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Biodiversity Impact Calculation

Site Name

Delspride, Cowfold

Client

Mr and Mrs Bryant

Issue Date

26th November 2025

Author

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Project No: P11148

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Document Control

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Original	**Jenna Fairchild** MSc BSc (Hons)	**Kate Priestman** MCIEEM, CEnv	26.11.25		

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About the Author

This report has been prepared by Jenna Fairchild, an Assistant Ecologist at The Ecology Co-op, with over 1 years' experience working in consultancy. She has prepared numerous biodiversity impact calculation and biodiversity net gain reports. As a Qualifying member of the Chartered Institute for Ecology and Environmental Management (CIEEM), she is bound by their code of professional conduct.

About the Reviewer

This report has been reviewed by Kate Priestman, who is a Principal Ecologist with over twenty years' experience. Kate has undertaken extensive survey work and reporting, encompassing a breadth of deliverables, and prepared European Protected Species licences for numerous schemes. As a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and a Chartered Environmentalist (CEnv), she is bound by CIEEM's code of professional conduct.

Report Summary

Purpose	The Ecology Co-operation was commissioned by Mr and Mrs Bryant to undertake a Biodiversity Impact Calculation of a proposal to demolish a chicken barn and two smaller structures and construct two new residential dwellings in their place on Delspride, Cowfold using the Statutory Biodiversity Metric, to quantify net change in biodiversity.
Summary of Losses and Gains	The proposed development scheme at this site will result in the loss of: • 0.067ha of modified grassland (g4) in poor condition; • 0.069ha of buildings (ub15), condition assessment N/A; • 0.042ha of developed land, sealed surface (u1b), condition assessment N/A. The proposed development scheme at this site will retain: • 0.011ha of modified grassland (g4) in poor condition; • 1 medium (0.0163ha) tree (g200) in good condition; • 0.006ha of buildings (ub15), condition assessment N/A; • 0.099ha of developed land, sealed surface (u1b), condition assessment N/A. Post intervention the following habitats will be created: • 0.012ha of modified grassland (g4) in poor condition; • 0.109ha of vegetated garden (u1828), condition assessment N/A; • 0.033ha of buildings (ub15), condition assessment N/A; • 0.029ha of developed land, sealed surface (u1b), condition assessment N/A.
Final Metric Results	The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of **0.10 habitat units (+ 28.31%)** The linear feature calculation for the proposed scheme results in no net change, as there are no hedgerows currently present on site, and no new hedgerows proposed.
Does the scheme meet net gain requirements?	The current scheme does meet both the 10% mandatory net gain value set out within the Environment Act 2021 and the 12% to be required by Horsham District Council with the adoption of the new local plan in the near future.

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1 INTRODUCTION

1.1 Purpose of the Report

There has been a mandatory requirement for all new developments to demonstrate 'net gains' in biodiversity from the 12th February 2024, following the release of updated National Planning Policy Framework[1] by the Department of Housing, Communities and Local Government and the Environment Act 2021[2]. A mandatory value of 10% net gain in biodiversity value for all developments (that do not meet exemption criteria) is required under the Environment Act 2021.

This document includes a baseline 'Biodiversity Impact Calculation' (BIC) for the proposed development at Delspride, Cowfold. The calculation utilises the Statutory Biodiversity Metric and assigns 'biodiversity units' to the pre-existing habitats contained within a proposed development site and those that are predicted to be lost, restored and/or created once the development has been constructed. This allows an objective comparison to be made between the existing biodiversity value of a given site and the predicted biodiversity value post development, with the net change in biodiversity value subsequently quantified.

The purpose of this document is to present the findings of the BIC based on the most up-to date existing habitat survey information and the most current outline plans for the proposed development of the site. BICs provide an evidence base for discussions between the ecological consultant, developer and the local planning authority regarding on-site avoidance, on-site mitigation and off-site compensation requirements.

This report will be used in relation to a proposal to demolish the chicken barn and two smaller structures and construct two new residential dwellings in their place. Given the potential for changes in the design scheme, some of the recommendations may be subject to change. The results of the BIC are deemed accurate for the most recent layout plan.

This report was commissioned and produced at the request of Mr and Mrs Bryant.

1.2 Background

The site measures 0.29ha in area and comprises hardstanding and modified grassland with a horse pasture to the south of the site. A woodland parcel borders the eastern boundary, and the site is immediately adjacent to a pond surrounded by ruderal vegetation and a large rubble pile. There is one residential dwelling on site, in additional to a large, disused chicken barn, two industrial buildings, a shed and a kennel.

The site was subject to a Preliminary Ecological Appraisal[3] on the 5th of November 2025.

Habitats (UKHAB) within the site and along the site boundaries are shown in (Figure 1), these include:

[1] HM Government (2024). National Planning Policy Framework. Department for Housing, Communities and Local Government. Available online at: https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf.
[2] HM Government (2021). Environment Act 2021 Available online at: https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
[3] The Ecology Co-op (2025). Preliminary Ecological Appraisal *survey. – Delspride, Cowfold*

- 0.075ha of buildings (u1b5), condition assessment N/A;
- 0.141ha of developed land; sealed surface (u1b), condition assessment N/A;
- 0.078ha of modified grassland (g4) in poor condition;
- 1 medium (0.162ha) Individual Tree (g 200) in good condition.

To illustrate access to the site, the plans include the entry road comprising developed land; sealed surface, which runs from the main road to the site. This is not under the ownership of the client and will therefore not be impacted by the proposed works. Although the redline area of the entry road is shown on the maps below, it has not been included within the metric calculations.

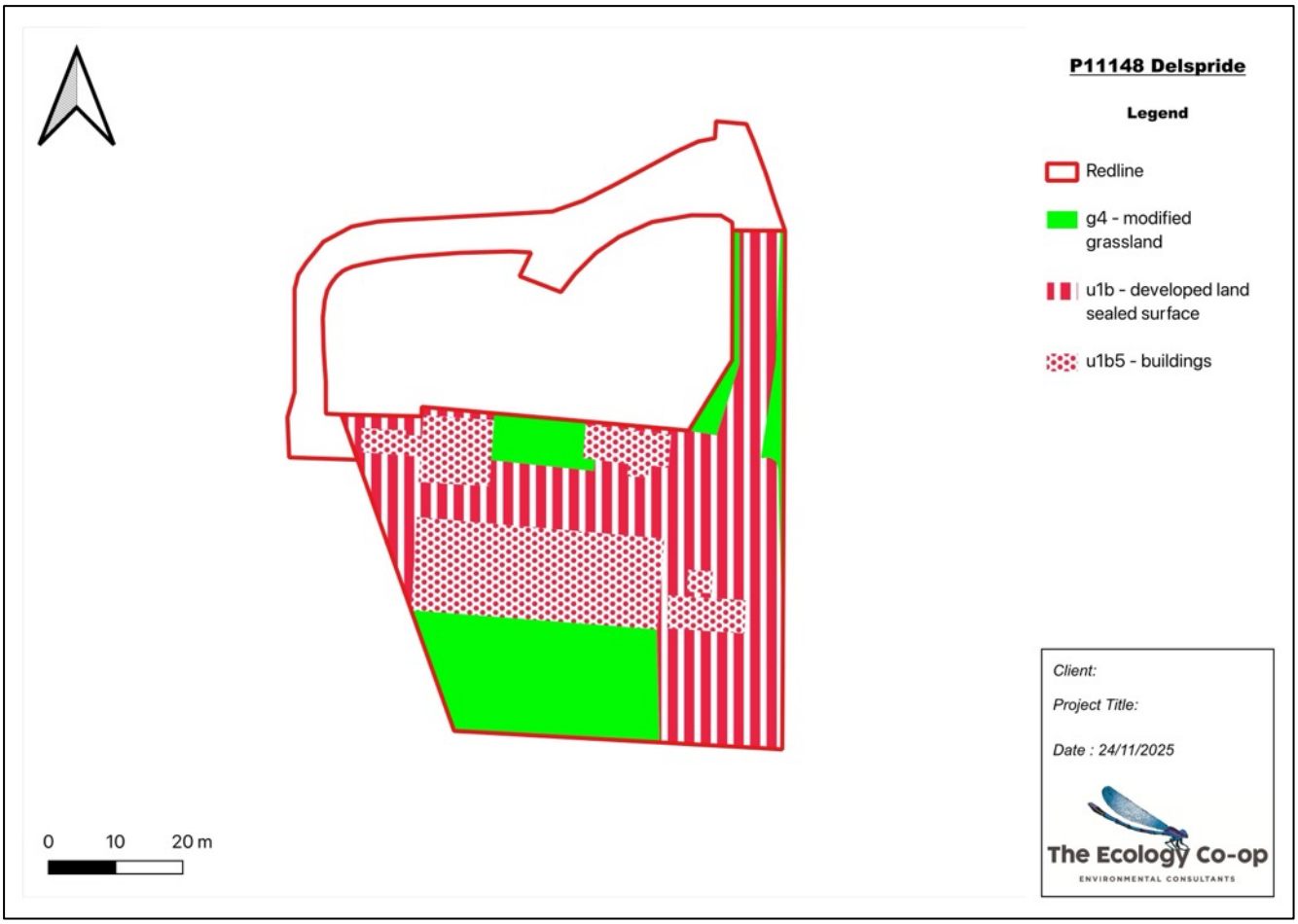

Figure 1. UKHAB map showing existing habitats within the site. The site boundary is indicated with a black line. Produced using QGIS software, 3.40.5-Bratislava.

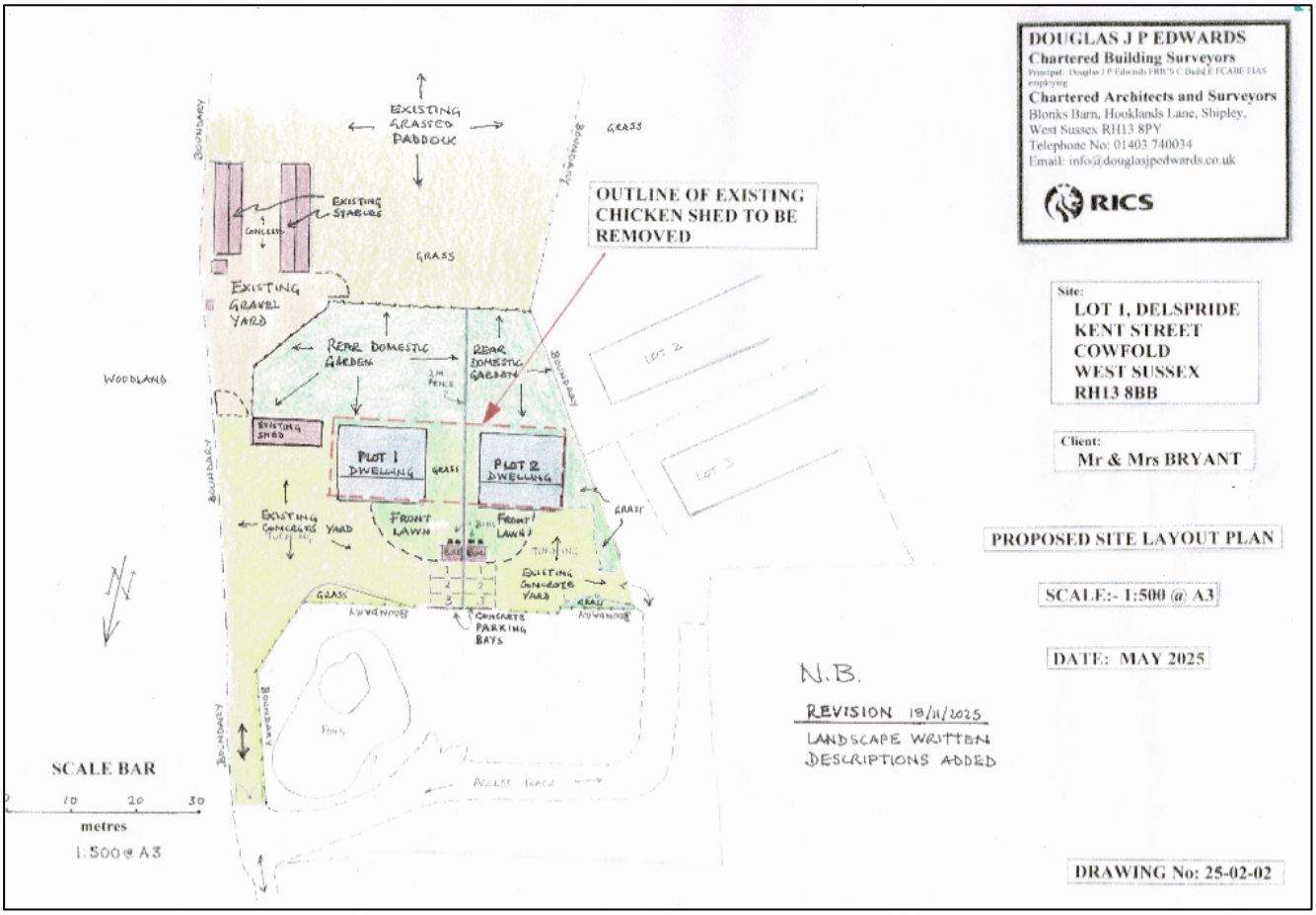

Figure 2. Proposed scheme layout for the development at Delspride. Reproduced from Douglas JP Edwards drawing number 25-02-02, dated May 2025.

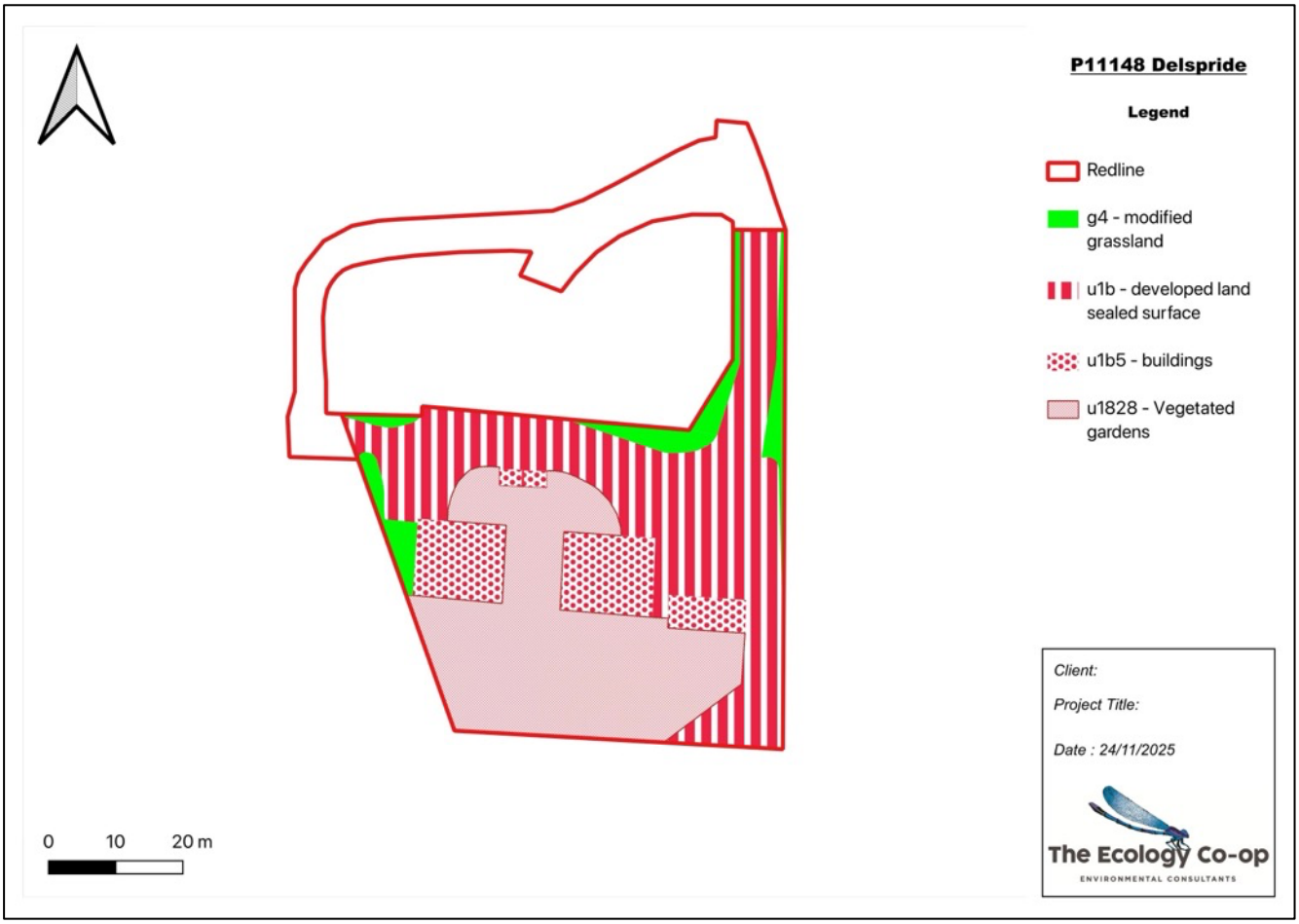

Figure 3. UKHAB map showing proposed habitats within the site. The site boundary is indicated with a red line. Produced using QGIS software, 3.40.5-Bratislava.

1.3 Summary of Previous Survey Work

A Preliminary Ecological Appraisal[4], completed by The Ecology Co-op in November 2025, identified the potential for bats, nesting birds, and great crested newts to be present on the site.

Phase 2 bat surveys have been recommended, as well as an eDNA survey of an adjacent pond for great crested newt.

1.4 Policy and Legislation

NPPF (2024)

The NPPF sets out the Government's view on how planners should balance nature conservation with development and helps ensure that Government meets its biodiversity commitments with regards to the operation of the planning system.

Paragraph 187d, states that planning policies and decisions should contribute to and enhance the local

[4] The Ecology Co-op (2025). Preliminary Ecological Appraisal *survey. – Delspride, Cowfold*

environment by:

- "*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*."

Paragraph 192b, states that to protect and enhance biodiversity and geodiversity, plans should;

- "*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 193d, states that when determining planning applications, authorities should apply the following principle:

- *"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.*

Environment Act (2021)

The Environment Act sets a target of halting the decline in species through the inclusion of a legally binding 2030 species abundance target. Aiming to restore natural habitats and enhance biodiversity, the Act requires new developments to improve or create habitats for nature (through mechanisms such as mandatory Biodiversity Net Gain), and tackle deforestation. Going forwards, UK businesses will need to look closely at their supply chains as amongst other measures they will be prohibited from using commodities associated with wide-scale deforestation. Woodland protection measures are also strengthened through the Act.

Local Policy

Policy 17 (Strategic Policy: Green Infrastructure and Biodiversity) of the Emerging Local Plan (Regulation 19) from Horsham District Council[5] notes that it will support development proposals which:

- *'The Council will support appropriate new development which delivers at least 12% biodiversity net gain and:*
- *Retains and enhances significant features of nature conservation value on development sites;*
- *Makes a positive contribution to biodiversity and accords with the aims and objectives of the Green Infrastructure and Local Nature Recovery Strategies, through the creation of appropriate green spaces, that provide linkages between habitats to create local and regional ecological networks that enable the movement of wildlife through development sites; and / or*
- *Following the principle of 'right habitat in the right place', significantly increases woodland or other habitats for the purpose of appropriately enhancing biodiversity, carbon sequestration, pollution control, and / or flood mitigation.'*

This Emerging Local Plan has a predicted adoption date of April 2026. As the site requires Phase 2 surveys before planning permission can be granted, it is expected that the new local policy will be in place by the time of submission.

[5] Horsham District Council (2024) Horsham District Local Plan 2023- 2040 (Regulation 19) Available online at: https://strategicplanning.horsham.gov.uk/gf2.ti/-/1583938/192184357.1/PDF/-/Horsham%20District%20Local%20Plan%20Regulation%2019.pdf

2 METHODOLOGY

This Biodiversity Impact Calculation uses the Statutory Biodiversity Metric calculation tool published by Natural England[6]. This is used to calculate 'habitat units' and 'hedgerow units' by multiplying the area (ha) or lengths (km), 'distinctiveness' (habitat type), 'condition' (quality), and strategic significance (location in relation to the authority's local strategy) of each habitat parcel.

The calculation provides a negative value to the biodiversity units where habitat is being directly lost to development. Where habitats are enhanced or created on-site, or off-site, the calculation gives a positive value but adds risk factors that account for uncertainty - difficulty in creating new habitats and time delays while they establish; habitats that are more difficult to restore or that will take a long time to reach a set target condition will score lower and therefore make a smaller positive contribution.

Where on-site gains are equal to or larger than the losses, the project is deemed to have neutral biodiversity impact or biodiversity 'net gain' respectively.

Where on-site gains do not outweigh on-site losses and a biodiversity 'net loss' is calculated, this becomes an 'offset requirement'. Offsets can be provided by further habitat creation or enhancement in-situ or elsewhere and are assessed using the same metric to balance the predicted gains against the losses to ensure no net loss will be achieved. It follows that a biodiversity net gain can still be achieved by providing higher biodiversity gains through the offset than the net loss resulting from the development.

Note that the metric does not allow for 'trading down'; one of the key principles in measuring biodiversity net losses or gains is that habitats of high ecological importance cannot be offset by the creation of larger areas of habitats with lower value. The Statutory Biodiversity Metric calculation tool includes a 'trading down correction' that deducts the number of biodiversity units that are not accounted for through the creation of equivalent high distinctive habitats than that lost. For example, the loss of a small area of lowland meadow priority habitat (high distinctiveness) will not be offset by a larger area of modified grassland (medium distinctiveness) and will only be offset by an equivalent area of habitat of the same distinctiveness or higher.

2.1 Data Sources

This calculation uses the most up to date survey information, using botanical data gathered during the site visit on the 5th of November 2025 and specific condition assessments which were undertaken. The areas of each habitat category were measured using GIS mapping tools (QGIS). Condition assessments were made in accordance with the Statutory Biodiversity Metric condition assessments document[7] and the Statutory Biodiversity Metric: draft user guide[8]. Applying the precautionary principle, a presumption for the higher condition was used where there was any uncertainty in the condition of existing habitats.

To predict habitat/hedgerow units supported after by the site after completion of the development, the aerial

[6] Natural England (2023) *The Statutory Biodiversity Metric – Calculation Tool*. Available online at: *https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides*

[7] Natural England (2023) *Statutory Biodiversity Metric Condition Assessments* Available online at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

[8] Natural England (2023). *Statutory Biodiversity Metric draft user guide.* Available online at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

imagery was overlaid by the proposed scheme layout (see

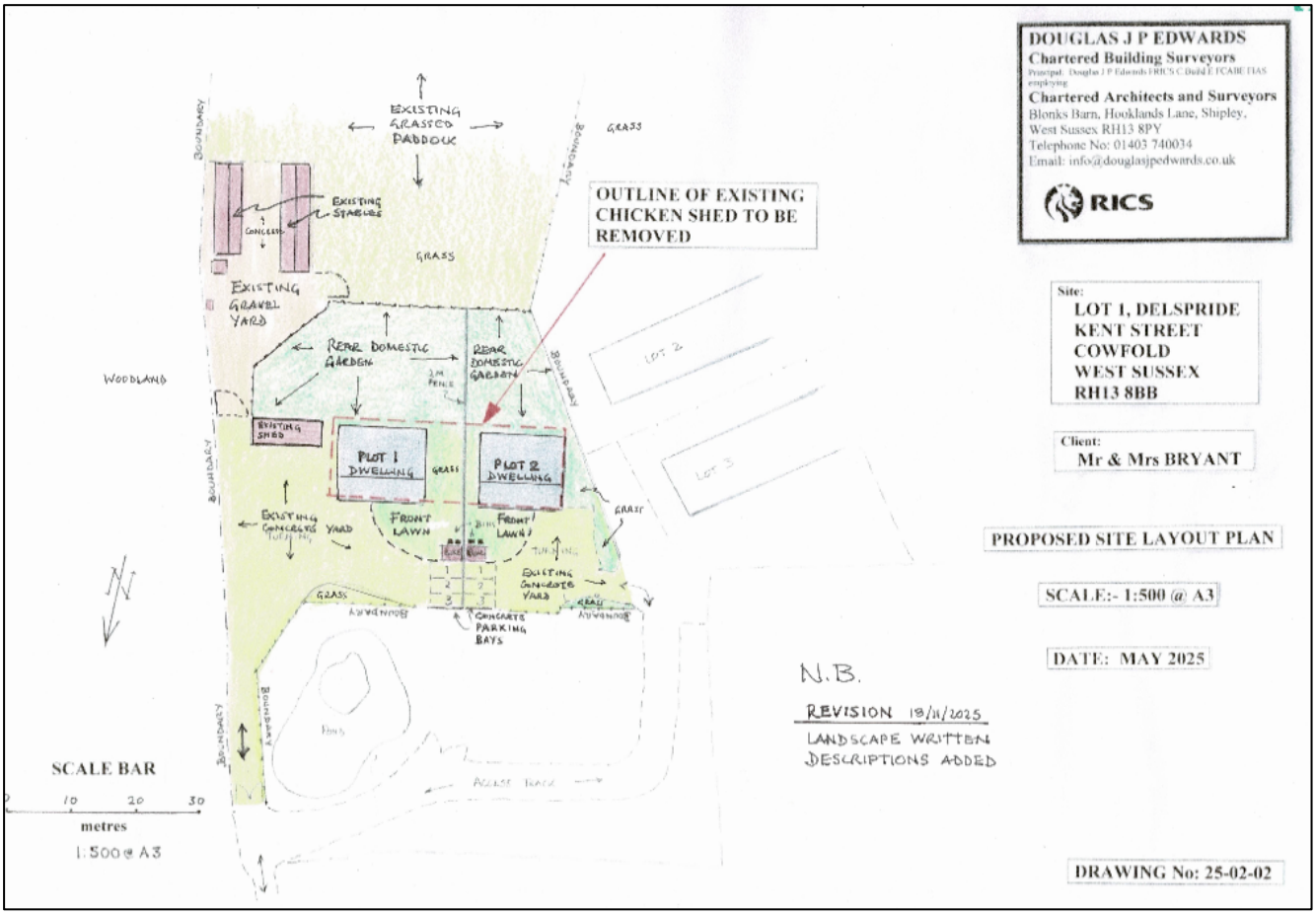

Figure 2). This allowed direct losses of habitats to be measured where the built environment overlaps with pre-existing habitat, with gardens and amenity areas treated separately. The habitats that are 'created' after development are assumed to achieve the highest level of condition as appropriate; a separate landscape and enhancement plan should be produced to ensure this condition is achieved.

The Statutory Biodiversity Metric calculation tool uses a separate calculator spreadsheet for linear features. This works under the same principles as above but replaces areas of habitat with linear length of a feature. It should be noted that because linear features often have higher ecological importance, linear habitats are assigned higher distinctiveness and must be offset with other linear features. The hedgerow units generated for linear features are not equivalent or interchangeable with biodiversity calculations for areas of habitat.

3 RESULTS

3.1 Existing Habitats Assessment

A summary of habitats and condition assessments is provided in Table 1. Full results of condition assessments for habitats which require it (using the Statutory Biodiversity Metric condition assessment document) are provided in Appendix 1.

Overall, the on-site calculated baseline is 0.35 habitat units and 0.00 hedgerow units.

Table 1. Existing habitat conditions for Delspride.

Habitats		Condition Assessments
UK Habitat (UKHAB) Classification System	**Location/Reference (habitat parcels split if multiple areas with different condition assessments)**	**Condition**
Developed land; sealed surface	Site entrance, surrounding buildings	N/A
Buildings	Scattered across site	N/A
Modified grassland	Eastern verge of entry road – MG1	Poor
Modified grassland	Western verge of entry road – MG2	Poor
Modified grassland	North of the site – MG3	Poor
Modified grassland	Horse paddock south of the site – MG4	Poor
Individual tree	Western verge of entry road	Good

3.2 Habitat Losses and Gains

The proposed development scheme at this site will result in the loss of:

- 0.067ha of modified grassland (g4) in poor condition;
- 0.069ha of buildings (ub15), condition assessment N/A;
- 0.042ha of developed land, sealed surface (u1b), condition assessment N/A.

The proposed development scheme at this site will retain:

- 0.011ha of modified grassland (g4) in poor condition;
- 1 medium (0.0163ha) tree (g200) in good condition;
- 0.006ha of buildings (ub15), condition assessment N/A;
- 0.099ha of developed land, sealed surface (u1b), condition assessment N/A.

Post intervention the following habitats will be created:

- 0.012ha of modified grassland (g4) in poor condition;
- 0.109ha of vegetated garden (u1828), condition assessment N/A;
- 0.033ha of buildings (ub15), condition assessment N/A;
- 0.029ha of developed land, sealed surface (u1b), condition assessment N/A.

The overall results of the calculations are presented in Table 2. Please refer to the Statutory Biodiversity Metric calculation tool supplied with this document (submitted separately) for full details of the calculation.

Table 2. Headline results of the Biodiversity Impact Calculation for the proposed development at Delspride.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.10
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	28.31%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

4 CONCLUSIONS

The Statutory Biodiversity Metric calculation has demonstrated that the proposed scheme will result in a likely net gain of **0.10 habitat units (+ 28.31%)**

The linear feature calculation for the proposed scheme results in no net change, as there are no hedgerows currently present on site, and no new hedgerows proposed.

The current scheme does satisfy the trading rules within the Statutory Biodiversity Metric

Should you need any further advice on the information provided above, please do not hesitate to contact The Ecology Co-op.

APPENDIX 1 – Habitat Condition Assessment Sheets

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	**05/11/2025**	Unique polygon reference	**MG1**
Surveyor name(s)	**Jenna Fairchild**	SBM habitat type	**Modified grassland**
Condition assessment required?			**Yes**
Onsite or offsite?	**Onsite**	Condition sheet used	**Yes**
Limitations (if applicable)	**N/A**		

Habitat description

Modified grassland with species including mallow *malva spp,* common nettle *Urtica dioica,* curled dock *Rumex cripus,* wood-sorrel *Oxalis acestosella,* cow parsley *Anthriscus sylvestris,* red fescue *Festuca rubra,* perennial rye-grass *Lolium perenne,* leafy spurge *Euphorbia esula,* white clover *Trifolium repens,* dandelions *Taraxacum spp.,* daisy *Bellis perrenis,* ribwort plantain *Plantago lanceolata,* creeping buttercup *Ranunculus repens,* bristly oxtongue *Helminthotheca echiodes* and dove's-foot crane's-bill *Geranium molle*.

Condition assessment results

1

Condition Assessment Results

Poor

Condition Criteria Assessment for Grasslandlow

A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1).

FALSE

B. 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 vertebrates and invertebrates to live and breed.

FALSE

C. Scrub accounts for less than 20% of total grassland area.

TRUE

D. Physical damage evident in less than 5% of total grassland area,

TRUE

E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).

FALSE

F. Cover of bracken is <20%.

TRUE

G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)

TRUE

Photo ref	

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	**No**	Condition (Good/Moderate/Poor):	**Poor**

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	**05/11/2025**	Unique polygon reference	**MG2**
Surveyor name(s)	**Jenna Fairchild**	SBM habitat type	**Modified grassland**
Condition assessment required?			**Yes**
Onsite or offsite?	**Onsite**	Condition sheet used	**Yes**
Limitations (if applicable)	**N/A**		

Habitat description

Modified grassland with species including common nettle *Urtica dioica,* curled dock *Rumex cripus,* wood-sorrel *Oxalis acestosella,* cow parsley *Anthriscus sylvestris,* red fescue *Festuca rubra,* perennial rye-grass *Lolium perenne,* leafy spurge *Euphorbia esula,* white clover *Trifolium repens,* dandelions *Taraxacum spp.,* daisy *Bellis perrenis,* ribwort plantain *Plantago lanceolata,* creeping buttercup *Ranunculus repens,* bristly oxtongue *Helminthotheca echiodes* and dove's-foot crane's-bill *Geranium molle.*

Condition assessment results

1

Condition Assessment Results

Poor

Condition Criteria Assessment for Grasslandlow

A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1).

FALSE

B. 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 vertebrates and invertebrates to live and breed.

FALSE

C. Scrub accounts for less than 20% of total grassland area.

TRUE

D. Physical damage evident in less than 5% of total grassland area,

FALSE

E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).

FALSE

F. Cover of bracken is <20%.

TRUE

G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)

TRUE

Photo ref	

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	**No**	Condition (Good/Moderate/Poor):	**Poor**

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	**05/11/2025**	Unique polygon reference	**MG3**
Surveyor name(s)	**Jenna Fairchild**	SBM habitat type	**Modified grassland**
Condition assessment required?			**Yes**
Onsite or offsite?	**Onsite**	Condition sheet used	**Yes**
Limitations (if applicable)	**N/A**		

Habitat description

Modified grassland with species including common nettle *Urtica dioica,* red fescue *Festuca rubra,* perennial rye-grass *Lolium perenne,* white clover *Trifolium repens,* dandelions *Taraxacum spp.,* daisy *Bellis perrenis,* ribwort plantain *Plantago lanceolata,* bristly oxtongue *Helminthotheca echiodes,* spear thistle *Cirsium vulgare,* creeping thistle *Cirsium arvense* and common mouse-ear *Cerastium fontanum.*

Condition assessment results

1

Condition Assessment Results

Poor

Condition Criteria Assessment for Grasslandlow

A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1).

FALSE

B. 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 vertebrates and invertebrates to live and breed.

FALSE

C. Scrub accounts for less than 20% of total grassland area.

TRUE

D. Physical damage evident in less than 5% of total grassland area,

TRUE

E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).

TRUE

F. Cover of bracken is <20%.

TRUE

G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)

TRUE

Photo ref	

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	**No**	Condition (Good/Moderate/Poor):	**Poor**

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS

Date	**05/11/2025**	Unique polygon reference	**T1**
Surveyor name(s)	**Jenna Fairchild**	SBM habitat type	**Individual Tree**
Condition assessment required?			**Yes**
Onsite or offsite?	**Onsite**	Condition sheet used	**Yes**
Limitations (if applicable)	**N/A**		

Habitat description

Modified grassland with species including white clover *Trifolium repens,* bristly oxtongue *Helminthotheca,* creeping buttercup *Ranunculus repens,* dandelions *Taraxacum spp.,* creeping cinquefoil *Potentialla reptans,* dove's-foot crane's-bill *Geranium molle,* red fescue *Festuca rubra,* perennial rye-grass, common ragwort *Jacobea vulgaris,* creeping thistle *Cirsium arvense,* yarrow *Archillea millefolium,* hairy bitter-cress *Cardamine hirsute*.

Condition assessment results

1

Condition Assessment Results

Poor

Condition Criteria Assessment for Grasslandlow

A. There are 6-8 vascular plant species per m2 present, including at least 2 forbs (this may include those listed in Footnote 1).

FALSE

B. 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 vertebrates and invertebrates to live and breed.

TRUE

C. Scrub accounts for less than 20% of total grassland area.

TRUE

D. Physical damage evident in less than 5% of total grassland area,

FALSE

E. Cover of bare ground between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).

FALSE

F. Cover of bracken is <20%.

TRUE

G. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981)

TRUE

Photo ref	

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	**No**	Condition (Good/Moderate/Poor):	**Poor**

CONDITION ASSESSMENT SHEET FOR USE WITH STATUTORY BIODIVERSITY METRIC (SBM)- AREA BASED HABITATS			
Date	**05/11/2025**	Unique polygon reference	**T1**
Surveyor name(s)	**Jenna Fairchild**	SBM habitat type	**Individual Tree**
Condition assessment required?			**Yes**
Onsite or offsite?	**Onsite**	Condition sheet used	**Yes**
Limitations (if applicable)	**N/A**		

Habitat description

Individual pedunculate oak *Quercus robur* tree.

Condition assessment results

3 Condition Assessment Results
Good

Condition Criteria Assessment for Individualtrees

A. The tree is a native species (or at least 70% within the block are native species).

TRUE

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

TRUE

C. The tree is mature (or more than 50% within the block are mature).

FALSE

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.

TRUE

E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

TRUE

F. More than 20% of the tree canopy area is oversailing vegetation beneath.

TRUE

Photo ref	

Are any criteria non-negotiable? (Y/N) If Yes are they passed?	**No**	Condition (Good/Moderate/Poor):	**Good**