BIODIVERSITY NET GAIN FEASIBILITY ASSESSMENT

Land at Redkiln Close
Horsham
West Sussex

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This report has been prepared by

PJC Consultancy Ltd

on behalf of

Bailey Total Building Envelope Ltd

Document Prepared & Authorised By

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Tom is Director of Ecology with over ten years' experience working in the ecological consultancy industry. He gained a BSc(Hons) in Wildlife Conservation at the University of Kent in 2010 and a MSc in Conservation and Biodiversity at the University of Exeter in 2011. Tom is also a full professional member of the Chartered Institute of Ecology and Environmental Management (CIEEM). In addition, Tom is a Natural England bat class one (CL17), GCN class one (CL08) and beaver class (CL50/51) licence holder.

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arboriculture . ecology . landscape

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1 INTRODUCTION

1.1 Instruction

1.1.1 PJC Consultancy Ltd was commissioned by Bailey Total Building Envelope Ltd to undertake a Biodiversity Net Gain (BNG) feasibility assessment in support of the proposed development at Redkiln Close, Horsham, West Sussex (hereafter referred to as the 'Site').

1.2 Document Objectives

1.2.1 The aim of this BNG Feasibility Assessment is to:

- Ascertain the biodiversity value of the Site pre-development (i.e. the 'baseline');
- Ascertain the anticipated biodiversity value of the Site post-development;
- Provide a summary of the overall BNG calculations; and
- Provide recommendations to achieve BNG based on recognised good practice principles.

1.3 Legislation and Planning Policy

1.3.1 In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Schedule 14 of the Environment Act 2021 makes provision for biodiversity gain to be a condition of planning permission in England. The statutory framework for BNG has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Once planning permission has been granted, unless exempt, a 'Biodiversity Gain Plan' must be submitted and approved prior to the commencement of that development. This 'Biodiversity Gain Plan' is the mechanism to ensure that the biodiversity gain objective is met and in particular the post-development biodiversity value of the development's onsite habitat is accurate based on the approved plans and drawings for the development.

1.4 Statutory Biodiversity Metric Rules / Principles

1.4.1 The following rules and principles underpin the use of the 'Statutory Biodiversity Metric' and have been applied during the design and consultancy process. The rules and principles have informed the use of the 'Statutory Biodiversity Metric' and the contents of this BNG Feasibility Assessment.

Table 1: Biodiversity Metric Rules

Rule	Rule Detail
1	The trading rules of this biodiversity metric must be followed.
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.
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.
4	In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

Table 2: Biodiversity Metric Principles

Principle	Principle Detail
1	The metric assessment should be completed by a competent person.
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.
3	This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
4	This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
5	Biodiversity units are a proxy for biodiversity and should be treated as relative values.
6	This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
7	Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
8	Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
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; and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

1.5 Site Description

1.5.1 The Site, approximately 0.23ha in size (centred on OS central grid reference: TQ18573141), is located on Redkiln Close Business Park, west of Redkiln Way on the eastern outskirts of the town of Horsham, West Sussex. The Site is primarily comprised of an existing warehouse and surrounding developed surface, with the exception of a small parcel of modified grassland and scattered trees along the southern and western Site boundary. The Site is bounded on all aspects by commercial and residential development, situated within a largely urban landscape.

1.6 Documents and Information Provided

1.6.1 Development proposals are anticipated to include the construction of two semi-detached residential dwellings with associated access, vehicle parking and private gardens. The following documents were used to aid the preparation of this report:

- Proposed Site Plan (Drawing No: 2473-MAL-XX-00-DR-A-REV P1) (Made Architects Ltd, 2024); and
- Tree Constraints Plan (Drawing No: PJC/6768/25/A) (PJC Consultancy, 2025).

2 METHODOLOGY

2.1 Approach to Biodiversity Net Gain

2.1.1 This BNG Feasibility report adheres to the recognised biodiversity net gain: good practice principles for development (CIEEM, CIRIA and IEMA, 2019).

2.2 Competency of Assessor

2.2.1 The author of this report, Thomas Knight BSc(Hons) MCIEEM has been a practising ecologist in ecological consultancy since 2013. During this time, Thomas has assisted on and completed multiple BNG Assessments and accompanying reports, using both the 'Statutory Biodiversity Metric' (and previous versions) and 'Small Sites Metric'.

2.3 Biodiversity Unit Calculation: Pre-Development (Baseline)

2.3.1 The total number of 'habitat units', 'hedgerow units' and 'watercourse units' (hereafter collectively referred to as 'biodiversity units') generated by the Site pre-development (the ecological baseline) was calculated for all area-based habitats (habitat units), linear-based habitats (hedgerow units) and watercourse habitats within the Site, which accounts for the area/length, distinctiveness, condition and strategic significance of each habitat parcel recorded. The ecological baseline was calculated using the 'Statutory Biodiversity Metric'.

2.3.2 The area/length and distinctiveness and condition scores for each area-based and linear-based habitat was based on habitat and condition data collected as part of the initial ecological walkover survey and habitat condition assessments undertaken by Thomas Knight BSc(Hons) MSc MCIEEM on 4th April 2025.

2.3.3 The 'Statutory Biodiversity Metric' also accounts for various multipliers such as strategic significance. The strategic significance of each habitat accounts for whether or not each habitat is situated within an area identified locally, typically in a relevant policy of plan, as being of significance for nature.

2.3.4 The 'Statutory Biodiversity Metric' operates by applying a score or multiplier to each of these separate variables (distinctiveness, condition and strategic significance). It then multiplies the area/length of each habitat using each of these scores/multipliers to produce a number that represents the biodiversity unit value of each area-based habitat parcel (habitat units) and linear- based habitat (hedgerow units). The ecological baseline of the Site is calculated by totalling the habitat units across all area-based habitat parcels and hedgerow units all linear-based habitats within the Site.

Habitat Distinctiveness

2.3.5 Habitat distinctiveness is defined as a collective measure of biodiversity, including parameters such as species richness, diversity, rarity and the degree to which a habitat supports species rarely found in other habitats.

2.3.6 The distinctiveness of each habitat is preassigned in the 'Statutory Biodiversity Metric'. The distinctiveness bands are based upon the UK Habitat Classification System. A combination of simple rules and expert judgement have been used to assign each habitat type to the appropriate distinctiveness band. The Defra distinctiveness bands, and corresponding scores are as follows:

- Very high (8);
- High (6);
- Medium (4);
- Low (2); and
- Very low (0).

Habitat Condition

2.3.7 Habitat condition is defined as the quality of a particular habitat which measures the biological 'working-order' of a habitat type judged against the perceived ecological optimum state for that particular habitat, as it considers how many of the key physical characteristics and typical species of a particular habitat type are present in a habitat.

2.3.8 For area-based and linear-based habitats, habitat condition assessment bands were assigned to each habitat using condition assessment criteria detailed within the appropriate habitat condition sheets presented in the 'Statutory Biodiversity Metric' Technical Supplement (Natural England, 2023). These condition assessment criteria list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. The habitat condition bands, and corresponding scores are as follows:

- Good (3);
- Fairly Good (2.5);
- Moderate (2);
- Fairly Poor (1.5); and
- Poor (1).

Strategic Significance

2.3.9 Strategic significance in the 'Statutory Biodiversity Metric' considers the importance of each habitat on a landscape scale, for example whether habitats are situated in preferred locations for biodiversity and other environmental objectives.

2.3.10 Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature conservation objectives, such as Nature Recovery Areas/Networks, Biodiversity Opportunity Areas, local biodiversity action plans and green infrastructure strategies. In summary, proposed developments within areas of strategic significance are assigned a higher strategic position multiplier than proposed developments that are not situated within areas of strategic significance.

Measurement of Habitats

2.3.11 Baseline and proposed habitat areas were measured as distinct habitat parcels. Baseline habitat parcels were measured using habitat mapping, aerial imagery and proposed plans overlain in AutoCAD and GIS software.

2.4 Biodiversity Unit Calculation: Post-Development

2.4.1 The total number of biodiversity units of the Site post-development was calculated using the design information that was available at the time (see paragraph 1.6.1 above).

2.4.2 The area/length of retained and enhanced habitats and hedgerows previously identified as part of the ecological baseline calculation was inputted into the 'Statutory Biodiversity Metric'. The area/length of all newly created habitats and hedgerows was also inputted into the 'Statutory Biodiversity Metric'. The area/length of retained, enhanced and created habitats and hedgerows are defined as the following:

- Retention: there is no loss of the habitat or hedgerow parcel and/or the habitat and hedgerow parcel is retained in its baseline condition;
- Enhancement: the habitat or hedgerow parcel is retained and there is an improvement in condition compared to the baseline state, or a change to a higher distinctiveness habitat within the same broad habitat group compared to the baseline state; and
- Creation: the loss of a habitat or hedgerow parcel and replacement with another, and/or a change in the broad habitat or hedgerow type.

2.4.3 The total number of biodiversity units generated by the Site post-development was calculated in a similar way to calculating the ecological baseline. However, in addition to considering the area, distinctiveness, condition and strategic significance of each habitat, the key risks to delivering successful habitat creation, enhancement and creation initiatives were also taken into consideration through the application of various risk multipliers. The 'Statutory Biodiversity Metric' applies three risk multipliers. These are to account for the time taken for created or enhanced habitats to reach target condition (temporal risk multiplier); the distance between the Site and the location in which the compensation is being delivered (spatial risk multiplier: only applied if delivering habitat creation initiatives outside the Site), and how difficult the habitat creation and/or enhancement initiative is to deliver (difficulty risk multiplier). These various risk multipliers were automatically generated by the 'Statutory Biodiversity Metric'.

2.5 Limitations

2.5.1 The total number of biodiversity units generated by the Site pre-development has been informed by data collected as part of the ecological walkover survey and desktop study (including a review of aerial imagery datasets). However, the ecological value of the Site post-development has been informed by the design information that was available at the time (see paragraph 1.6 above). As such, the assessment is based on a number of important assumptions. This report aims to make any such assumptions explicit so that they can be reviewed or updated as appropriate. Given the various sources of information used and assessment/measurement tools used to inform these calculations, it is possible that minor discrepancies exist, particularly between the size and length of the baseline habitats and post-development habitats. However, any discrepancies present are not anticipated to significantly influence the outcome of the various calculations and the overall BNG Feasibility Assessment.

3 BIODIVERSITY UNIT CALCULATION: PRE-DEVELOPMENT (BASELINE)

3.1 Irreplaceable Habitats

3.1.1 No irreplaceable habitat types were recorded within the Site as part of the ecological walkover survey and desk study.

3.2 Habitats

3.2.1 A description of the habitats and associated units generated on-site pre-development (ecological baseline) is presented in Table 3 below. Overall, pre-development, a total of 0.92 habitat units are generated on-site. It should be noted that seven individual scattered trees (T1 – T7) were recorded either on-site or within the adjacent ownership boundary as part of the arboricultural survey (see 'Tree Constraints Plan'). Trees T1 and T7 are located on-site and are therefore included within the ecological baseline. Tree T2 is located within the adjacent ownership boundary but is anticipated to be felled and is therefore included within the ecological baseline. Trees T3-T6 are located within the adjacent ownership boundary and are anticipated to be retained and are therefore not included within the ecological baseline.

3.3 Hedgerows

3.3.1 No hedgerow habitat types were recorded within the Site as part of the ecological walkover survey. It should be noted that a line of trees (G1) was recorded along the western Site boundary as part of the arboricultural survey (see 'Tree Constraints Plan'). However, this treeline is located within the adjacent ownership boundary and is anticipated to be retained and is therefore not included within the ecological baseline.

3.4 Watercourses

3.4.1 No watercourse habitat types were recorded within the Site or within 10m of the Site as part of the ecological walkover survey and desk study.

Table 3: On-site habitats pre-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Condition	Strategic Significance	Total Habitat Units	Area / Baseline Units Retained	Area / Baseline Units Enhanced	Habitat Units Lost
1	Developed land; sealed surface	0.2246	Very Low (0)	N/A (0)	Low (1)	0.00	0.00 / 0.00	0.00 / 0.00	0.00
2	Modified grassland	0.0003	Low (2)	Poor (1)	Low (1)	0.01	0.00 / 0.00	0.00 / 0.00	0.01
3	Urban tree	0.0326	Medium (4)	Good (3)	Medium (1.1)	0.91	0.00 / 0.00	0.00 / 0.00	0.91
TOTALS		**0.23 (excl tree area)**				**0.92**	**0.00 / 0.00**	**0.00 / 0.00**	**0.92**

4 BIODIVERSITY UNIT CALCULATION: POST-DEVELOPMENT

4.1.1 It should be noted that the below assumes that all semi-natural habitat present (namely the modified grassland) will be permanently lost to facilitate development proposals and will be replaced with 'developed surface' and that no other semi-natural habitats are proposed to be created or enhanced. It also assumes that trees T1, T2 and T7 will be felled to facilitate development proposals and that all other trees located either on-site or within the adjacent ownership boundary (T3 – T6 and all trees forming G1) will be retained in their entirety.

4.2 Habitats

4.2.1 Post-development, on-site habitat creation measures are anticipated to include creation of 'developed only and are therefore not anticipated to generate any habitat units (see Table 4).

4.3 Hedgerows

4.3.1 No hedgerow habitat types are proposed post-development.

4.4 Watercourses

4.4.1 No watercourse habitat types are proposed post-development.

Table 4: On-site habitats created post-development.

Parcel Ref	Habitat Type	Area (ha)	Distinctiveness	Targeted Condition	Strategic Significance	Habitat Units Delivered
1	Developed land; sealed surface	0.23	Very Low (0)	N/A (0)	Low (1)	0.00
TOTAL		**0.23**				**0.00**

5 CONCLUSION

5.1.1 Pre-development, a total number of 0.92 habitat units are generated on-site. Post-development, zero habitat units are generated on-site. This equates to an overall on-site net loss of 0.92 habitat units (-100%), which equates to a deficit of 1.01 habitat units (2.02 Tier A1 credits).

5.1.2 The proposed development is therefore not anticipated to deliver their BNG targets through on-site habitat retention, enhancement and creation measures.

6 NEXT STEPS

6.1.1 Given the spatial constraints of the Site, achieving BNG targets through on-site habitat creation and enhancement measures is considered unrealistic.

6.1.2 BNG targets will therefore be met through off-site habitat creation and enhancement measures, for example by purchasing the relevant number of off-site units from a land manager / habitat bank provider.

6.1.3 The land manager / habitat bank provider you buy from will need to register the gain site on the national biodiversity gain sites register before, at the same time as, or after you buy units on it. Sites on the register may be allocated to specific development projects to help them achieve their biodiversity gain target.

6.1.4 Any off-site gains will then need to be secured via a legal agreement (for example a S106 agreement or conservation covenant) which will set out who will do the BNG creation, enhancement and management work for 30 years (usually the land manager / habitat bank provider).

6.1.5 Once you have found and agreed a contract with a land manager / habitat bank provider, either the land manager or applicant / developer (with the land manager's permission) must apply to record the allocation of the biodiversity units to your development on the biodiversity gain sites register. The allocation of any off-site biodiversity gains to your development will need to be recorded before the local planning authority can approve your biodiversity gain plan.

6.1.6 A biodiversity gain plan can then be prepared and submitted to the local planning authority if the applicant / developer can meet their BNG requirements with off-site gains, and once the applicant / developer have recorded the allocation of any off-site biodiversity gains on the national biodiversity gain sites register.

7 REFERENCES

CIEEM, CIRIA, IEMA (2019). Biodiversity Net Gain: Good practice principles for development [PDF] Available from: https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/

CIEEM (2021). Biodiversity Net Gain Report & Audit Templates [PDF] . [online]. Available from: https://cieem.net/resource/biodiversity-net-gain-report-and-audit-templates/

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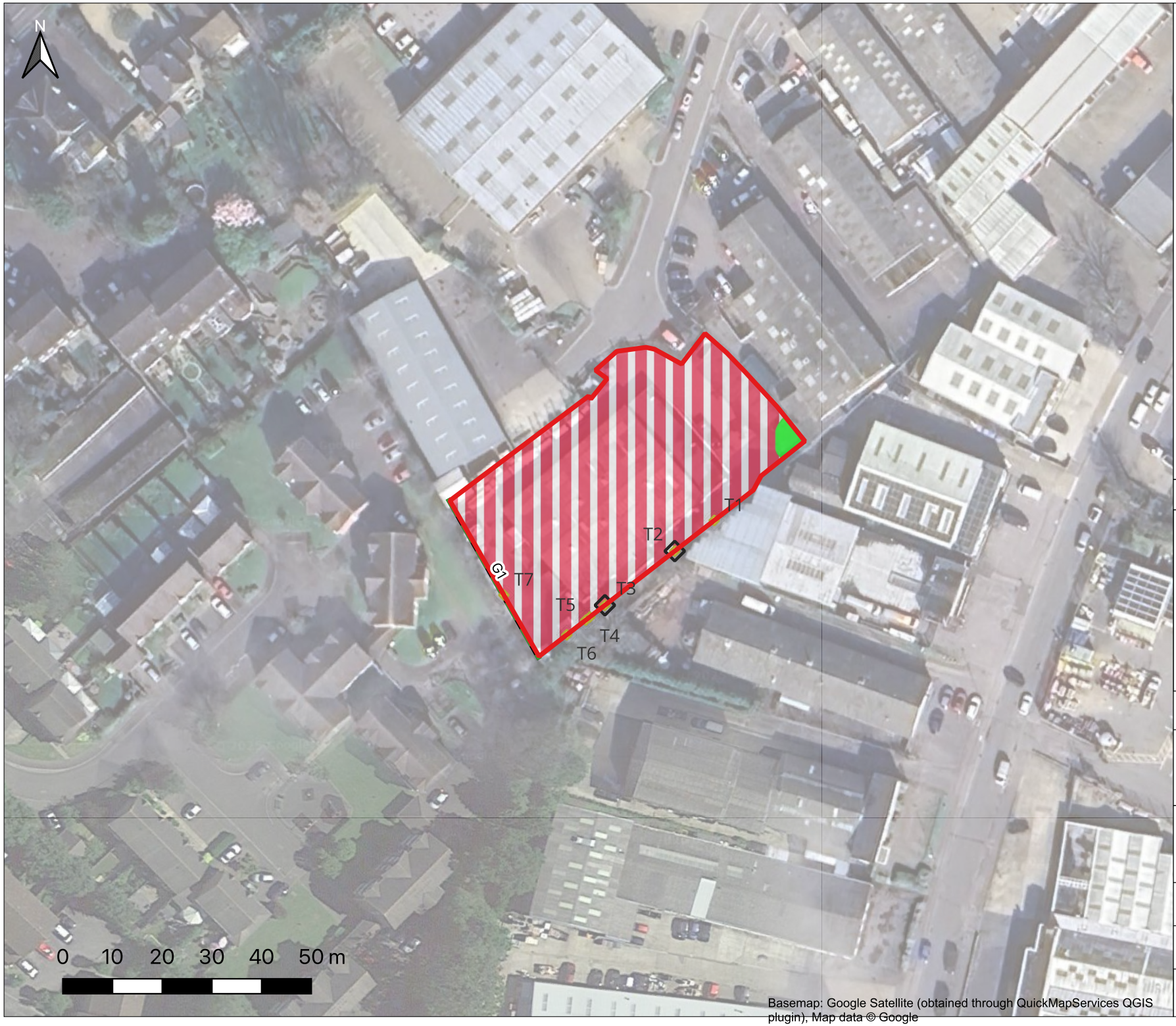
8 APPENDICES

8.1 Appendix I: Pre-Development (Baseline) Habitat Map



LEGEND:

- Red Line Boundary
- Existing Large Urban Tree
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Ecologically valuable line of trees
- Developed land; sealed surface
- Modified grassland

STATUS: FOR INFORMATION ONLY

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CLIENT: Bailey Total Building Envelope Ltd

PROJECT: Land at Redkiln Close
Horsham
West Sussex

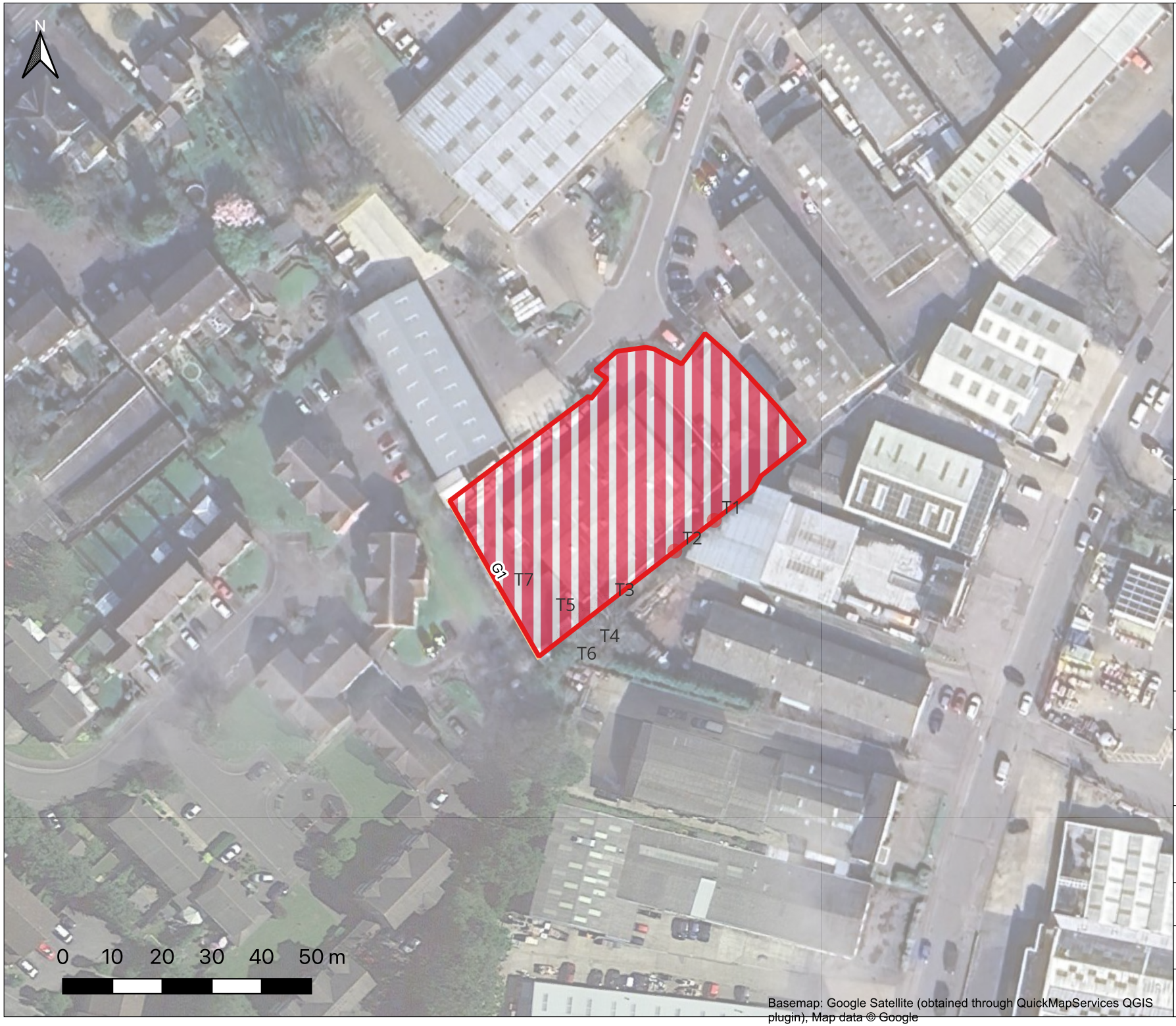
TITLE: Pre-development (Baseline) Habitat Map

SCALE AT A4:	DRAWN:	APPROVED:
1:1,000	TK	TK
PROJECTION:	DATE:	DATE:
EPSG:27700	14/04/25	14/04/25

DRAWING No: PJC/6227E/25/A1/V1

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

8.2 Appendix II: Post-Development Habitat Map



LEGEND:

- Red Line Boundary
- Retained Tree
- Lost Tree
- Retained Line of Trees
- Developed land; sealed surface

STATUS: FOR INFORMATION ONLY

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CLIENT: Bailey Total Building Envelope Ltd

PROJECT: Land at Redkiln Close
Horsham
West Sussex

TITLE: Post-development Habitat Map

SCALE AT A4:	DRAWN:	APPROVED:
1:1,000	TK	TK
PROJECTION:	DATE:	DATE:
EPSG:27700	14/04/25	14/04/25

DRAWING No: PJC/6227E/25/A2/V1

Basemap: Google Satellite (obtained through QuickMapServices QGIS plugin), Map data © Google

8.3 Appendix III: Habitat Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site.	**Survey date and Surveyor name**	4th April 2025 by Thomas Knight BSc(Hons) MSc MCIEEM
Limitations (if applicable)		**Survey reference (if relating to a wider survey)**	
Grid reference		**Habitat parcel reference**	

Habitat Description

A small parcel of modified rgassland was recorded within the south-east corner of the Site. The grassland supported a very short (<5cm) and disturbed sward.. Plant species recorded included predominantly perennial ryegrass Lolium perenne with occasional daisy Bellis perennis clover Trifolium sp., buttercup Ranunculus sp and thistle Cirsium sp.

ukhab – UK Habitat Classification			

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ^{2} present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ^{2} (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) [2].	Y	
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Y	
G	There is an absence of invasive non-native plant species [3] (as listed on Schedule 9 of WCA [4]).	Y	
	Essential criterion achieved (Yes or No)		N
	Number of criteria passed		4

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	X
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	

Suggested enhancement interventions to improve condition score

Footnotes

Footnote 1 – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

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 separate Line of trees condition sheet for a line of Rural trees.

Habitat Description

Refer to arboricultural tree survey schedule and tree constraints plan..

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 must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	On-site.	**Survey date and Surveyor name**	4th April 2025 by Thomas Knight BSc(Hons) MSc MCIEEM								
		Survey reference (if relating to a wider survey)									
Limitations (if applicable)		**Habitat parcel reference**									
		T1	T2	T7							
		Grid reference									

	Condition Assessment Criteria	**Criterion passed (Yes or No)**									**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	Y	Y	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	Y	Y							
C	The tree is mature (or more than 50% within the block are mature) [1].	Y	Y	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	Y	Y							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Y	Y							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N	N	N							
	Number of criteria passed	5	5	5							

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)	X	X	X							
Passes 3 or 4 criteria	Moderate (2)										
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Suggested enhancement interventions to improve condition score [2]

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