendments and new designations will be made where appropriate within the Hillingdon Local Plan:Part2 – Site Specific Allocations Local Development Document. These designations will be based on previous recommendations made in discussions with the Greater London Authority.*

*Hillingdon's biodiversity and geological conservation will be preserved and enhanced with particular attention given to:*

1. *The conservation and enhancement of the natural state of:*

*Harefield Gravel Pits*

*Colne Valley Regional Park*

*Fray's Farm Meadows*

*Harefield Pit*

2. *The protection and enhancement of all Sites of Importance for Nature Conservation. Sites with Metropolitan and Borough Grade 1 importance will be protected from any adverse impacts and loss. Borough Grade 2 and Sites of Local Importance will be protected from loss with harmful impacts mitigated through appropriate compensation.*

3. *The protection and enhancement of populations of protected species as well as priority species and habitats identified within the UK, London and the Hillingdon Biodiversity Action Plans.*

4. *Appropriate contributions from developers to help enhance Sites of Importance for Nature Conservation in close proximity to development and to deliver/assist in the delivery of actions within the Biodiversity Action Plan.*
5. *The provision of biodiversity improvements from all development, where feasible.*
6. *The provision of green roofs and living walls which contribute to biodiversity and help tackle climate change.*
7. *The use of sustainable drainage systems that promote ecological connectivity and natural habitats.'*

## **4 METHODOLOGY**

### **4.1 Baseline Information**

#### *Desk Study*

- 4.1.1** A desktop study was conducted by Lauren Hayward (a Qualifying member of CIEEM). The study utilised data from Greenspace Information for Greater London CIC (GiGL) and online resources to acquire information on the nature of the site and its surroundings and highlight any potential ecological features.
- 4.1.2** GiGL was commissioned to undertake a search of pre-existing records of protected and/or notable species and non-statutorily designated wildlife sites held by them within a 1km radius around a central point inside the site.
- 4.1.3** The DEFRA Data Services Platform was used to obtain geospatial datasets for designated sites (i.e., RAMSAR, SPA, SAC, SSSI) and habitat inventories (i.e., Priority Habitat Inventory, Ancient Woodland Inventory) to be analysed in QGIS. The Multi-Agency Geographical Information Centre (MAGIC) website was examined for granted European Protected Species (EPS) licence applications. Furthermore, open access geospatial datasets and Google Earth satellite imagery were used to determine the extent and connectivity of habitats, how the site is linked to the surrounding landscape and whether the development could have wider scale impacts on biodiversity.
- 4.1.4** Google Earth satellite imagery was consulted to provide insight into historic and current land use; such information helps contextualise the continuity of habitats and determine the importance of existing ecological features.

#### *UK Habitat Classification*

- 4.1.5** A site walkover was undertaken on 2<sup>nd</sup> September 2025 by ecologist Meghan Porter-Smith and assisted by Verity West - both qualifying members of CIEEM. The site was surveyed using the UK Habitat Classification (UKHab) system (UKHab Ltd 2023) in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal 2<sup>nd</sup> Edition (CIEEM 2017). Particular attention was given to evidence of protected and priority species (NERC Act 2006 Section 41 species of principal importance) and the site's potential to support such species. Habitat condition assessments were carried out in accordance with the Statutory Biodiversity Metric (July 2024).

## *Biodiversity Net Gain Approach*

**4.1.6** This Biodiversity Net Gain (BNG) Assessment uses the Statutory Biodiversity Metric (February 2024; updated July 2024) to calculate the losses and gains in biodiversity unit value resulting from the proposed redevelopment. The biodiversity metric tool has been used to guide the proposed site layout and landscaping in order to deliver a minimum 10% net gain for biodiversity.

**4.1.7** The biodiversity metric rules must be followed for a valid biodiversity net gain and are as follows:

***Rule 1:** The trading rules of this biodiversity metric must be followed.*

***Rule 2:** Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.*

***Rule 3:** To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites.*

*The tools remove the need for a user to manually calculate the change in biodiversity value.*

*The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.*

***Rule 4:** In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.*

**4.1.8** The biodiversity metric principles inform the use of the biodiversity metric tool and are as follows:

***Principle 1:** The metric assessment should be completed by a competent person.*

***Principle 2:** The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.*

***Principle 3:** This biodiversity metric should be used in accordance with established*

*good practice guidance and professional codes.*

**Principle 4:** *This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.*

**Principle 5:** *Biodiversity units are a proxy for biodiversity and should be treated as relative values.*

**Principle 6:** *This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.*

**Principle 7:** *Habitat interventions need to be realistic and deliverable within a relevant project timeframe.*

**Principle 8:** *Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.*

**Principle 9:** *This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:*

- *maintain habitat extent - supporting more, bigger, better and more joined up ecological networks*
- *ensure that proposed or retained habitat parcels are of sufficient size for ecological function'*

## 5 BASELINE INFORMATION

### 5.1 Desk Study

#### *Designated Sites and Priority Habitats*

- 5.1.1 The desk study revealed six locally designated sites within a 1km radius of the application site; the closest being London Canals SINC located approximately 425m to the north of the site.

#### *Protected and Notable Species*

- 5.1.2 The search of the TVERC database revealed a range of protected and/or notable species records dating from 1990 onwards; no records were found for the site.
- 5.1.3 A search of MAGIC revealed no granted EPS licence applications for bats within a 2km radius of the site. GiGL held records of common pipistrelle (*P. pipistrellus*), soprano pipistrelle (*P. pipistrellus*) and brown long-eared (*Plecotus auritus*) bats, with the nearest record for brown long-eared bats approximately 215m to the south of the site in 2019.
- 5.1.4 The PRA survey of the bungalow and outbuildings confirmed that all of the buildings onsite lacked potential roosting features, were considered to be of negligible potential suitability for bats.
- 5.1.5 A search on MAGIC revealed no granted European Protected Species (EPS) mitigation licence applications and no class survey licences for GCN within a 1km radius of the property. The site lacks any suitable waterbodies, and a review of publicly accessible online mapping showed no suitable waterbodies with the potential for supporting GCN within a 500m radius of the site.

- 5.1.6 Recommendations for protected/notable species include a sensitive lighting scheme for bats, precautions for mammals and amphibians, and biodiversity enhancements.

### 5.2 Baseline Habitats Onsite

- 5.2.1 The UK Habitat Classification (UKHab) habitat identified on site was: g4 Modified grassland, u1 828 Vegetated garden, u1 829 Unvegetated garden, u1b5 Buildings, u1b6 Other developed land and w1g 33 Line of trees – refer to **Figure 1** below.

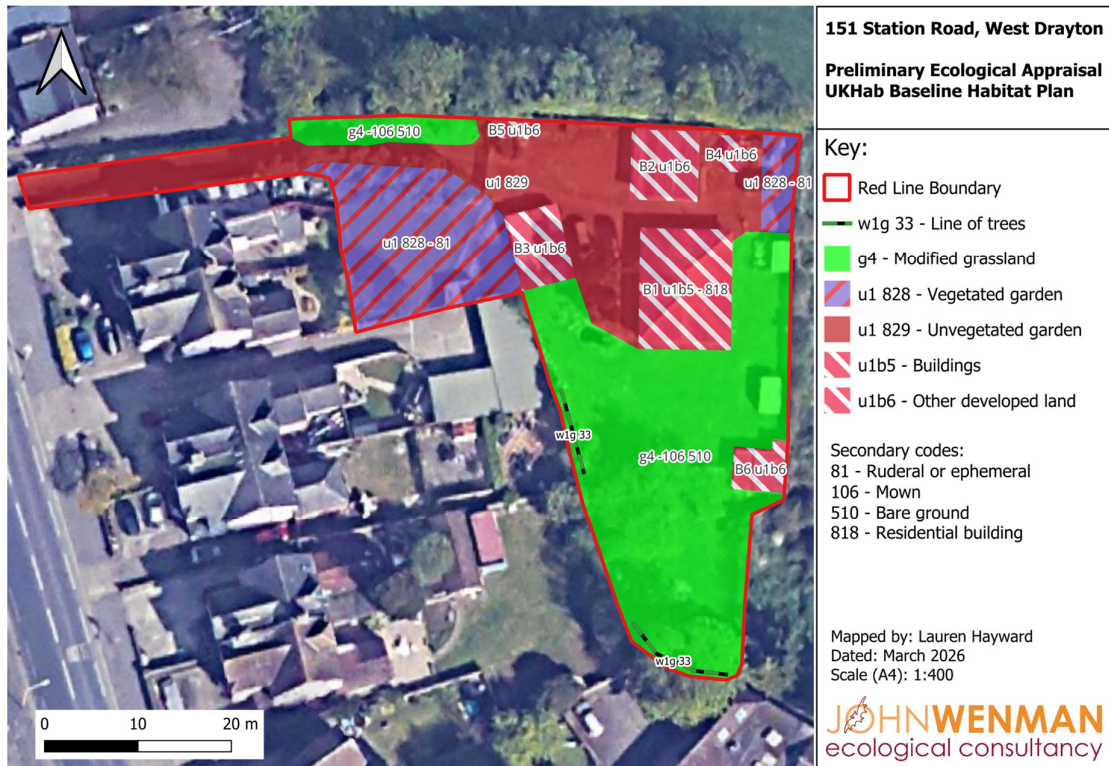


Figure 1. Baseline Habitats Plan

**5.2.2** Condition assessments of each habitat, where applicable, were completed and detailed in **Appendix 1** and the following was noted:

- The line of trees condition assessment defined them as being in poor condition.
- The modified grassland condition assessment defined the habitat in poor condition.
- The urban, vegetated garden and unvegetated garden habitats cannot be assigned a condition score.

### 5.3 Strategic Significance

**5.3.1** London's Local Nature Recovery Strategy was adopted in March 2026, which outlines the spatial strategy to recover nature across the city through six key principles to guide all nature recovery work, thirty biodiversity priorities to improve London's key habitats, twenty-two primary broad habitat management actions and thirty-seven species-specific measures, setting out the priorities where action should be targeted in the short-term. The site is not formally identified within the London LNRS and therefore the existing habitats are of low strategic significance; this also applies for the proposed habitats onsite.

## 5.4 Proposed Habitat Onsite

5.4.1 The post-development habitat onsite is derived from the proposed site plan and includes the following changes – refer to **Figure 2** below:

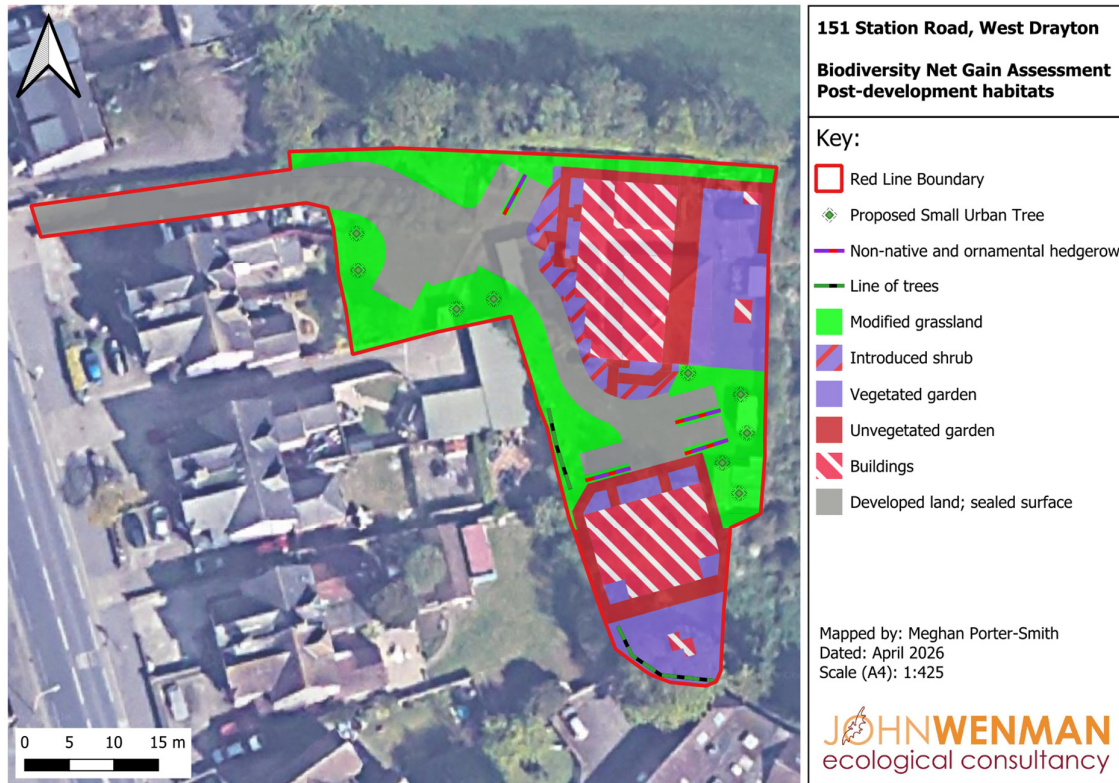


Figure 2. Post-Development Habitat Plan

- The existing dwelling and outbuildings on site will be demolished, and new residential dwellings and sheds will be constructed (0.0345ha).
- The existing access driveway will be retained, and new parking areas and turning circle will be created to the south-west of the site and in front of the new dwellings (0.0476ha).
- Gardens will be created for each plot and these cannot be classified as anything other than vegetated garden, as BNG habitats in private gardens cannot be legally secured (0.0281ha).
- Pathways and hardstanding within gardens will be created around the new dwellings consisting of unvegetated garden (0.0211ha).
- Modified grassland will be created surrounding the car parking areas and will be managed separately to the land within the residential curtilages, and is expected to reach 'poor' condition (0.0439ha).
- Areas of introduced shrubs will be planted as amenity planting around the car park areas; a condition cannot be assigned to this habitat type (0.0059ha).
- Nine new individual native trees are proposed to be planted within the amenity

grassland areas and with appropriate management are expected to reach 'moderate' condition.

- The existing line of trees along the southern and south-western boundaries of the site will be retained (0.022km).
- Ornamental hedgerows will be planted within the amenity areas between the car parkin bays and grassland areas (0.02km).

## 5.5 Calculation Result

**5.5.1** The Biodiversity Metric calculation tool demonstrates that the feasibility of delivering a minimum of 10% onsite net gain for biodiversity is possible within the scope of the proposals – see metric calculation tool enclosed separately (*151 Station Road, West Drayton – Statutory Biodiversity Metric; R3157\_BNG\_a*). The final results taken from the tool gives a total onsite net % change of 13.82% in habitat units (a gain of 0.03 units) and a total onsite net % change of 43.86% in hedgerow units (a gain of 0.02 units) – see **Figure 3** below.

151 Station Road, West Drayton		Return to results menu	
<b>Headline Results</b>			
Scroll down for final results <a href="#">▲</a>			
On-site baseline	Area habitat units	0.23	
	Hedgerow units	0.04	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Area habitat units	0.26	
	Hedgerow units	0.06	
	Watercourse units	0.00	
On-site net change <small>(units &amp; percentage)</small>	Area habitat units	0.03	13.82%
	Hedgerow units	0.02	43.86%
	Watercourse units	0.00	0.00%
<b>FINAL RESULTS</b>			
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Area habitat units	0.03	
	Hedgerow units	0.02	
	Watercourse units	0.00	
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Area habitat units	13.82%	
	Hedgerow units	43.86%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Figure 3. Final Results taken from the Statutory Biodiversity Metric calculation tool.

**5.5.2** The onsite post-development habitats achieve the required 10% net gain for habitats and hedgerows within the scope of the proposals. The gain of 0.03 habitat units equates to the creation of modified grassland, introduced shrub and planting of nine individual trees, and the gain of 0.02 hedgerow units equates to the creation of 0.02km of ornamental hedgerows around the parking bays. These are to be planted outside of

the residential curtilages and to be managed by an external company. A suitably worded condition or HMMP will be required to secure the units and set out the required management plan for these habitats.

## 6 REFERENCES

CIEEM (2021). *Biodiversity Net Gain Report and Audit Templates*. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

DEFRA (updated July 2025). *The Statutory Biodiversity Metric – User Guide*. DEFRA

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

## APPENDIX 1 – BIODIVERSITY METRIC CONDITION ASSESSMENT SHEETS

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, 151 Station Road, West Drayton	Survey date and Surveyor name	17/02/2026 Meghan Porter-Smith and Lauren Hayward
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TQ 06373 79631	Habitat parcel reference	94
Habitat Description			
Mown garden lawn to the south of the residential bungalow			
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 <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b>  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 <sup>2</sup> (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.	No	Less than 6 species present per m <sup>2</sup>
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Frequently mown lawn of uniform height
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.	Yes	Some scrub present but less than 20% of grassland
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.	No	Areas of bare ground within the grass lawn
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .	No	More than 10% of the lawn was bare ground
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken present on site
G	There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).	No	Spanish bluebells ( <i>Hyacinthoides hispanica</i> ) present in garden
Essential criterion achieved (Yes or No)			No
Number of criteria passed			2
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 rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.*

**Habitat Description**

Line ash and sycamore trees along the southern boundary of the site and a line of cypress trees on the western boundary

**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.

<b>On-site or off-site, site name and location</b>	On-site, 151 Station Road, West Drayton	<b>Survey date and Surveyor name</b>		17/02/2026 Meghan Porter-Smith and Lauren Hayward										
		<b>Survey reference (if relating to a wider survey)</b>												
<b>Limitations (if applicable)</b>	<b>Habitat parcel reference</b>													
	w1g 33	w1g 33												
	<b>Grid reference</b>													
<b>Condition Assessment Criteria</b>	TQ 06375 79606		TQ 06362 79632											
	<b>Criterion passed (Yes or No)</b>												<b>Notes (such as justification)</b>	
A	The tree is a native species (or at least 70% within the block are native species).		Yes	No										
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).		No	No										
C	The tree is mature (or more than 50% within the block are mature) <sup>1</sup> .		No	No										
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		No	No										
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	No										
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Yes										
<b>Number of criteria passed</b>			2	1										
<b>Condition Assessment Result (out of 6 criteria)</b>	<b>Condition Assessment Score</b>		<b>Score Achieved x/√</b>											
Passes 5 or 6 criteria	Good (3)													
Passes 3 or 4 criteria	Moderate (2)													
Passes 2 or fewer criteria	Poor (1)		X	X										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.														