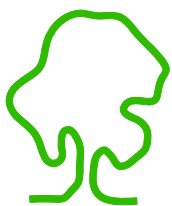


LAXLEY PENNANT

MARTHAS BARN, WHEATSHEAF ROAD, HENFIELD

Biodiversity Net Gain

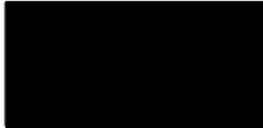
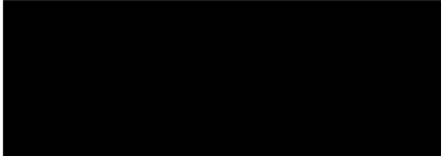
December 2025



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	868a/Brett/LaxleyPennant/BNG
Date	December 2025
Client	Laxley Pannant
Report type	Biodiversity Net Gain
Purpose	Supporting Information
Revisions	N/A
Prepared by	Aimee – Jane Lowles BSc (Hons), MRes  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

LAXLEY PENNANT

MARTHAS BARN, WHEATSHEAF ROAD, HENFIELD

Biodiversity Net Gain

December 2025

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LAXLEY PENNANT

MARTHAS BARN, WHEATSHEAF ROAD, HENFIELD

Biodiversity Net Gain

December 2025

1. BACKGROUND & METHOD

- 1.1 Environmental Assessment Services Ltd have been appointed to carry out a Biodiversity Net Gain (BNG) assessment for submission to Horsham District Council in regard to the proposed redevelopment of land at Mathas Barn, near Henfield, West Sussex.
- 1.2 The site (as existing) comprises a developed plot of land to the south of Wheatsheaf Road. It is proposed to erect 3 buildings (D, E and F), reposition building C, provide a formal parking and turning area to serve the units and provide access to land to the rear.
- 1.3 This assessment has been prepared generally in accordance with the CIEEM EcIA guidelines, as applicable, as recognised by the British Standard on Biodiversity BS42020:2013, The Statutory Biodiversity Metric Users Guide (Defra 3 July 2025) and The UK Habitat Classification (Version 2).
- 1.4 The BNG assessment was undertaken as follows:
 - a) Site survey completed 15 December 2025 to identify all existing habitats, trees and linear features on site.
 - b) Condition assessment of habitats, trees and linear features using the Biodiversity Metric Condition Sheets, where appropriate, during the site visit.
 - c) Review of the proposed development plans to identify proposed habitat types and linear features post-development, to quantify habitat areas and linear feature lengths, and to make recommendations where ecological enhancements may be made within the proposed plans for the site.
 - d) Calculation of Biodiversity Units for pre- and post-development scenarios, following Defra's Statutory Biodiversity Metric User Guide.
 - e) Determination of strategic significance of the site through review of the Local Plans (Local Nature Recovery Strategy, or other specified alternative documents) and statutory and non-statutory sites (EA Magic Map).

2. HABITAT ASSESSMENT

The existing habitats are identified on the Baseline (As Existing) Habitat Map provided in Appendix A. In accordance with the current guidance, quoted below, the habitat has been assessed based on its condition prior to the recent introduction of hard cover. Historic aerial imagery has been used, together with an assessment of the remaining grassland which has enabled an appropriate condition assessment to be undertaken.

Schedule 14 of the Environment Act 2021 states 'If a person carries out activities on land on or after 30 January 2020 otherwise than in accordance with planning permission, or any other permission of a kind specified by the Secretary of State by regulations, and as a result of the activities the biodiversity value of the onsite habitat following these activities is lower on the relevant date than it would otherwise have been, the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities'.

A detailed description of the baseline habitats is provided as follows.

2.1 Existing Habitats

2.1.1 Developed Land; Sealed Surface (u1b)

Developed Land is defined as: *Soil surface sealed with impervious material as a result of urban development and infrastructure construction.*

The site, as existing, is dominated by buildings and surfacing used for access and parking. The combined area of sealed surface totals 0.249006 ha. This sum excludes the newly surfaced area, which was previously modified grassland (see section 2.1.3 below).

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.1.2 Bare Ground

Bare Ground is defined as: *Any type of bare soil or other unvegetated substrate.*

The area to the front (north) of the site between the hardstanding on site and the adjacent road is unvegetated. The total area of bare ground within the site is 0.030253 ha.

2.1.3 Modified Grassland

Modified Grassland is defined as: *Species-poor vegetation (<9 species per m²) dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of Rye-grasses (*Lolium* spp.) and White Clover (*Trifolium repens*). Most broadleaved species present will be associated with high fertility (e.g. creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover and cow parsley).*

Prior to 30 January 2020 part of the existing hard standing had been grassland. Historic mapping has been used to confirm the area of grassland which has been mapped. The condition of the grassland has been assessed based on the condition of the remaining area of grassland. The condition sheet for the grassland is provided in Appendix B. The grassland passed 4 criteria including the essential criteria giving a score of Moderate.

The total area of modified grassland within the redline boundary (prior to replacement) was 0.144808 ha.

2.1.4 Vegetated Garden

Vegetated Garden is defined as: *Garden that is principally vegetated, for example with large areas of grass and flower beds.*

There is a small parcel of vegetated garden habitat located adjacent to the eastern boundary of the site. The total area of this habitat type is 0.017087 ha.

This habitat is not allocated a condition type and is recorded within the metric as Condition: N/A – Other.

2.1.5 Individual Trees

There are two individual mature oak trees located to the west of the site entrance and six closely planted small conifers to the south of the vegetated garden area within the site. The condition sheets for these trees is provided in Appendix B.

The table below lists all trees within the site which could be impacted by the proposed development where appropriate protection measures are not implemented during the redevelopment of the site.

Tree Table

Tree No.	Species	Size, mm	Metric area (ha)	Condition	Units
T1	Oak	Large	0.0366	Good	0.44
T2	Oak	Medium	0.0163	Moderate	0.13
T3	Conifer	Small	0.0041	Moderate	0.03
T4	Conifer	Small	0.0041	Moderate	0.03
T5	Conifer	Small	0.0041	Moderate	0.03
T6	Conifer	Small	0.0041	Moderate	0.03
T7	Conifer	Small	0.0041	Moderate	0.03
T8	Conifer	Small	0.0041	Moderate	0.03

Size: Small 75-300 mm (0.0041ha), Medium 300-600 mm (0.0163 ha),
Large 600-900 mm (0.0366 ha), Very Large 900 mm + (0.0765)

2.2 Existing Linear Features

There are no linear features associated with the site.

2.3 Proposed Habitats

This includes all retained and created habitats on site calculated based on the proposed site layout prepared by Brett Inc, drawing number 1891.1/02 (November 2025). The As Proposed Habitat Map is provided in Appendix A.

2.3.1 Developed Land; sealed surface (u1b)

The majority of the site will comprise sealed surface of buildings, access and parking post development.

The total post developed area of sealed surface will be 0.406987 ha.

2.3.2 Shrub Planting

Planting is to include a mix of shrubs suited to the planting location. The total area of shrub planting will be 0.009815 ha.

Condition assessment for this type of habitat is not required in accordance with the metric.

2.3.3 Vegetated Garden

The parcel of vegetated garden habitat located adjacent to the eastern boundary of the site is to be retained as existing.

2.3.4 Individual Trees

There are two mature oak trees located to the west of the site entrance and the six closely planted conifers to the south of the vegetated garden area are to be retained and protected as existing.

2.4 Proposed Linear Features

There are no proposed linear features.

3. RESULTS

3.1 Site as Existing

- 3.1.1 As existing, the site comprises four habitat types plus individual trees. The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 1 below.

Table 1: Habitats as Existing (Baseline)

Habitat Type	Size (hectares)	Condition	Units
Urban tree	(0.0366)	Good	0.44
Urban tree	(0.0163)	Moderate	0.13
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Modified grassland	0.144808	Moderate	0.87
Developed land; sealed surface	0.249006	N/A	0.00
Bare ground	0.030253	Poor	0.06
Vegetated garden	0.017087	N/A	0.03
Total	0.44 (0.52 with trees)	-	1.73

3.2 Site as Proposed

- 3.2.1 As proposed, the site will comprise three habitat types plus the retained trees. The area of each habitat type has been calculated, its condition assessed (where indicated) and other factors applied. This information has been inputted into the metric calculator and the habitat units have been calculated. The results are given in Table 2 below.

Table 2: Habitats as Proposed (Planned)

Habitat Classification	Size (hectares)	Condition	Units
Urban tree	(0.0366)	Good	0.44
Urban tree	(0.0163)	Moderate	0.13
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Urban tree	(0.0041)	Moderate	0.03
Vegetated garden	0.017087	N/A	0.03
Introduced shrub	0.009815	N/A	0.02
Developed land; sealed surface	0.406987	N/A	0.00
Total	0.43	-	0.82

3.3 Biodiversity Unit Calculations

The change in biodiversity units from the baseline (pre-development) to the proposed is shown in Table 3 below.

Table 3A: Habitat Unit Change Summary

Parameter	Habitat Units
Baseline Units	1.73
Onsite post intervention Units	0.82
Onsite net change unit	-0.91
Total net change, %	-52.63

3.4 Trading Summaries

3.4.1 The trading summary indicates the required compensation for the loss of habitats of differing distinctiveness. In this case, the trading summary indicates that the rule for lower distinctiveness habitat has not been met. This is mainly a result of the loss of modified grassland to hardstanding required to provide the additional units, access and parking.

3.4.2 The trading rules in this case will need to be satisfied through the purchase of suitable offsite units (0.91 low or higher distinctiveness units plus those required to deliver 10% net gain, see section 3.6 below).

3.5 Ecological Functionality

3.5.1 The pre-development ecological value of the site is deemed to be low. There are / were no ecological habitats (with the exception of the oak trees which are to be retained) or linear features considered to be of significant ecological value within the site.

3.5.2 The proposed development of the site is not considered likely to have any significant ecological impacts.

3.6 Achieving Biodiversity Net Gain

3.6.1 The site, as proposed, will not achieve biodiversity net gain on site. In order to deliver the required 10% net gain, it will be necessary to obtain 1.08 habitat unit from an offsite source.

Unit type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat	10%	1.73	0.90	1.08

4. MANAGEMENT AND MONITORING

4.1 Confirmation should be provided to Horsham District Council to confirm the development has been developed in accordance with the proposed plans used for this assessment. If the development scheme has been altered, the BNG assessment should be updated and any alteration in BNG delivered, addressed as appropriate.

4.2 No further management or monitoring of the habitats proposed under the current scheme is required.

5. CONCLUSIONS

- 5.1 The biodiversity net gain assessment has been conducted using the Statutory Biodiversity Metric and associated technical documents and guidance and has utilised *UKHab* definitions. The site was visited on 15 December 2025 and all habitats (and linear features) were recorded and an assessment of condition was made where appropriate.
- 5.2 The redevelopment of the site, as proposed, will result in a net loss of 0.91 habitat units. In order to deliver 10 % net gain under the current scheme it will be necessary to secure 1.08 habitat units from an off site source, included within that total the 0.91 units of low distinctiveness habitat.
- 5.3 The proposed development will result in the loss of modified grassland, a low distinctiveness habitat, which has already been cleared and laid to hard cover. The key ecological features of the site are limited to the oak trees (x2) located to the west of the site entrance. These features are to be retained and protected, together with the six conifers located along the southern edge of the vegetated garden habitat within the site, which is also to be retained.
- 5.4 The proposed redevelopment of the site is not considered likely to have any significant ecological impact. Through the purchase of off site units, 10% net gain may be achieved.

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APPENDIX A:
Baseline (As Existing) Habitat Map
As Proposed Habitat Map

Marthas Barn Baseline Habitat Map

Baseline Habitat Map

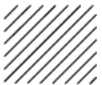
Pre - 2020 site conditions

In accordance with the Environmental Act 2021

Key



Individual tree

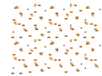


Sealed Surface - sum 2490.06 m

Access and parking - 1927.36 m²

Building A - 265.26 m²

Building B - 297.44 m²



Bare Ground - 302.53 m



Modified Grassland - 1448.08 m



Vegetated Garden - 170.87 m

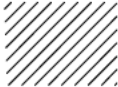
Site Boundary



Marthas Barn Proposed Habitat Map

Proposed Habitat Map
Based on Drg No: 1891.3/02 (November 2025)

Key

-  Individual tree
-  Sealed Surfaces 4069.87
Retained 2490.06
New 1579.81
-  Shrub Planting 98.15
-  Vegetated Garden 170.87
-  Site Boundary



10cm = 250 Metres at scale 1:2500
10cm = 125 Metres at scale 1:1250

10cm = 50 Metres at scale 1:500
10cm = 25 Metres at scale 1:250

10cm = 10/20 Metres at scale 1:100/1:200
10cm = 5 Metres at scale 1:50

APPENDIX B: Condition 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	Marthas Barn, Wheatsheaf Road, Henfield	Survey date and Surveyor name	09/12/2025 - Lucy Monday
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
Land to the south of the existing developed area has been used to identify grassland habitat prior to clearance. Grassland subject to low level maintenance and no fixed use. Aerial imagery shows significant disturbance of the land since ca 2018, prior to which the land appears to be mown pasture.			
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.	Yes	7 vascular plant species recorded per m2. Dominant species included creeping buttercup and white clover, with scattered dock, ragwort, geranium, creeping cinquefoil, creeping thistle and gorse.
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	Grass cut to uniform length
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 encroaching scrub from margins minimal.
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	Aerial imagery shows the grassland within the redline boundary to be subject to significant damage since 2018.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No	Area of bareground within the grassland exceeds 10% within the redline boundary based on review of aerial imaging.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	None present
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes	None observed

Essential criterion achieved (Yes or No)			Yes
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)	4	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Habitat lost - no enhancement possible for the area within the redline boundary.			
Footnotes			
Footnote 1 – 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> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . 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: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
Area of bare ground at the northern side of the site.			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	Marthas Barn	Survey date and Surveyor name	09.12.2025
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types:			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	
B	The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.	N	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	No presence of invasive species.
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			Yes
Number of criteria passed			1 (Poor)
Condition Assessment Result		Condition Assessment Score	Score Achieved x/✓
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

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.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Mature oak tree located near the site entrance. No signs of any significant damage.			
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.			
On-site or off-site, site name and location	Development at Marthas Barn, Wheatsheaf Road (T1).	Survey date and Surveyor name	09/12/2025 - Lucy Monday
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel 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).	Yes	Oak Tree
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	700 mm
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.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		5	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 or 6 criteria	Good (3)	Yes (5). Good	
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			

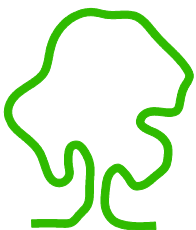


Condition Sheet: INDIVIDUAL TREES Habitat Type			
Habitat Types			
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.			
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>			
Habitat Description			
Oak tree located near the site entrance shows signs of significant damage, including multiple limbs removed.			
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.			
On-site or off-site, site name and location	Development at Marthas Barn, Wheatsheaf Road (T2).	Survey date and Surveyor name	09/12/2025 - Lucy Monday
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel 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).	Yes	Oak Tree
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).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	480 mm
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	Removal of some limbs
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	
Number of criteria passed		4	
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ×/√	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	Yes (4). Moderate	
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			



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.												
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>												
Habitat Description												
Six mature confiner trees in a continuous line pattern near the sites south east 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.												
On-site or off-site, site name and location		Development at Marthas Barn, Wheatsheaf Road.				Survey date and Surveyor name		09/12/2025 - Lucy Monday				
						Survey reference (if relating to a wider survey)						
Limitations (if applicable)		Habitat parcel reference										
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).	N	N	N	N	N	N					Non-native confier species.
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	Y	Y	Y					
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Y	Y	Y	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	Y	Y	Y					
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	N	N	N	N	N					
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	Y	Y	Y					

Number of criteria passed		4	4	4	4	4	4					
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved $\times/\sqrt$										
Passes 5 or 6 criteria	Good (3)											
Passes 3 or 4 criteria	Moderate (2)	Y	Y	Y	Y	Y	Y					
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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