

BIODIVERSITY NET GAIN (BNG) ASSESSMENT

10 BARNARD ROAD, COSTESSEY, NORWICH, NR5 9JB



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March 2025- V3

Biodiversity Net Gain- 10 Barnard Road, Costessey, Norwich, Norfolk, NR5 9JB

1. Introduction

1.1 Eco-Check has been commissioned by Honeyview Investments Ltd in regard to ecological matters relating to a planning application submitted to Norwich City Council for 'Full planning application for construction of a Class E food store (Lidl) with associated access, car parking, servicing and landscaping'. The site is centred at grid reference: TG178100. The proposal includes the demolition of the 'Namco Funscape' building and construction of the new food store on a similar footprint to the existing building and hard standing. Also proposed are parking spaces, cycle spaces, EV charging bays, footpath and cycleway. A landscaping plan is included which shows additional tree, shrub and hedge planting.

1.2 Biodiversity Net Gain- Paragraph 170 of the National Planning Policy Framework (NPPF-2021) states that 'Planning policies and decisions should contribute to and enhance the natural and local environment by ... minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.' Furthermore, the Greater Norwich Joint Core Strategy requires developments to demonstrate that a biodiversity net gain can be achieved.

1.3 In order to demonstrate measurable biodiversity net gain, the statutory Defra Metric Calculation Tool has been used to calculate the biodiversity value of the Site both for the pre-development and post-development scenarios. The Biodiversity Defra Metric 4.0 is considered to be the emerging national standard and therefore appropriate to apply for this proposed development being more than 1ha and footprint of the food store exceeding 1,000m². There is also no existing locally derived metric that can be applied.

2. Site Description

2.1 The application site is situated in the Bowthorpe industrial area approximately 5km west of Norwich City and 2km east of the Longwater Retail Park. The site is accessible from Barnard Road to the south and pedestrians can also access the site from the north off Dereham Road. The nearest main road is the A47 approximately 2.1km north-west. The application site comprises a roughly rectangular shaped parcel of land and existing access extending to approximately 10,274m² or 1.02ha.

2.2 The site contains a large leisure facility building extending to approximately 4,120m² bordered by tarmac and concrete hard standings. To the south is a large car parking area which does not form part of this application. To the north, east and south are areas of short managed modified grassland, scattered trees and shrubs, the majority of which will be retained. Approximately 6 early mature oak trees, 1 mature sycamore, 1 semi mature willow and 1 young ash tree along the north and north-east corner of the site will require removal.

2.3 The Site itself is not subject to any statutory or non-statutory designation. There is one statutory designated site within a 2km radius: River Wensum SSSI and SAC: 1.88km north-east. There are 9 County Wildlife Sites CWS and 1 Local Nature Reserve within a 2km radius.

2.4 An updated ecological walkover survey was carried out on the 28th March 2025 to update the previous site survey in 2023. The survey was undertaken by James Hodson of Eco-Check Ltd, an experienced ecological consultant with a BSc (Hons) in Environmental Sciences and MSc in Environmental Impact Assessment and licensed to undertake bat surveys and to disturb bats under Natural England Level 2 Bat Survey License 2017-30927-CLS-CLS and great crested newts 2018-36283-CLS-CLS. The site was surveyed in order to ascertain the general ecological value of the land contained within the boundaries of the site and to identify the main habitats and ecological features present.

3. Baseline Conditions

3.1 A UK Habitats site survey was undertaken in order to complete the pre-development net gain calculation to establish the biodiversity value of the Site, quantified by the number of biodiversity units.

3.2 The application site and red line boundary includes bare ground, building, sealed surfaces, modified grassland, scattered trees, ornamental plants and shrubs. A full UK habitat classification of these habitats and species contained within are detailed within the 'Preliminary Ecological Appraisal- Eco-Check, August 2024 submitted alongside this assessment.

4. BNG Assessment

4.1 Baseline habitat survey information and the proposed site layout plan have been used to calculate the post-development scenario calculation. The calculator requires that habitat distinctiveness and condition are determined together with the area of habitat that will be affected (or the length of habitat when considering linear features such as hedgerows).

4.2 Relevant policies and policy maps, particularly those concerning green infrastructure provision and habitat connectivity / wildlife corridors, that might affect the positioning and type of habitat created were also reviewed. Taken together, the above calculations will identify the net gain/loss in 'biodiversity unit' (BU) terms. Following the initial calculation, the proposed development is reviewed to help achieve further BU through habitat retention, creation and enhancement, both within and off-site (if appropriate). The outcome of the above process then determines whether the proposed development is likely to result in an overall BU loss or gain.

4.3 Drawings showing the existing site and proposed layout for the development are included at Appendix 1 and submitted as separate drawings and showing the existing and proposed habitats along with habitat maps by area and calculation using the statutory Biodiversity Defra Metric (supporting Excel worksheet provided).

5. Habitat Gains and Losses

5.1 The proposal requires the loss of approximately 0.13ha or 1,300m² of modified grassland, primarily due to the car parking spaces at the north edge of the car park and the area of shrub and grass planting. The existing grassland areas were assessed to be in poor condition.

5.2 To the east boundary there is an overgrown strip of ornamental plantings between the site and the adjacent hotel and car park. This comprises entirely ornamental and non-native species including Firethorn, Silk tassel, Japanese mahonia, however the majority is unmanaged Cherry Laurel. It is proposed to reduce and cut back this strip of ornamental shrubs to facilitate the new footpath. It is estimated that approximately 0.03ha or 335m² of shrub will be lost to facilitate this.

5.3 The baseline tree area as detailed below is 0.2749 or 0.27ha. A total of 9 trees are lost to the development which accounts for 781m² or 0.07ha. These losses derive from the proposed footpath/cycle path along the east boundary, the pedestrian/cycle ramp up to Dereham Road and trees to the south-west corner.

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small	1	0.0041	10	0.0407		0.0000
Medium	1	0.0163	11	0.1791		0.0000
Large		0.0000	1	0.0366		0.0000
Very large		0.0000		0.0000		0.0000
Total	2	0.0204	22	0.2565	0	0.0000

Table 1- Baseline tree area calculator

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000		0.0000		0.0000
Medium		0.0000	16	0.2606		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	16	0.2606	0	0.0000

Table 2- Post development tree area calculator

6. Habitat Creation/Enhancement

6.1 A soft landscaping scheme has been produced by Corstorphine & Wright and copies of these drawings are submitted with the BNG assessment and are referenced as 19408-306/P-06.

6.2 Due to the existing site conditions and proposed floor space of the food store and car parking areas there is minimal scope for realistic habitat creation. A range of habitat creation is proposed however, and this includes 3,406 ornamental plants and shrubs and 246 grasses across an area extending to 1,079m² or 0.1ha.

6.3 In addition, it is proposed to plant a minimum of 16 medium sized replacement trees. A medium size tree is one within a stem diameter between 300mm and 600mm. Any planted trees will be native contained grown specimens. These trees are planted within a target condition of moderate and creating a combined tree area of 2,606m² or 0.26ha.

7. BNG Result

7.1 Metric inputs and outputs are shown on the following pages, and the full spreadsheet is submitted alongside the planning application in addition to the BNG baseline and post-development habitat maps.

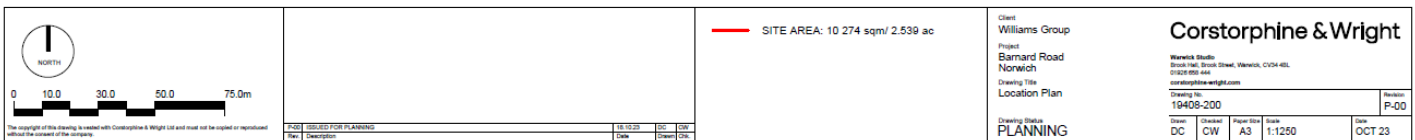
7.2 According to the Calculation Tool, a net gain of + 0.06 habitat units is anticipated. No hedgerow or watercourse units have been calculated either at baseline or post development as not present within the site.

Baseline Units	Post-Development Units	Change in Units	Summary Net Gains
Habitats- 2.71	2.77	+0.06	+ 2%

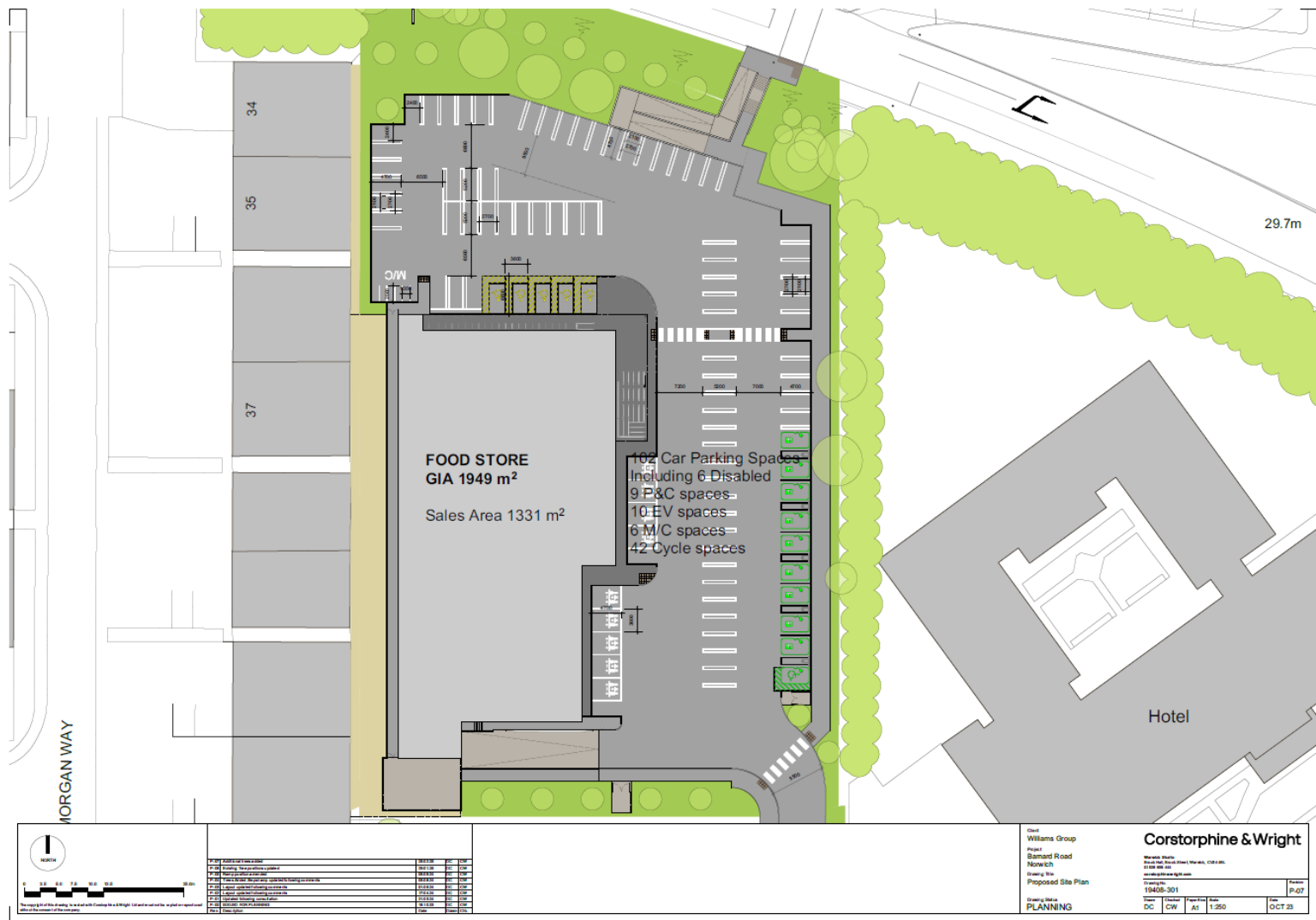
Table 3- Summary headline results of BNG calculations

7.3 This application was submitted and registered prior to BNG becoming mandatory.

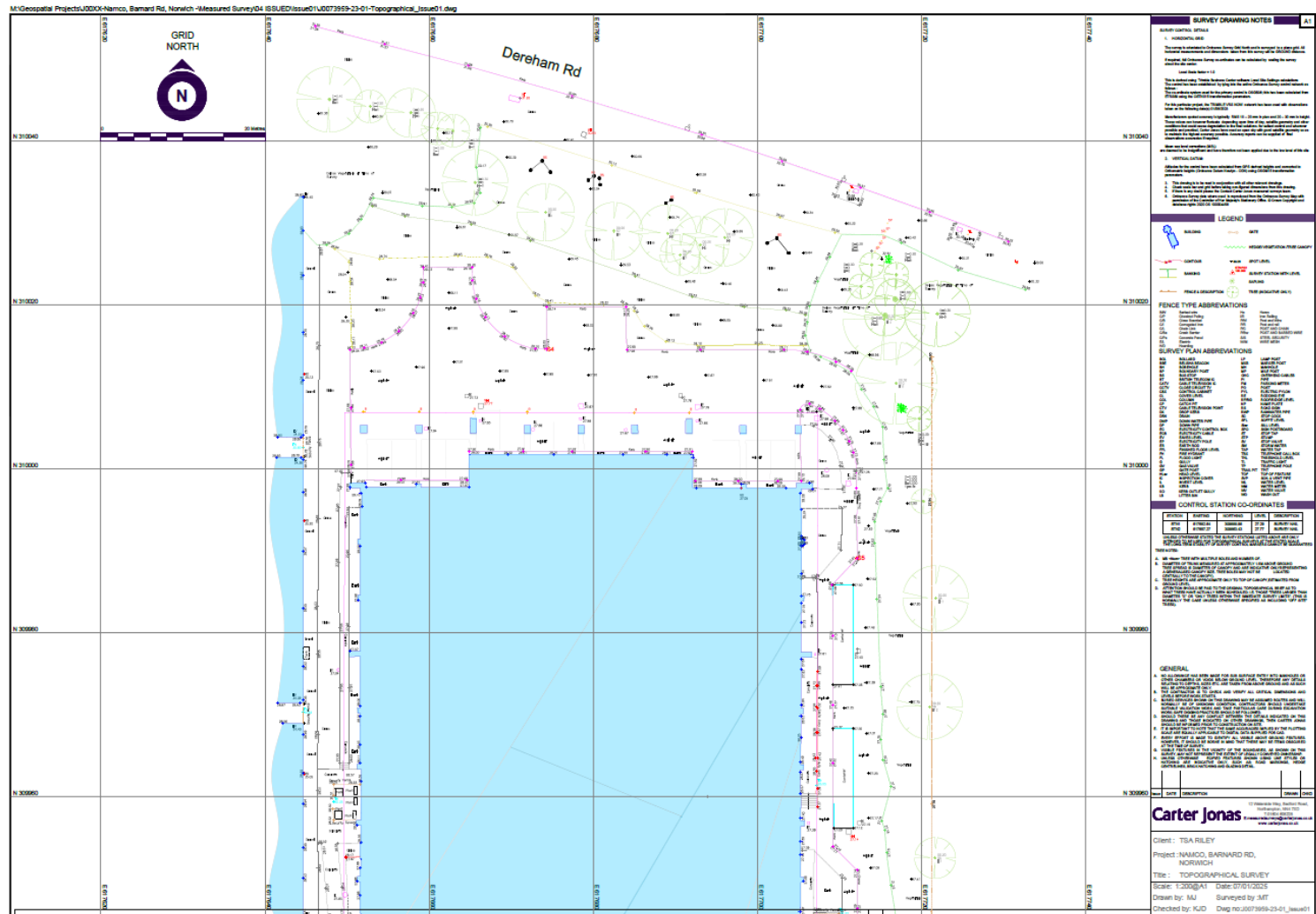
7.4 The proposed scheme produces a positive net gain for biodiversity. In order to secure the proposed habitat creation/enhancement and associated net gains it will be necessary to submit a Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) by way of a suitably worded planning condition.



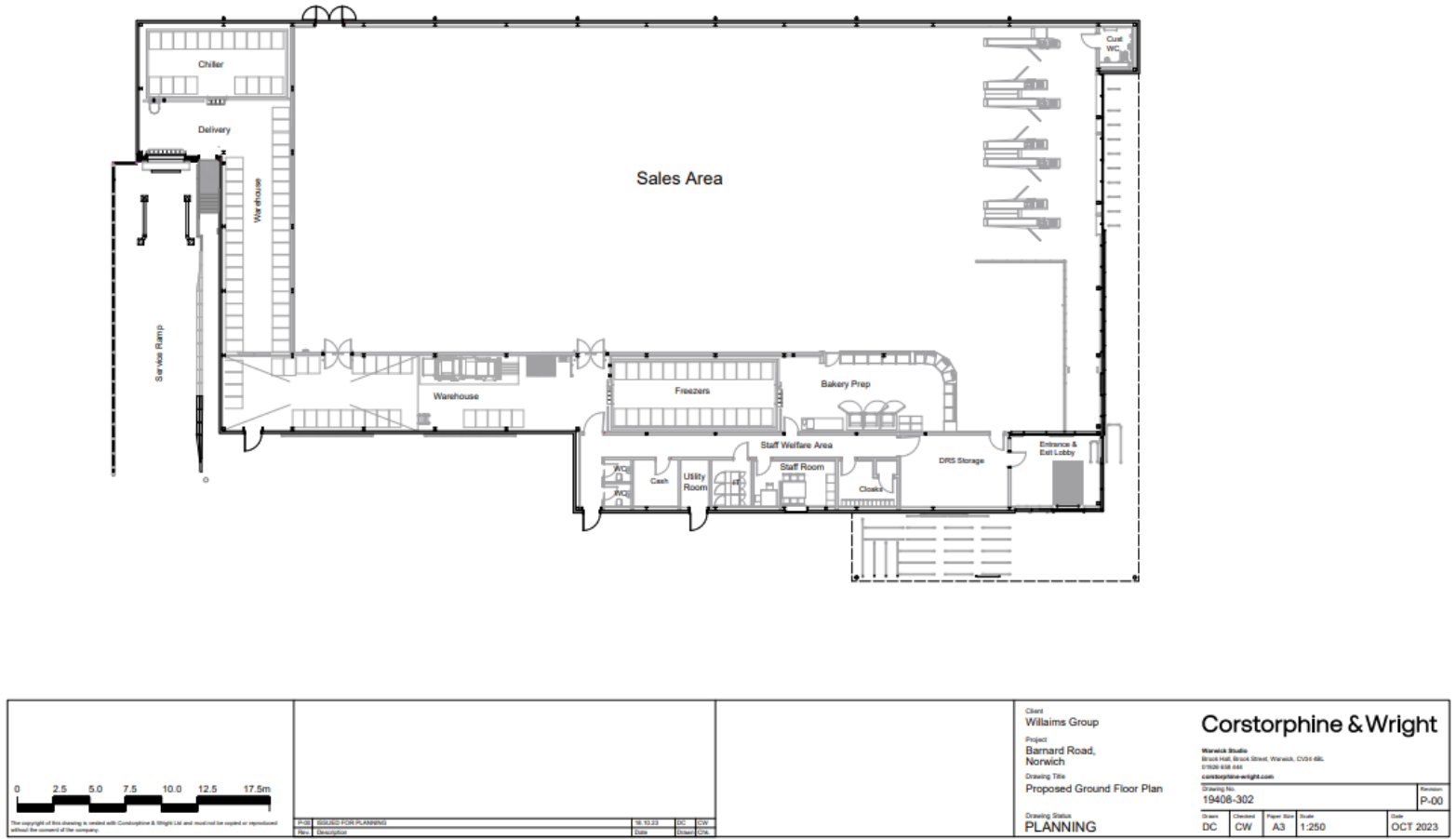
Site location and Red Line boundary.



Proposed Site Layout Plan

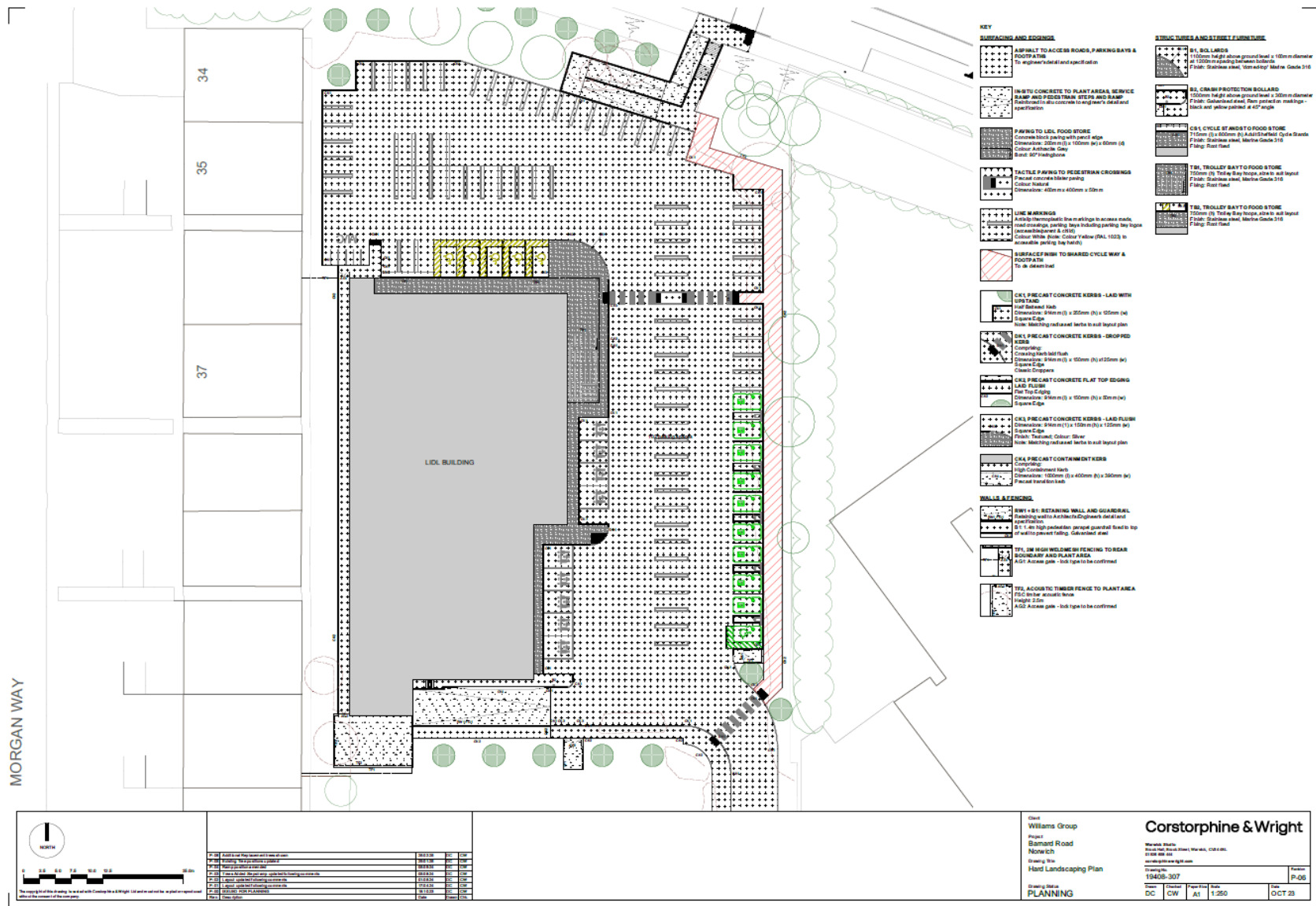


Existing Site Layout- Topographical Survey Drawing

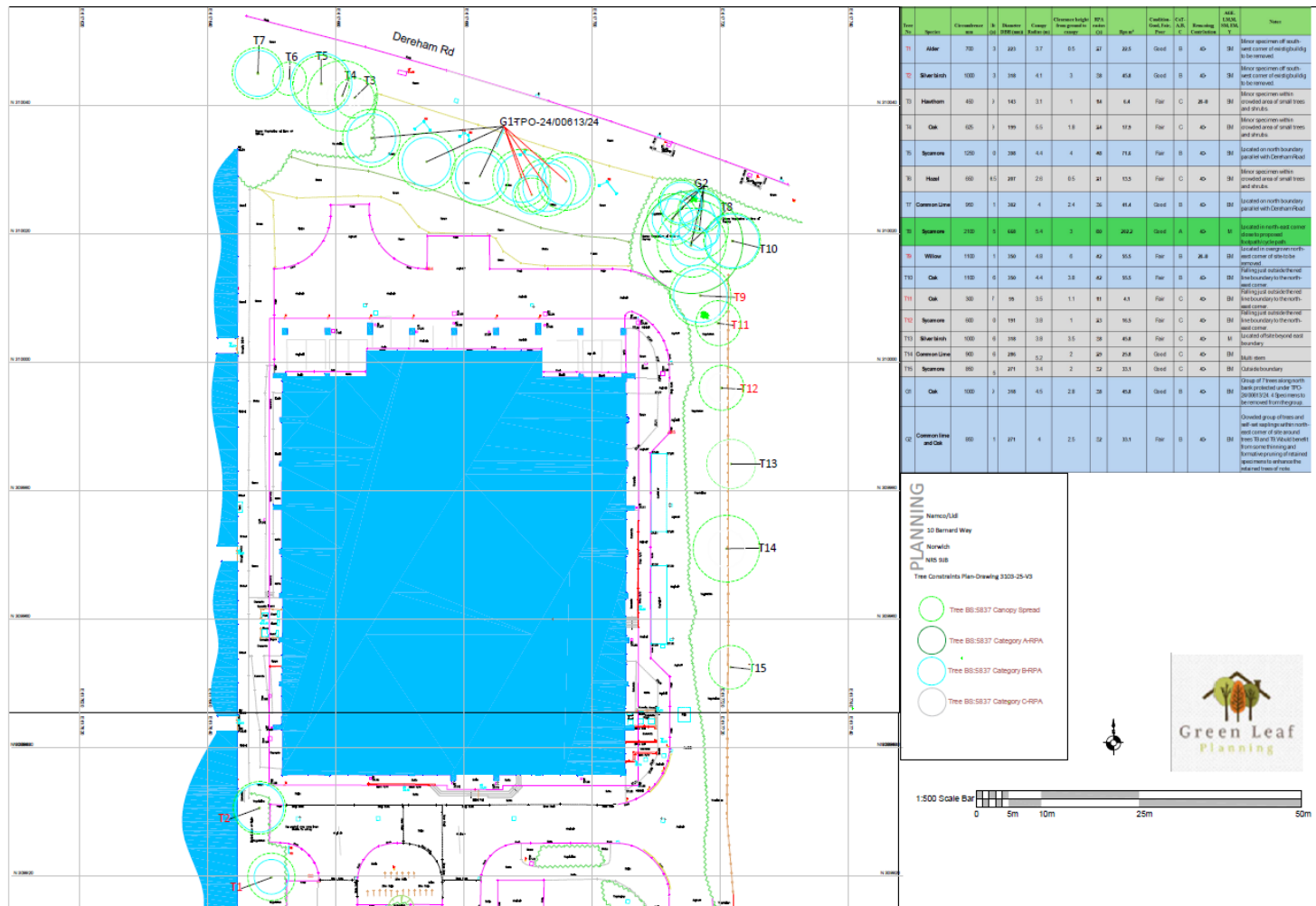


Proposed Floorplan

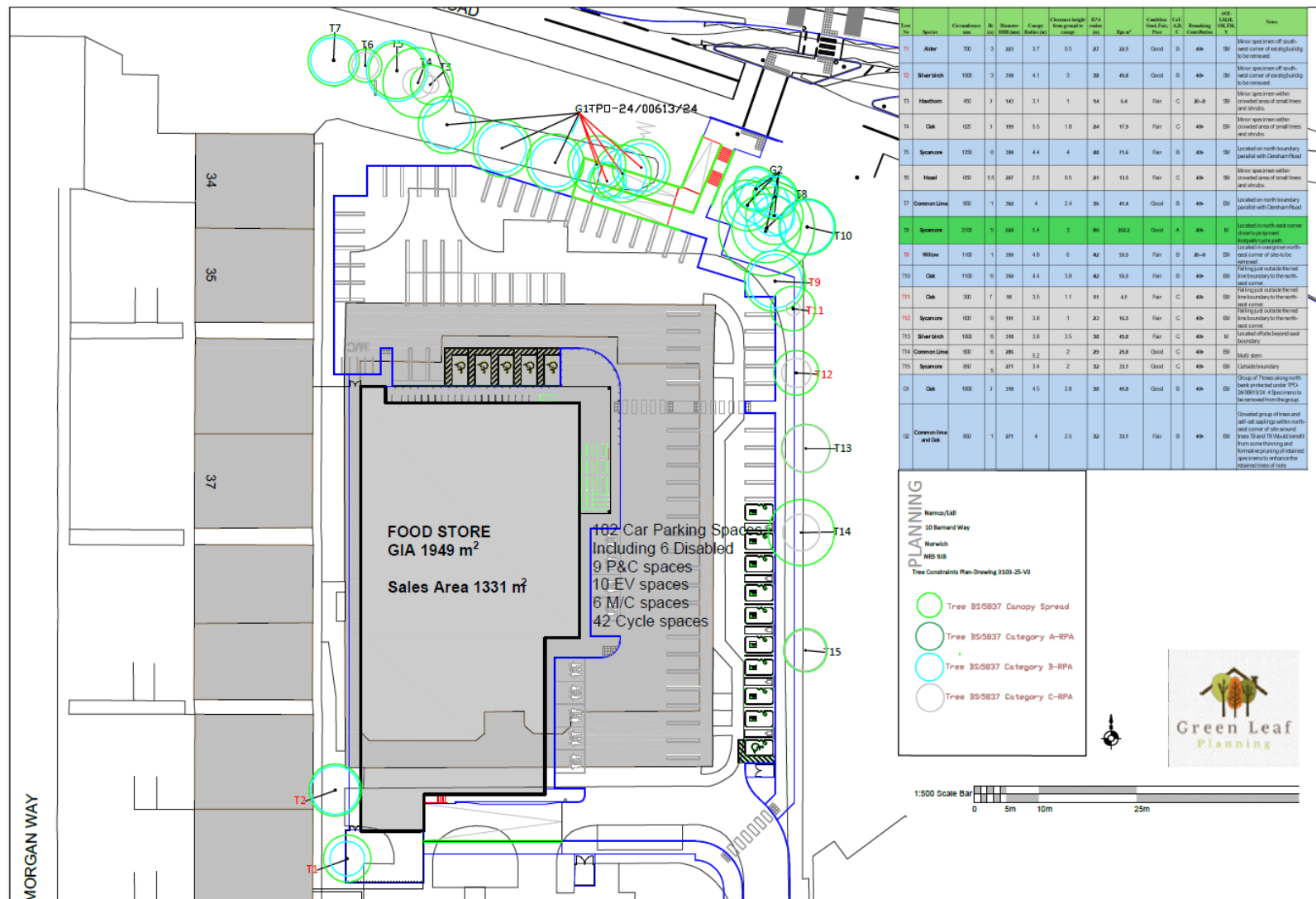




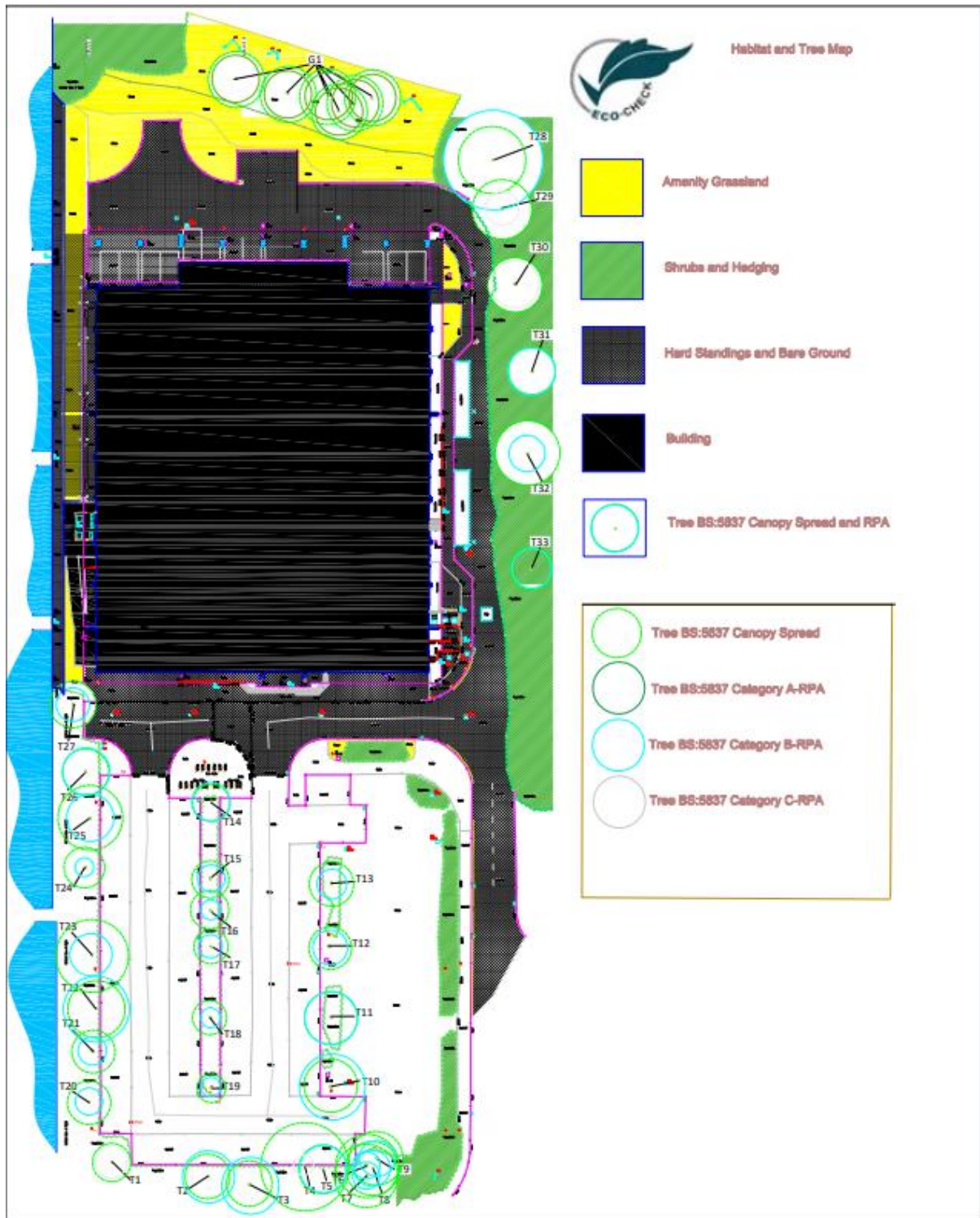
Hard Landscaping Masterplan



Tree Survey Plan- Existing



Tree Constraints Plan- TCP- Proposed



Habitat Map-Baseline

APPENDIX 2- BNG Results Summary (See Excel Metric for full details)

Scroll down for final results ▲			
On-site baseline	Habitat units	2.71	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	2.77	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.06	2.24%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.06	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.24%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Class E Food Store (Lidl) with associated access, parking and landscaping

Detailed Results

Return to results
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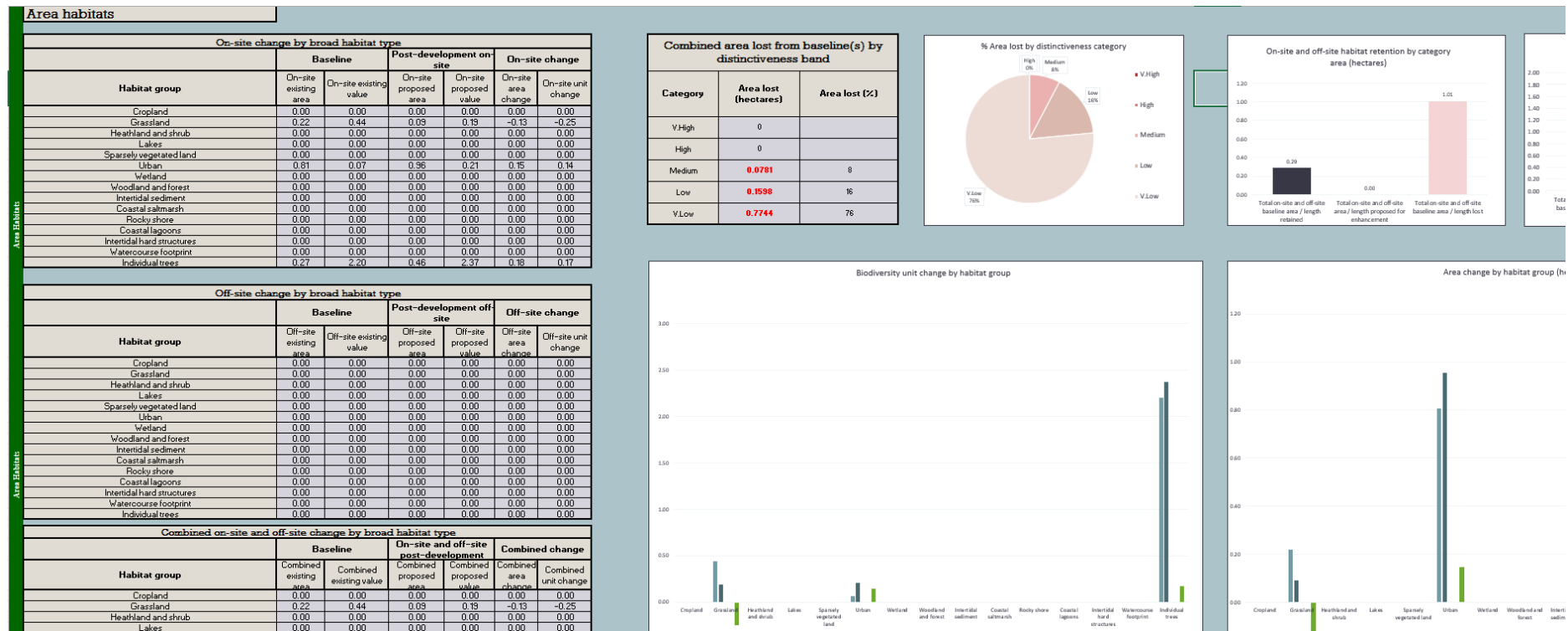
Summary Figures

Net project biodiversity units (Including all on-site & off-site habitat retention / creation)	<i>Habitat units</i>	0.06
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

Total project biodiversity % change (Including all on-site & off-site habitat creation + retained habitats)	<i>Habitat units</i>	2.24%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%

Combined habitat retention and enhancement

	Habitats	Hedgerows	Watercourses
Total on-site and off-site baseline area / length	1.30	0.00	0.00
Total on-site and off-site baseline units	2.71	0.00	0.00
Total on-site and off-site baseline area / length retained	0.29	0.00	0.00
Total on-site and off-site baseline units retained	1.76	0.00	0.00
Total on-site and off-site area / length proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline units proposed for enhancement	0.00	0.00	0.00
Total on-site and off-site baseline area / length lost	1.01	0.00	0.00
Total on-site and off-site baseline units lost	0.94	0.00	0.00



Project Name: Class E Food Store (Lidl) with associated access, parking					Area habitat summary															
A-1 On-Site Habitat Baseline					Total Net Unit Change		0.06													
					Total Net % Change		2.24%													
					Trading Rules Satisfied		Yes ✓													
Condense / Show Columns					Condense / Show Rows															
Main Menu																				
Existing area habitats					Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline							
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced			
1	Grassland	Modified grassland	No	0.2195	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.44	0.0932		0.19	0.00			
2	Urban	Introduced shrub	No	0.0335	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.07	0		0.00	0.00			
3	Urban	Artificial unvegetated, unsealed surface	No	0.011	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0		0.00	0.00			
4	Urban	Developed land; sealed surface	No	0.7634	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0		0.00	0.00			
5	Individual trees	Urban tree	No	0.2749	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	2.20	0.1968		1.57	0.00			
				Total habitat area	1.30												0.29			
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	1.03												0.00			
														Total area lost (excluding area of individual trees, green walls and intertidal hard structures)						

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

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Area habitat summary

Total Net Unit Change	0.06
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Total Net % Change	2.24%
Total Debt Capital	\$2,000,000

Trading Rules Satisfied	Yes ☒
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Existing area habitats					Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline					
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units	Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	
1	Grassland	Modified grassland	No	0.2195	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.44	0.0932		0.19	0.00	
2	Urban	Introduced shrub	No	0.0335	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.07	0		0.00	0.00	
3	Urban	Artificial unvegetated, unsealed surface	No	0.011	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0		0.00	0.00	
4	Urban	Developed land, sealed surface	No	0.7634	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00	0		0.00	0.00	
5	Individual trees	Urban tree	No	0.2743	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	2.20	0.1968		1.57	0.00	
				Total habitat area	1.30													
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	1.03													
													2.71		0.29	0.00	1.76	0.00

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)

Ass E Food Store (Lidl) with associated access, parking and landscaping				Area habitat summary											
A-2 On-Site Habitat Creation				Total Net Unit Change	0.06										
				Total Net % Change	2.24%										
				Trading Rules Satisfied	Yes ✓										
<button>Condense / Show Columns</button>				<button>Condense / Show Rows</button>											
<button>Main Menu</button>				Area Check				Area Acceptable ✓							
Post intervention habitats															
Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Temporal multiplier				
				Distinctivene s	Score	Condition	Score	Strategic significance	Strategic signifi cance	Strategic significan ce multipler	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)
1	Urban	Introduced shrub	0.1073	Low	2	Condition Assessment N/A	1	Area\compensation not in local strategy\ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1
2	Urban	Artificial unvegetated, unsealed surface	0.0504	V Low	0	N/A - Other	0	Area\compensation not in local strategy\ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0
3															
4	Urban	Developed land; sealed surface	0.78	V Low	0	N/A - Other	0	Area\compensation not in local strategy\ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0
5	Individual trees	Urban tree	0.2606	Medium	4	Moderate	2	Area\compensation not in local strategy\ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27
			Total habitat area	1.20											
			Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.94											

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

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Area habitat summary

Total Net Unit Change	0.06
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Total Net % Change	2.24%
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Trading Rules Satisfied	Yes
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Area Check

Area Acceptable ✓

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Post intervention habitats				
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)
1	Urban	Introduced shrub	0.1079	Low	2	Condition Assessment N/A	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	1	0	0	Standard time to target condition applied	1
2	Urban	Artificial unvegetated, unsealed surface	0.0504	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0
3															
4	Urban	Developed land, sealed surface	0.78	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0
5	Individual trees	Urban tree	0.2606	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	27	0	0	Standard time to target condition applied	27
Total habitat area			1.20												
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			0.94												

APPENDIX 3- Habitat Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)	
UKHab Habitat Type(s)	
Grassland - Modified grassland	
Habitat Description	
See UKHab	
Condition Assessment Criteria	
1	There must be 6-8 species per m ² . Note - if a grassland has 9 or more species per m ² it should be classified as a moderate distinctiveness grassland habitat type. NB - this criterion is non-negotiable for achieving good condition.
2	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.
4	Physical damage evident in less than 5% of total grassland area, such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities.
5	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.
6	Cover of bracken less than 20%.
7	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and undesirable species ¹ make up less than 5% of ground cover.
Condition Assessment Result	
Passes 6 or 7 of 7 criteria including non-negotiable criterion 7	Good (3)
Passes 4 or 5 of 7 criteria; OR Passes 6 of 7 criteria excluding non-negotiable criterion 7	Moderate (2)
Passes 0, 1, 2 or 3 of 7 criteria	Poor (1)
Notes	
Footnote 1 - Species considered undesirable for this habitat type include: Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i>, cow parsley <i>Anthriscus sylvestris</i>.	

Modified Grassland- The grassland present within the red line boundary extends to an area of 1,613m². Comprising small areas around the south and east of the building and a strip along the north boundary bank. Short mown amenity grassland with poaching and bare ground > 5% and contains undesirable species >5%- 6-8 species/m², Scrub accounts for <20% of sward and Cover of bracken <20%

Condition Assessment Score- 3

Condition Sheet: URBAN TREES (INCLUDING STREET TREES) Habitat Type	
UKHab Habitat Type(s)	
Urban - Urban tree	
Habitat Description	
Covers the following topographical formations most commonly found in urban areas¹: Individual Trees: Young trees over 75mm in diameter measured at 1.5m from ground level and individual semi-mature and mature trees of significant stature and size that dominant their surroundings whose canopies are not touching but that are in close proximity to other trees. Perimeter Blocks: Groups or stands of trees within and around boundaries of land, former field boundary trees incorporated into developments, individual trees in gardens whose canopies overlap continuously Linear Blocks: Lines of trees along streets, highways, railways and canals whose canopies may or may not overlap continuously.	
Condition Assessment Criteria	
1	More than 70% of trees are native species.
2	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.
3	More than 50% of trees are mature ² or veteran ³ .
4	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime so the trees retain >75% of expected canopy for their age range and height.
5	Management regime has encouraged micro habitat sites for birds, mammals and insects e.g. presence of deadwood, cavities or loose bark etc.
6	Trees are immediately adjacent to other vegetation, and tree canopies are oversailing vegetation beneath.
FC	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 0, 1 or 2 of 6 criteria	Poor (1)
Notes	
Condition Assessment Score- 3, Moderate 1. > 70% trees are native-Oak, Sycamore, Hazel, Lime, Birch and Willow 2. Canopy cover is predominantly continuous with gaps <10% 3. Little or no evidence of adverse impact on tree health	

Footnote 1 - This covers all trees in artificial urban habitats such as private gardens, private land, institutional land and land used for transport functions; roads, streets, canals, rail, footpaths etc. Trees in urban areas can under the right conditions provide a large range of habitat opportunities, supporting lichens, invertebrates and birds. Tree planting in urban areas has for over two hundred years also introduced non-native species into towns and cities. In the context of biodiversity native species are the preferred option. However, non-native tree species can contribute positively to biodiversity richness particularly in relation to providing a seasonal food source for nectar feeders and other invertebrates as well as supporting vertebrates that feed on species that are hosted by non-native trees. Examples are early and late flowering species of *Prunus* and aphids on varieties of *Acer* providing food for species higher up the food chain. The species of trees (native or non-native) together with the intensity and type of management they are subject to will determine the biodiversity value of the trees in question. Trees in urban areas provide opportunistic sites for biodiversity to colonise and re-colonise, increasing connectivity and contributing to biodiversity critical mass between already established patches or sites. This is especially so where transport corridors are populated with mixed native species

Footnote 2 - A mature tree in this context is one that is at least 2/3 expected fully mature height for the species.

Footnote 3 - All ancient trees are veteran trees, but not all veteran trees are ancient. A veteran tree may not be very old, but it has decay features, such as branch death and hollowing. These features contribute to its biodiversity, cultural and heritage value. Veteran trees can be classified if they have four out of the five following features:

1. Rot sites associated with wounds which are decaying >400cm²;
2. Holes and water pockets in the trunk and mature crown >5 cm diameter;
3. Dead branches or stems >15 cm diameter;
4. Any hollowing in the trunk or major limbs;
5. Fruit bodies of fungi known to cause wood decay.