

## Biodiversity Net Gain Assessment

### Site Address:

Redlands Farm, Rock Road, Washington, Pulborough, West Sussex, RH20 3BQ

### Client:

Mr Gerry Thurgood

### Assessment Date:

9<sup>th</sup> July 2025

### Project:

This report is prepared to inform a planning application with the Horsham District Council. The proposal is described as:

*"Construction of a single agricultural unit"*

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

*The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.*

| Version Control |       |                                                  |            |
|-----------------|-------|--------------------------------------------------|------------|
| Status          | Issue | Name                                             | Date       |
| Draft           | 0.1   | Abby Pidgen BSc (Hons) MSc, Consultant Ecologist | 09/07/2025 |
| Final           | 1.0   | Abby Pidgen BSc (Hons) MSc, Consultant Ecologist | 17/07/2025 |

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### Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The site is centred at National Grid Reference TQ 11734 14323 and has an area of approximately 0.42ha. The site lies within a rural area surrounded by arable fields, grassland, mature hedgerows, treelines, woodland and scattered residential and agricultural buildings. The town of Heath Common lies northwest of the site, on the opposing side of the neighbouring deciduous woodland. There are a couple scattered ponds surrounding the site boundary with the closest being approximately 210m south.

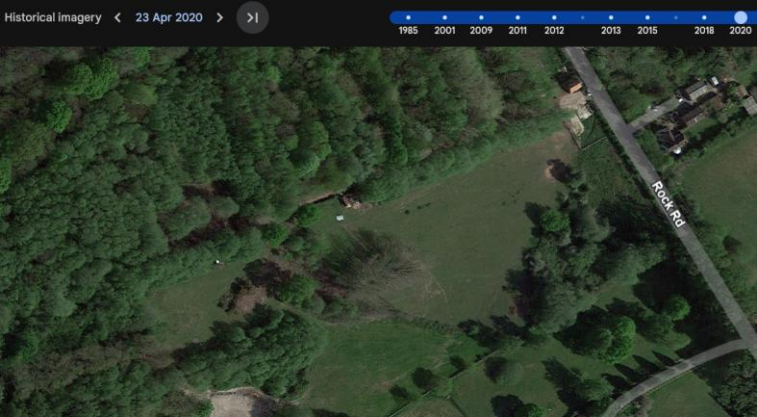
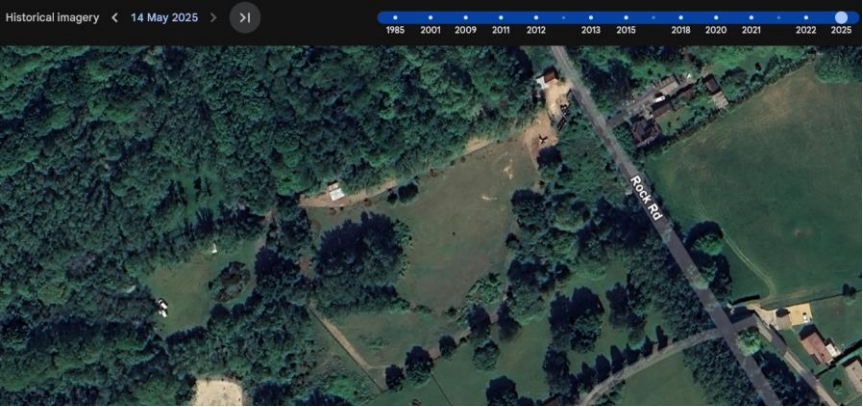
This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric – Redlands Farm, Rock Road, RH20 3BQ (Arbtech Consulting Ltd, 2025)
- ❖ Barn Floor Plan – Redlands Farm, Rock Road, RH20 3BQ (December, 2024)
- ❖ Preliminary Ecological Appraisal (PEA) - Redlands Farm, Rock Road, RH20 3BQ (Arbtech Consulting Ltd, 2025)

### Executive Summary

- ❖ The baseline biodiversity value of the site is 1.01 units with 0.45 linear-based units. The proposed development will result in **+10.79%** area-based net gain and a **+16.41%** net gain in linear-based units through the implementation of on-site habitat creation and enhancements.
- ❖ A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.

Introduction

| BNG Informative                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                     |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Habitat Degradation Statement     | Date reflected by BNG calculations                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 23 <sup>rd</sup> June 2025                                                          |
|                                   | The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 23 <sup>rd</sup> April 2020 and 14 <sup>th</sup> May 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020. |                                                                                     |
|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Irreplaceable Habitat Statement   | No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 <sup>th</sup> January 2020.                                                                                                                                                                                                                                                                                                 |                                                                                     |
| Metric Version & Publication Date | Statutory Biodiversity Metric Calculation Tool first published 29 <sup>th</sup> November 2023 with last updates to metric tools and user guides on 23 <sup>rd</sup> July 2024.                                                                                                                                                                                                                                                                                                                       |                                                                                     |
| BNG Target Uplift                 | +10%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                     |
| National Character Area (NCA)     | 120 - Wealden Greensand                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |

|                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Strategic Significance                                | West Sussex County Council (WSCC), along with Sussex Wildlife Trust (SWT) the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Horsham District Council, has yet to adopt a comprehensive LNRS. As advised by the WSCC, the following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                                                                                                                                                                                                                                         |
|                                                       | <ul style="list-style-type: none"><li>❖ Policies Map</li><li>❖ Horsham District Nature Recovery Network report: <a href="https://www.horsham.gov.uk/climate-and-environment/climate-action-across-the-district/wilder-horsham-district/horsham-district-nature-recovery-networks/horsham-district-nature-recovery-network-report#4">https://www.horsham.gov.uk/climate-and-environment/climate-action-across-the-district/wilder-horsham-district/horsham-district-nature-recovery-networks/horsham-district-nature-recovery-network-report#4</a></li><li>❖ Sussex Nature Recovery: <a href="https://www.sussexnaturerecovery.org.uk/about">https://www.sussexnaturerecovery.org.uk/about</a></li><li>❖ Sussex Nature Partnership: <a href="https://sussexlnp.org.uk/natural-capital/local-nature-recovery-strategies/">https://sussexlnp.org.uk/natural-capital/local-nature-recovery-strategies/</a></li></ul> |                                |                                                                                                                                                                                                                                                                         |
|                                                       | Habitat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Baseline /<br>Post-Development | Justification                                                                                                                                                                                                                                                           |
|                                                       | Line of Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Baseline                       | While not currently mentioned or included in any LNRS, strategies or policies, these habitats are well connected to surrounding good quality woodland and therefore acts as stepping stones and provide connectivity between habitats parcels in the wider environment. |
|                                                       | Mixed Scrub                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |                                                                                                                                                                                                                                                                         |
|                                                       | Rural Trees                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Post-Development               |                                                                                                                                                                                                                                                                         |
|                                                       | Native Hedgerow                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                                                                                                                                                                                                                                                         |
| Limitations                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                                                                                                                                                                                                                                                         |
| There were no specific limitations to the assessment. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                                                                                                                                                                                                                                                         |

## Baseline

| Baseline Biodiversity Value: On-Site |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                               |                                   |
|--------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Area-Based Habitats (A-1)            |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                               |                                   |
| Habitat                              | Area (ha) | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Condition Assessment                                                                                                                                          | Strategic Significance            |
| Developed Land, Sealed Surface       | 0.008     | At the entrance to the site, a small section of hardstanding surface is present. This habitat has negligible value.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.                             | <b>Low</b> Strategic Significance |
| Bare Ground                          | 0.062     | Following the entrance to the site, there is a long pathway beneath the canopy of the surrounding trees which leads onto the development area of the site. This is comprised entirely of bare ground and holds little ecological value.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Poor: passes 1 of 3 criteria.</b><br><br>Assessed using the 'Urban' habitat type condition sheet.                                                          | <b>Low</b> Strategic Significance |
| Modified Grassland                   | 0.328     | The majority of the site is comprised of regularly managed, species-poor modified grassland. The grassland maintains a short sward throughout of between 2–4 cm in length. Patches of bare ground are present throughout, due to the intensive management and the presence of rabbits and moles in the surrounding landscape. Species composition is consistent with this habitat type and is comprised of dominant perennial ryegrass ( <i>Lolium perenne</i> ), white clover ( <i>Trifolium repens</i> ) with occasional bramble ( <i>Rubus fruticosus</i> ), common daisy ( <i>Bellis perennis</i> ), and Yorkshire fog ( <i>Holcus lanatus</i> ), and rare bird's-foot trefoil ( <i>Lotus corniculatus</i> ), common cinquefoil ( <i>Potentilla reptans</i> ), and meadow buttercup ( <i>Ranunculus acris</i> ). Approximately 2–3 species were present per m <sup>2</sup> . | <b>Poor: passes 3 of 7 criteria excluding essential criterion A.</b><br><br>Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet. | <b>Low</b> Strategic Significance |

|             |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                          |                                                |
|-------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Mixed Scrub | 0.026 | A centrally located stand of mixed scrub was present within the site. The scrub was dense and exhibited a well-developed vertical structure, providing a range of microhabitats. It comprised a variety of native woody species including bramble, gorse ( <i>Ulex europaeus</i> ), juniper ( <i>Juniperus communis</i> ), and alder ( <i>Alnus glutinosa</i> ). The ground layer supported a diverse assemblage of grasses and herbaceous species, including common nettle ( <i>Urtica dioica</i> ), cock's-foot ( <i>Dactylis glomerata</i> ), Yorkshire fog, common ragwort ( <i>Jacobaea vulgaris</i> ), common sorrel ( <i>Rumex acetosa</i> ), enchanters' nightshade ( <i>Circaea lutetiana</i> ), meadow-grasses ( <i>Poa</i> spp.), and soft brome ( <i>Bromus hordeaceus</i> ). | <b>Moderate:</b> passes 4 of 5 criteria.<br><br>Assessed using the 'Scrub' habitat type condition sheet. | <b>Medium</b><br><br>Strategic<br>Significance |
|-------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------|

### Baseline Biodiversity Value: On-Site

#### Linear-Based Habitats (B-1)

| Habitat       | Length (km) | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Condition Assessment                                                                                             | Strategic Significance                         |
|---------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Line of Trees | 0.068       | A line of trees comprising predominantly broadleaved trees was present adjacent to the northern boundary of the site comprised primarily composed of silver birch ( <i>Betula pendula</i> ), alder ( <i>Alnus glutinosa</i> ), and oak ( <i>Quercus robur</i> ). The canopy, while somewhat diminished in density, remains present and well connected to adjacent woodland habitats. The trees within the stand appear generally healthy, though fungal bracket formations were observed on several trees, indicating the presence of decay. Dead trees and standing deadwood are present. Ivy ( <i>Hedera helix</i> ) is frequent on many of the tree stems. The ground flora consists largely of bramble, bracken ( <i>Pteridium aquilinum</i> ), and common nettle forming a dense understorey layer. | <b>Moderate:</b> passes 4 of 5 criteria.<br><br>Assessed using the 'Line of Trees' habitat type condition sheet. | <b>Medium</b><br><br>Strategic<br>Significance |

## Post-Development

### Post-Development Biodiversity Value: On-Site

#### Area-Based Habitats

|                | Habitat                        | Area (ha) | Description                              | Condition Assessment                                                                                                                                          | Strategic Significance               |
|----------------|--------------------------------|-----------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Retained (A-1) | Developed Land, Sealed Surface | 0.008     | Retained hardstanding at site entrance.  | Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.                             | <b>Low</b> Strategic Significance    |
|                | Bare Ground                    | 0.062     | Retained bare ground access track.       | <b>Poor:</b> passes 1 of 3 criteria.<br><br>Assessed using the 'Urban' habitat type condition sheet.                                                          | <b>Low</b> Strategic Significance    |
|                | Modified Grassland             | 0.251     | Retained grassland in current condition. | <b>Poor:</b> passes 3 of 7 criteria excluding essential criterion A.<br><br>Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet. | <b>Low</b> Strategic Significance    |
|                | Mixed Scrub                    | 0.026     | Retained scrub in current condition.     | <b>Moderate:</b> passes 4 of 5 criteria.<br><br>Assessed using the 'Scrub' habitat type condition sheet.                                                      | <b>Medium</b> Strategic Significance |

|                |                                                     |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                       |                                            |
|----------------|-----------------------------------------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Created (A-2)  | Rural Tree                                          | 0.0244 | 6no. small trees will be planted throughout the retained modified grassland on site. Species selected will be suitable for the soil type and be similar to those found in the surrounding woodland, which are proven to grow well in the area. Recommended species include Silver Birch, Rowan, Sweet Chestnut and Willow.                                                                                                                                                 | <b>Moderate:</b> <i>expected to pass passes 4 of 6 criteria.</i><br><br>Assessed using the 'Individual Tree' habitat type condition sheet.                            | <b>Medium</b><br>Strategic<br>Significance |
|                | Developed Land,<br>Sealed Surface<br>(buildings)    | 0.054  | Creation of a single agricultural unit in the centre of the site and a small section of hardstanding (90m <sup>2</sup> ) adjacent.                                                                                                                                                                                                                                                                                                                                         | Habitat condition pre-determined as ' <b>N/A</b> ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.                                     | <b>Low</b> Strategic<br>Significance       |
| Enhanced (A-3) | Modified Grassland<br>to Other Neutral<br>Grassland | 0.023  | A small portion of modified grassland to the south of the site will be enhanced through wildflower planting and good management practices to include a combination of native herbs, grasses and flowers. Soils on the site are likely to support neutral or acidic grasslands, however due to the difficulty of creating and maintaining acid grassland and absence of acidic grassland indicators across the site, neutral grassland is an easily achievable alternative. | <b>Good:</b> <i>expected to pass 6 of 6 criteria.</i><br><br>Assessed using the 'Grasslands Medium, High and Very High Distinctiveness' habitat type condition sheet. | <b>Low</b> Strategic<br>Significance       |

### Post-Development Biodiversity Value: On-Site

#### Linear-Based Habitats

|                | Habitat         | Length (km) | Description                                                                                                                                                                                                                                                                                  | Condition Assessment                                                                                                         | Strategic Significance                             |
|----------------|-----------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| Retained (B-1) | Line of Trees   | 0.068       | Retained line of trees.                                                                                                                                                                                                                                                                      | <p><b>Moderate:</b> passes 4 of 5 criteria.</p> <p>Assessed using the 'Line of Trees' habitat type condition sheet.</p>      | <p><b>Medium</b></p> <p>Strategic Significance</p> |
| Created (B-2)  | Native Hedgerow | 0.02        | A small section of native hedgerow will be planted to provide separation between the enhanced grassland area and the remainder of the site to help reduce damage within the grassland. The hedgerow will be comprised of native woody species such as holly, hawthorn, blackthorn and rowan. | <p><b>Moderate:</b> expected to pass 6 of 8 criteria.</p> <p>Assessed using the 'Hedgerow' habitat type condition sheet.</p> | <p><b>Medium</b></p> <p>Strategic Significance</p> |

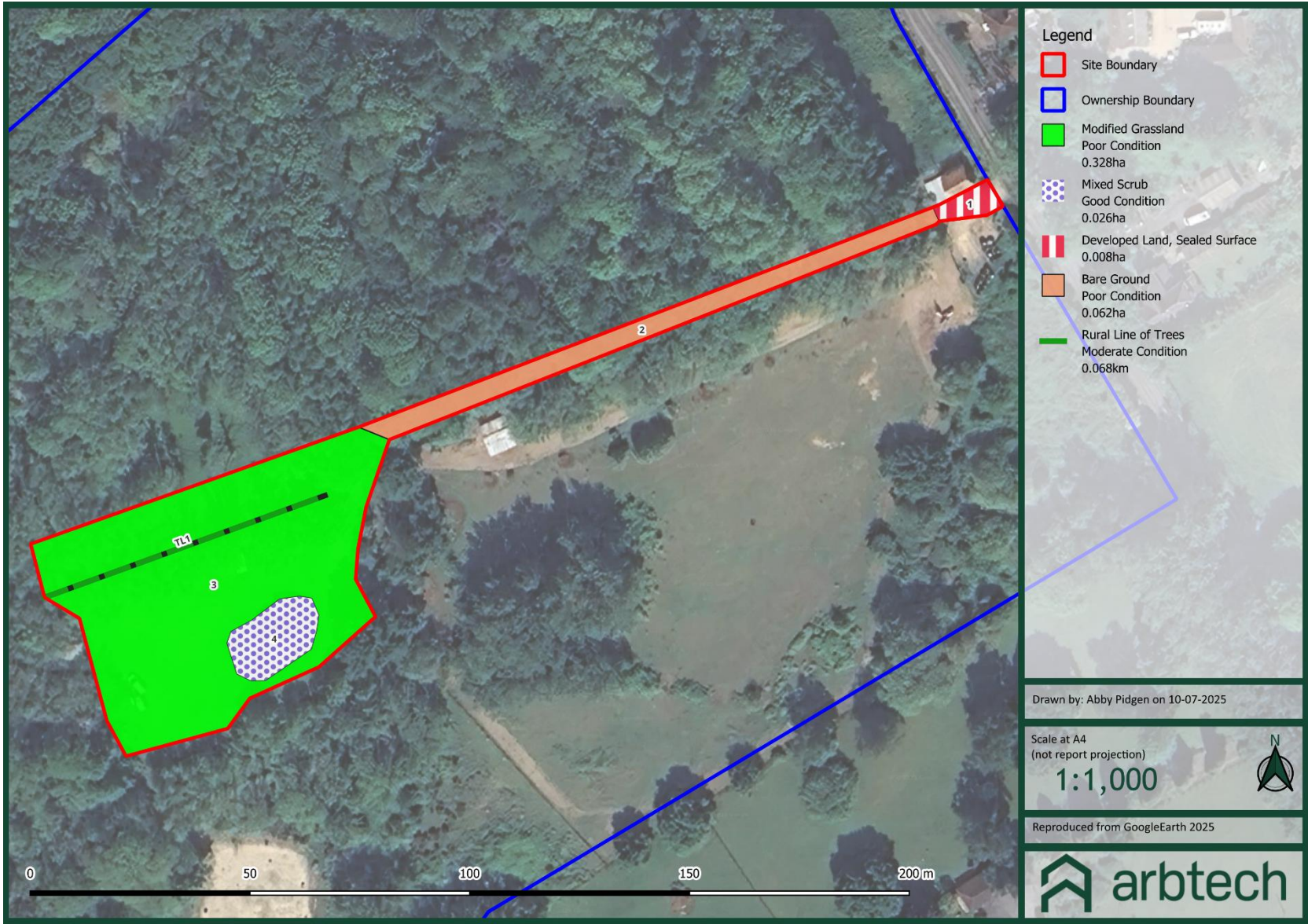
## Change of Biodiversity Value

|         |                           | Biodiversity Units                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                      |
|---------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
|         |                           | Area-Based                                                                                                                                                                                                                                                                                                                                                                                                 | Linear-Based                                                                                                                         |
| On-Site | Baseline                  | 1.01<br>❖ 0 units of Low Distinctiveness Development Land<br>❖ 0.12 Low Distinctiveness Bare Ground units<br>❖ 0.66 Low Distinctiveness Modified Grassland units<br>❖ 0.23 Medium Distinctiveness Mixed Scrub units                                                                                                                                                                                        | 0.45<br>❖ 0.45 Medium Distinctiveness Line of Tree units                                                                             |
|         | Post-Development          | 1.14<br>❖ 0 units of Low Distinctiveness Developed Land (retained and created)<br>❖ 0.12 Low Distinctiveness Bare Ground units (retained)<br>❖ 0.50 Low Distinctiveness Modified Grassland units (retained)<br>❖ 0.23 Medium Distinctiveness Mixed Scrub units (retained)<br>❖ 0.18 Low Distinctiveness Neutral Grassland units (created)<br>❖ 0.08 Medium Distinctiveness Individual Tree units (created) | 0.52<br>❖ 0.45 Medium Distinctiveness Line of Tree units (retained)<br>❖ 0.08 Medium Distinctiveness Native Hedgerow units (created) |
|         | Net Change                | +0.11                                                                                                                                                                                                                                                                                                                                                                                                      | +0.07                                                                                                                                |
|         | <b>Overall Net Change</b> | <b>+10.79%</b>                                                                                                                                                                                                                                                                                                                                                                                             | <b>+16.41%</b>                                                                                                                       |

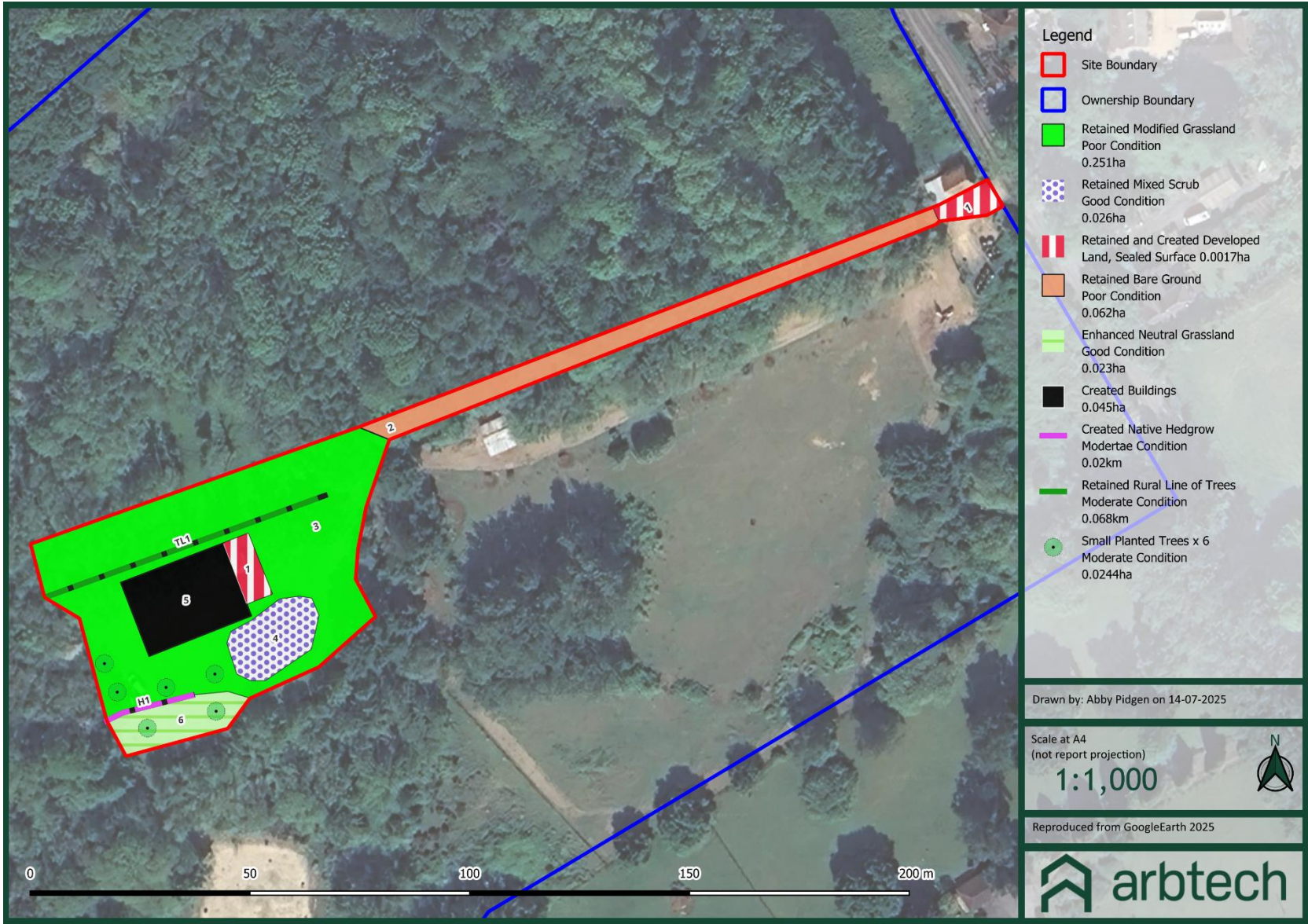
Results, Discussion, and Next Steps

| BNG Informative          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Results and Next Steps   | <p>The current landscaping proposal generates a net gain of area-based habitat units (+10.79%) and a net gain of linear-based habitat units (+16.41%). As such, the proposed development is compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2024) as a minimum biodiversity net gain of +10% was achieved for both area- and linear-based habitat units.</p> <p>All trading conditions have been satisfied.</p> <p>A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.</p> |
| BNG Mitigation Hierarchy |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Avoidance                | All medium distinctiveness habitats will be retained. Only low value grassland will be removed and impacted during the works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Minimisation             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Mitigation               | Creation of additional medium distinctiveness habitats within the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Offset                   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

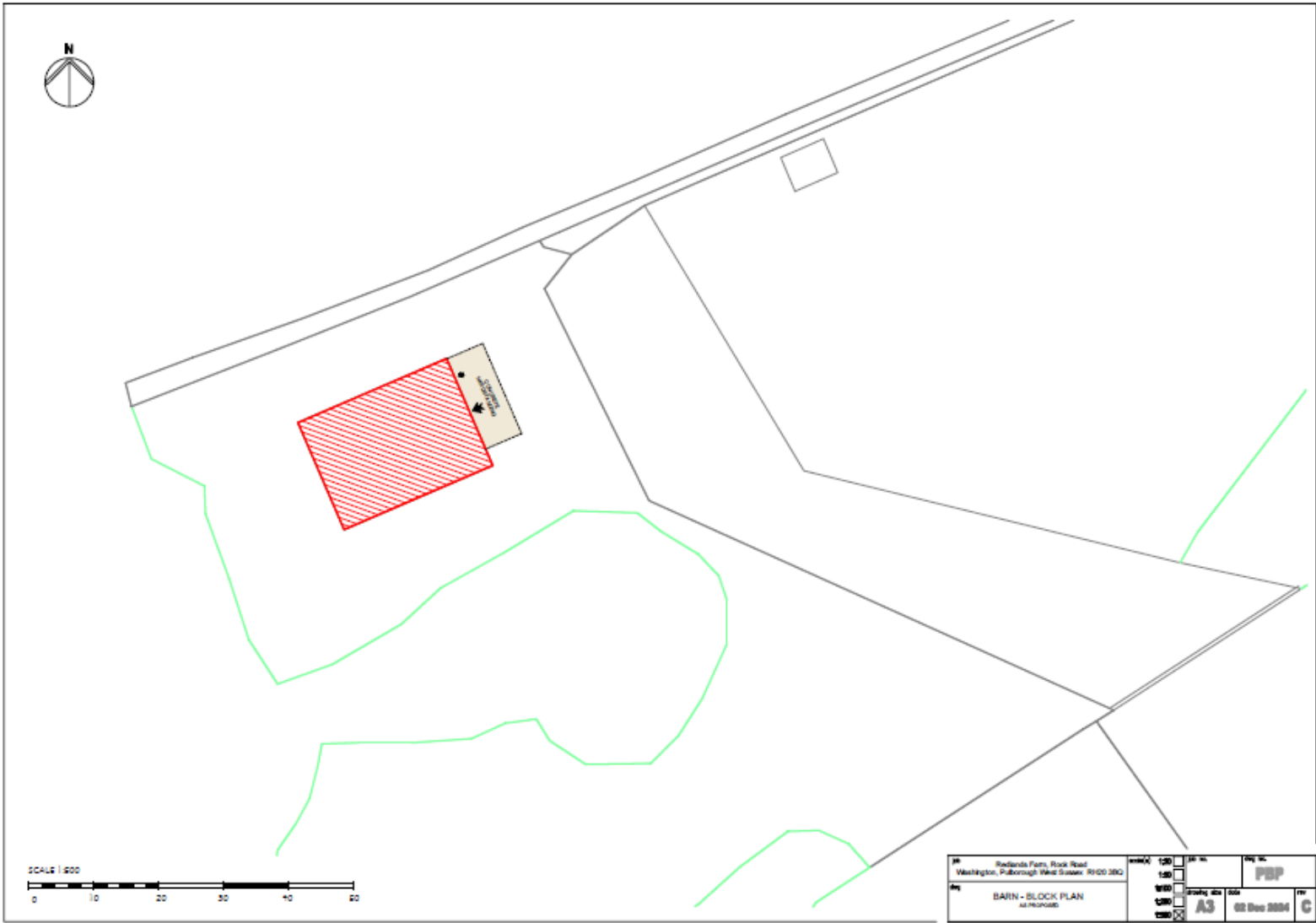
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



## Appendix 4: Headline BNG Results

| FINAL RESULTS                                                                                                |                          |        |
|--------------------------------------------------------------------------------------------------------------|--------------------------|--------|
| <b>Total net unit change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement) | <i>Habitat units</i>     | 0.11   |
|                                                                                                              | <i>Hedgerow units</i>    | 0.07   |
|                                                                                                              | <i>Watercourse units</i> | 0.00   |
| <b>Total net % change</b><br>(Including all on-site & off-site habitat retention, creation & enhancement)    | <i>Habitat units</i>     | 10.79% |
|                                                                                                              | <i>Hedgerow units</i>    | 16.41% |
|                                                                                                              | <i>Watercourse units</i> | 0.00%  |
| <b>Trading rules satisfied?</b>                                                                              | Yes ✓                    |        |

| Unit Type                | Target | Baseline Units | Units Required | Unit Deficit |
|--------------------------|--------|----------------|----------------|--------------|
| <i>Habitat units</i>     | 10.00% | 1.01           | 1.11           | 0.00         |
| <i>Hedgerow units</i>    | 10.00% | 0.45           | 0.49           | 0.00         |
| <i>Watercourse units</i> | 10.00% | 0.00           | 0.00           | 0.00         |

No additional area habitat units required to meet target ✓

No additional hedgerow units required to meet target ✓

No additional watercourse units required to meet target ✓

## Appendix 5a: Baseline Habitat Condition Assessment Sheets

**Bare Ground**; assessed using the 'Urban' habitat type condition sheet:

| Condition Assessment Criteria                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                       | Criterion passed (Yes or No) | Notes/Justification              |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------|
| Core Criteria - must be assessed for <b>all urban habitat types</b> :                                                                     |                                                                                                                                                                                                                                                                                                                                                                       |                              |                                  |
| 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                            | Bare ground/no vegetation.       |
| 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                            | Bare ground/no vegetation.       |
| C                                                                                                                                         | Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area.<br><b>Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than &lt;5% cover).</b> | Y                            | No invasive species/bare ground. |
| Essential criteria relevant for habitat type achieved (Yes or No)                                                                         |                                                                                                                                                                                                                                                                                                                                                                       |                              | N                                |
| Number of criteria passed                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                       |                              | 1                                |
| Condition Assessment Result                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                       | Condition Assessment Score   | Score Achieved ✓                 |
| Results for habitats requiring assessment of 3 core criteria only:                                                                        |                                                                                                                                                                                                                                                                                                                                                                       |                              |                                  |
| Passes all 3 core criteria<br>AND<br>Meets the requirements for good condition within criterion C                                         |                                                                                                                                                                                                                                                                                                                                                                       | Good (3)                     |                                  |
| Passes 2 of 3 core criteria<br>OR<br>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)                     | ✓                                |

**Modified Grassland**; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

| Condition Assessment Criteria:                                                         |                                                                                                                                                                                                                                                         | Condition passed (Yes or No) | Notes/Justification                                                                                                                                       |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                                                                                      | There must be 6-8 vascular plant species per m <sup>2</sup> , including at least 2 forbs.<br><b>Note – this criterion is essential for achieving moderate condition.</b>                                                                                | N                            | A total of 8 species were present throughout the grassland, with a higher count within edge communities and only 2-3 species present per m <sup>2</sup> . |
| B                                                                                      | Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.                                         | N                            | Sward height was consistently short throughout, between 2-4cm.                                                                                            |
| C                                                                                      | Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.          | Y                            | Scarce bramble was only present along boundary lines.                                                                                                     |
| 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                            | Poaching damage present throughout grassland.                                                                                                             |
| E                                                                                      | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).                                                                                                                                 | N                            | Large patches of bare ground were present throughout amounting to >5% coverage.                                                                           |
| F                                                                                      | Cover of bracken less than 20%.                                                                                                                                                                                                                         | Y                            | No bracken present.                                                                                                                                       |
| G                                                                                      | There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).                                                                                                                                                              | Y                            | No invasive or non-native species noted.                                                                                                                  |
| Essential criterion achieved (Y/N)                                                     |                                                                                                                                                                                                                                                         |                              | N                                                                                                                                                         |
| Number of criteria passed                                                              |                                                                                                                                                                                                                                                         |                              | 3                                                                                                                                                         |
| Condition Assessment Result                                                            | Condition Assessment Score                                                                                                                                                                                                                              | Score Achieved ✓             |                                                                                                                                                           |
| Passes 6 or 7 of 7 criteria including passing essential criterion A                    | Good (3)                                                                                                                                                                                                                                                |                              |                                                                                                                                                           |
| Passes 4 or 5 of 7 criteria including passing essential criterion A                    | Moderate (2)                                                                                                                                                                                                                                            |                              |                                                                                                                                                           |
| Passes 0, 1, 2 or 3 of 7 criteria; OR<br>4, 5 or 6 of criteria but failing criterion A | Poor (1)                                                                                                                                                                                                                                                | ✓                            |                                                                                                                                                           |

**Mixed Scrub** assessed using 'Scrub' habitat type condition sheet:

| Condition Assessment Criteria                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Criterion passed (Yes or No) | Notes/Justification                                                               |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------|
| A                                               | The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type.<br><br>At least 80% of scrub is native, and there are at least three native woody species, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i> , which can be up to 100% cover). | Y                            | The parcel contains a mix of native woody species with no single species dominant |
| B                                               | Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | N                            | No seedlings or saplings noted, young and mature shrubs present throughout.       |
| C                                               | There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.                                                                                                                                                                                                                                                                                                                                                                                                                                         | Y                            | No invasive or non-native species noted.                                          |
| D                                               | The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Y                            | Tall, unmanaged areas of grassland along scrub boundary.                          |
| E                                               | There are clearings, glades or rides present within the scrub, providing sheltered edges.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Y                            | Scrub provides shelter for a variety of species.                                  |
| Number of criteria passed                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                              | 4                                                                                 |
| Condition Assessment Result (out of 5 criteria) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Condition Assessment Score   | Score Achieved ✓                                                                  |
| Passes 5 criteria                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Good (3)                     |                                                                                   |
| Passes 3 or 4 criteria                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Moderate (2)                 | ✓                                                                                 |
| Passes 2 or fewer criteria                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Poor (1)                     |                                                                                   |

**Line of Trees;** assessed using 'Line of Trees' habitat type condition sheet:

| Condition Assessment Criteria                   |                                                                                                                                                                                                                                                                                      | Criterion passed (Yes or No) | Notes/Justification                                                              |
|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------------------------------------------------|
| A                                               | At least 70% of trees are native species.                                                                                                                                                                                                                                            | Y                            | All trees native.                                                                |
| B                                               | Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5m wide.                                                                                                                                                 | Y                            | Canopy is continuous and well connected to woodland canopy.                      |
| C                                               | One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.                                                                                          | Y                            | Multiple trees noted with deadwood and peeling bark, fungal brackets and mosses. |
| D                                               | There is an undisturbed naturally-vegetated strip of at least 6m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.                       | N                            | Grassland surrounding the treeline is well managed.                              |
| E                                               | At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity. | Y                            | The majority of the trees were healthy.                                          |
| Number of criteria passed                       |                                                                                                                                                                                                                                                                                      |                              | 4                                                                                |
| Condition Assessment Result (out of 5 criteria) |                                                                                                                                                                                                                                                                                      | Condition Assessment Score   | Score Achieved ✓                                                                 |
| Passes 5 criteria                               |                                                                                                                                                                                                                                                                                      | Good (3)                     |                                                                                  |
| Passes 3 or 4 criteria                          |                                                                                                                                                                                                                                                                                      | Moderate (2)                 | ✓                                                                                |
| Passes 2 or fewer criteria                      |                                                                                                                                                                                                                                                                                      | Poor (1)                     |                                                                                  |

## Appendix 5b: Post-Development Habitat Condition Assessment Sheets

**Enhanced Modified Grassland to Neutral Grassland**; assessed using 'Grasslands Medium/High/Very High Distinctiveness' habitat type condition sheet:

| Condition Assessment Criteria                                                          |                                                                                                                                                                                                                                                                                                                                                                                                         | Criterion passed (Yes or No) | Notes/Justification                                                                                                    |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|------------------------------------------------------------------------------------------------------------------------|
| A                                                                                      | The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relative to the specific habitat type.<br><b>Note – this criterion is essential for achieving moderate or good condition for non-acid grassland types only.</b>                                                                                               | Y                            | Species composition of proposed seed mixes closely resembles definition of g3c 'other neutral grassland'.              |
| B                                                                                      | Sward height is varied (at least 20% of the sward is less than 7cm and at least 20% is more than 7cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.                                                                                                                                                                                        | Y                            | Varied sward height of such specifications anticipated.                                                                |
| C                                                                                      | Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.                                                                                                                                                                                                                                                                                                      | Y                            | Cover of bare ground not anticipated to exceed 5%.                                                                     |
| D                                                                                      | Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.                                                                                                                                                                                                                                                       | Y                            | Management anticipated to control bracken cover, if present.                                                           |
| E                                                                                      | Combined cover of species indicative of sub-optimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.<br>If any invasive non-native plant species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed. | Y                            | Physical damage not anticipated to exceed 5% of total area.<br>No invasives anticipated.                               |
| <b>Additional Criterion - must be assessed for all non-acid grassland types</b>        |                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                                                                                                                        |
| F                                                                                      | There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count).<br><b>Note – this criterion is essential for achieving good condition for non-acid grassland types only.</b>                                                                         | Y                            | Species composition of seed mixes suggests there will likely be 10 or more vascular plant species per m <sup>2</sup> . |
| Essential criterion for good condition achieved (for non-acid grassland) (Yes or No)   |                                                                                                                                                                                                                                                                                                                                                                                                         | Y                            |                                                                                                                        |
| Number of criteria passed                                                              |                                                                                                                                                                                                                                                                                                                                                                                                         | 6                            |                                                                                                                        |
| Condition Assessment Result                                                            |                                                                                                                                                                                                                                                                                                                                                                                                         | Condition Assessment Score   | Score Achieved ✓                                                                                                       |
| <b>Non-acid grassland types (result out of 6 criteria)</b>                             |                                                                                                                                                                                                                                                                                                                                                                                                         |                              |                                                                                                                        |
| Passes 5 or 6 criteria, including essential criterion A and additional criterion F     |                                                                                                                                                                                                                                                                                                                                                                                                         | Good (3)                     | ✓                                                                                                                      |
| Passes 3 - 5 criteria, including essential criterion A                                 |                                                                                                                                                                                                                                                                                                                                                                                                         | Moderate (2)                 |                                                                                                                        |
| Passes 2 or fewer criteria<br>OR<br>Passes 3 or 4 criteria excluding criterion A and F |                                                                                                                                                                                                                                                                                                                                                                                                         | Poor (1)                     |                                                                                                                        |

**Rural Trees;** assessed using 'Individual Trees' habitat type condition sheet:

| Condition Assessment Criteria  |                                                                                                                                                                                                                                                            | Condition Achieved (Y/N) | Notes/Justification                                                                     |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------|
| A                              | The tree is a native species (or more than 70% within the block are native species).                                                                                                                                                                       | Y                        | Native species will be selected.                                                        |
| 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                        | Created trees will be individual and therefore automatically pass this criterion.       |
| C                              | The tree is mature (or more than 50% within the block are mature).                                                                                                                                                                                         | N                        | Species and management dependent, therefore failed due to unknown species at this time. |
| D                              | There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | Y                        | Little to no evidence of adverse anthropogenic impacts expected.                        |
| E                              | Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.                                                                                                                        | N                        | None observed.                                                                          |
| F                              | More than 20% of the tree canopy area is oversailing vegetation beneath.                                                                                                                                                                                   | N                        | Less than 20% of the tree canopy area has vegetation underneath.                        |
| Number of criteria passed      |                                                                                                                                                                                                                                                            |                          | 4                                                                                       |
| Condition Assessment Result    | Condition Assessment Score                                                                                                                                                                                                                                 | Score Achieved ✓         |                                                                                         |
| Passes 5 or 6 of 6 criteria    | Good (3)                                                                                                                                                                                                                                                   |                          |                                                                                         |
| Passes 3 or 4 of 6 criteria    | Moderate (2)                                                                                                                                                                                                                                               | ✓                        |                                                                                         |
| Passes 0, 1 or 2 of 6 criteria | Poor (1)                                                                                                                                                                                                                                                   |                          |                                                                                         |

**Native Hedgerow**; assessed using 'Hedgerow' habitat type condition sheet:

| Native Hedgerow favourable condition attributes    |                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                              |                                                                    |
|----------------------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------------------------------------------------------------|
| Attributes and functional groupings (A, B, C, & D) | Criteria (the minimum requirements for 'favourable condition')  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                     | Criterion passed (Yes or No) | Notes/Justification                                                |
| A1. Height                                         | >1.5 m average along length                                     | <p>The average height of woody growth estimated from base of stem to the top of shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees.</p> <p>Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p> <p>A newly planted hedgerow does not pass this criterion (unless it is &gt; 1.5 m height).</p> | N                            | Hedgerow will be newly planted and therefore fails this criterion. |
| A2. Width                                          | >1.5 m average along length                                     | <p>The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees.</p> <p>Outgrowths (e.g. blackthorn suckers) are only included in the width estimate when they &gt;0.5 m in height.</p> <p>Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).</p>      | Y                            | Hedgerow will be newly planted and will be at least 1.5m in width. |
| B1. Gap – hedge base                               | Gap between ground and base of canopy <0.5 m for >90% of length | <p>This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth.</p> <p>Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).</p>                                                                                                                                                                                          | Y                            | No base canopy gaps expected.                                      |
| B2. Gap – hedge canopy continuity                  | Gaps make up <10% of total length and No canopy gaps >5 m       | <p>This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small).</p> <p>Access points and gates contribute to the overall 'gappiness', but are not subject to the &gt;5 m criterion (as this is the typical size of a gate).</p>                                                                                                                               | Y                            | No horizontal canopy gaps expected.                                |

|                                                  |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |                                                                                                                      |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------|
| C1. Undisturbed ground and perennial vegetation  | >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length:<br>- measured from outer edge of hedgerow, and<br>- is present on one side of the hedge (at least) | This is the level of disturbance (excluding wildlife disturbance) at the base of the hedge.<br><br>Undisturbed ground should be present for at least 90% of the hedgerow length, greater than 1m in width and must be present along at least one side of the hedge.<br><br>This criterion recognises the value of the hedge base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches. | Y | One side of the hedgerow will be surrounded by enhanced modified grassland creating a vegetated strip of at least 1m |
| C2. Undesirable perennial vegetation             | Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground                                                                               | The indicator species used are nettles ( <i>Urtica</i> spp.), cleavers ( <i>Galium aparine</i> ) and docks ( <i>Rumex</i> spp.). Their presence, either singly or together, should not exceed the 20% cover threshold.                                                                                                                                                                                                                                                                                       | N | Indicator species are present throughout current grassland and are therefore likely to be present at hedgerow base.  |
| D1. Invasive and neophyte species                | >90% of the hedgerow and undisturbed ground is free of invasive non-native and recently introduced species                                                                                   | Recently introduced species refer to plant that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives.                                                                                                                                                                                                                                                                                                                                                                        | Y | No invasives expected.                                                                                               |
| D2. Current damage                               | >90% of the hedgerow or undisturbed ground is free of damage caused by human activities                                                                                                      | This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes.<br><br>This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g. excessive hedge cutting).                                                                                                                                                                                                                                            | Y | No damage expected.                                                                                                  |
| Condition categories for hedgerows without trees |                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |                                                                                                                      |
| Category                                         | Maximum number of attributes that can fail to meet 'favourable condition' criteria in Table TS1-2                                                                                            | Weighting (score)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |                                                                                                                      |
| Good                                             | No more than 2 failures in total<br>AND<br>No more than 1 failure in any functional group                                                                                                    | 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |                                                                                                                      |
| Moderate                                         | No more than 4 failures in total<br>AND<br><u>Does not fail both attributes</u> in more                                                                                                      | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |                                                                                                                      |

|                 |                                                                                                                                                                          |   |  |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|--|
|                 | than one functional group (e.g., fails attributes A1, A2, B1, and C2 = moderate condition)                                                                               |   |  |
| Poor            | Fails a total of more than 4 attributes OR<br><u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, and B2 = poor condition) | 1 |  |
| Score achieved: | Moderate                                                                                                                                                                 |   |  |