

Biodiversity Net Gain Assessment

Site Address:

Ham Cross Farm, Lower Chicksgrove, Tisbury, Salisbury, SP3 6ND

Client:

Miles Water Engineering

Assessment Date:

25th March 2026

Project:

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

“The construction of a natural conservation lake, as well as a wetland utilising the overflow of the lake. The remaining topsoil will be used to create two bunds..”

[Unsubmitted] (hereafter referred to as “the proposed development”).

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
Final	1.0	Georgina Rennie BSc (Hons), MSc; Consultant Ecologist	25/03/2026

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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 borders Chicks Grove Road as well as the C276 to Moor Hill to the North and Northeast (with woodland on the other side of the road), arable land to the South and Southeast (with some scattered woodland) and the landowner’s property to the West and Northwest, as well as grassland on the West side of the driveway to the property. This report should be read in conjunction with the following documents: ❖ Statutory BNG Metric – Ham Cross Farm, Lower Chicks Grove, Tisbury, Salisbury, SP3 6ND (Arbtech Consulting Ltd., 2026) ❖ Proposed Plan ❖ Preliminary Ecological Appraisal (PEA) - Ham Cross Farm, Lower Chicks Grove, Tisbury, Salisbury, SP3 6ND (Miles Water Engineering., 2025)
Executive Summary
The current landscaping proposal generates a net gain of area-based habitat units (+10.03%) and a net gain of linear-based habitat units (+10.85%). 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.

Introduction

BNG Informative			
Habitat Degradation Statement	<table><tr><td>Date reflected by BNG calculations</td><td>14th October 2025</td></tr></table>	Date reflected by BNG calculations	14 th October 2025
	Date reflected by BNG calculations	14 th October 2025	
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Miles Water Engineering, 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 14th September 2020 and 18th June 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 th January 2020.		
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3rd July 2025.		

BNG Target Uplift	+10%
National Character Area (NCA)	133 - Blackmoor Vale and Vale of Wardour
Strategic Significance	Wiltshire and Swindon Local Nature Recovery Strategy (LNRS) was used to determine strategic significance. The site is not within a core area or opportunity area and therefore strategic significance is low.
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
Other neutral Grassland	3.22452	Much of the site comprises of g3c other neutral grassland. This area comprises much of the site, and the entirety of the area on which the pond, swail and wetland are to be located. Species include common dandelion (<i>Taraxacum officinale</i>), meadow buttercup (<i>Ranunculus acris</i>), white clover (<i>Trifolium repens</i>), common thistle (<i>Cirsium vulgare</i>), sorrel (<i>Rumex acetosa</i> or <i>Rumex acetosella</i>), orchard grass (<i>Dactylis glomerata</i>), dove's-foot (<i>Geranium molle</i>), creeping bent (<i>Agrostis stolonifera</i>), powdery mildew (<i>Erysiphe</i> spp.), common yarrow (<i>Achillea millefolium</i>), false oat grass (<i>Arrhenatherum elatius</i>), fall dandelion (<i>Leontodon autumnalis</i>), bitter dock (<i>Rumex obtusifolius</i>), and stinging nettle (<i>Urtica dioica</i>). A mosaic exists along the southern boundary of this field where it meets the woodland, consisting of saplings and Tussocky grassland. The ground cover of this mosaic remains largely the same, with a notable presence of false oat grass <i>Arrhenatherum elatius</i> . The saplings within the mosaic include Silver birch <i>Betula pendula</i> , Black alder <i>Alnus glutinosa</i> , Large - leaved lime <i>Tilia platyphyllos</i> , Wild Cherry <i>Prunus avium</i> , Common pear <i>Prus Communis</i> , Crab apple <i>Malus sylvestris</i> and Common hornbeam <i>Carpinus betulus</i> .	Moderate: passes 5 of 6 criteria excluding essential criterion F. Assessed using the 'Grasslands Medium/High Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Urban Tree	Moderate: 0.0326	There are 4 trees within the field, with the secondary code 203 mature tree(s). They have been numbered at TN (target note) 1, TN2, TN3 and TN4. TN1 is a Pin Oak <i>Quercus palustris</i> , target notes 2 and 3 are English Oak <i>Quercus robur</i> . Target note 4 was identified as a horse chestnut <i>Aesculus hippocastanum</i>	Moderate: passes 4 of 6 criteria. Two medium trees	Low Strategic Significance
	Good: 0.0326		Good: passes 5 of 6 criteria. Two medium trees	Low Strategic Significance

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Native hedgerow	0.20641	Species within the hedge include common hazel (Corylus avellana), sloe (Prunus spinosa), common dogwood (Cornus sanguinea), dog rose (Rosa canina), common hawthorn (Crataegus monogyna), field maple (Acer campestre), blackberry (Rubus fruticosus agg.), common holly (Ilex aquifolium), and hedge bedstraw (Galium mollugo).	Good. Passes all criteria.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Other neutral grassland	1.60814	Retained.	Moderate: passes 5 of 6 criteria excluding essential criterion F. Assessed using the 'Grasslands Medium/High Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Urban Tree	Moderate: 0.0326	All trees retained.	Moderate: passes 4 of 6 criteria. Two medium trees	Low Strategic Significance
		Good: 0.0326		Good: passes 5 of 6 criteria. Two medium trees	
Created (A-2)	Reedbeds	0.18279	Reedbeds are to be created connecting to the connected pond.	Moderate Using wetland condition assessment sheet.	Low Strategic Significance
	Ponds (non-priority habitat)	0.1571	A natural pond is to be created.	Moderate Using Pond/lake condition assessment sheet.	Low Strategic Significance
	Other neutral grassland	0.41899	A native wild flower and grass mix will be used and managed to ensure that there are 10 species per m2.	Good: passes 6 of 6 criteria Assessed using the 'Grasslands Medium/High Distinctiveness' habitat type condition sheet..	Low Strategic Significance
	Rural tree	0.1669	An additional 42 trees are to be planted on site. These trees must be native.	Moderate: passes 4 of 6 criteria.	Low Strategic Significance

Enhanced (A-3)	Other neutral grassland	0.85889	Grass seed will be spread to improve species diversity and management will done to ensure essential criteria is passed.	Good: passes 6 of 6 criteria Assessed using the 'Grasslands Medium/High Distinctiveness' habitat type condition sheet.	Low Strategic Significance
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Post-Development Biodiversity Value: On-Site					
Linear-Based Habitats					
	Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Native hedgerow	0.20641	Fully retained.	Good. Passes all criteria.	Low Strategic Significance
Created (B-2)	Native hedgerow	0.20641	Created to the same species composition and size as the baseline.	Good. Passes all criteria.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	26.45	1.24	N/A
	Post-Development	29.10	1.37	N/A
	Net Change	+2.65	+0.13	N/A
Overall Net Change		+10.03%	+10.85%	N/A

Results, Discussion, and Next Steps

BNG Informative	
Results and Next Steps	The current landscaping proposal generates a net gain of area-based habitat units (+10.03%) and a net gain of linear-based habitat units (+10.85%). 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. All trading conditions have been satisfied. 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.
BNG Mitigation Hierarchy	
Avoidance	Areas of grassland are to be retained and enhanced.
Minimisation	
Mitigation	Grassland to be created to meet the trading rules
Offset	N/A

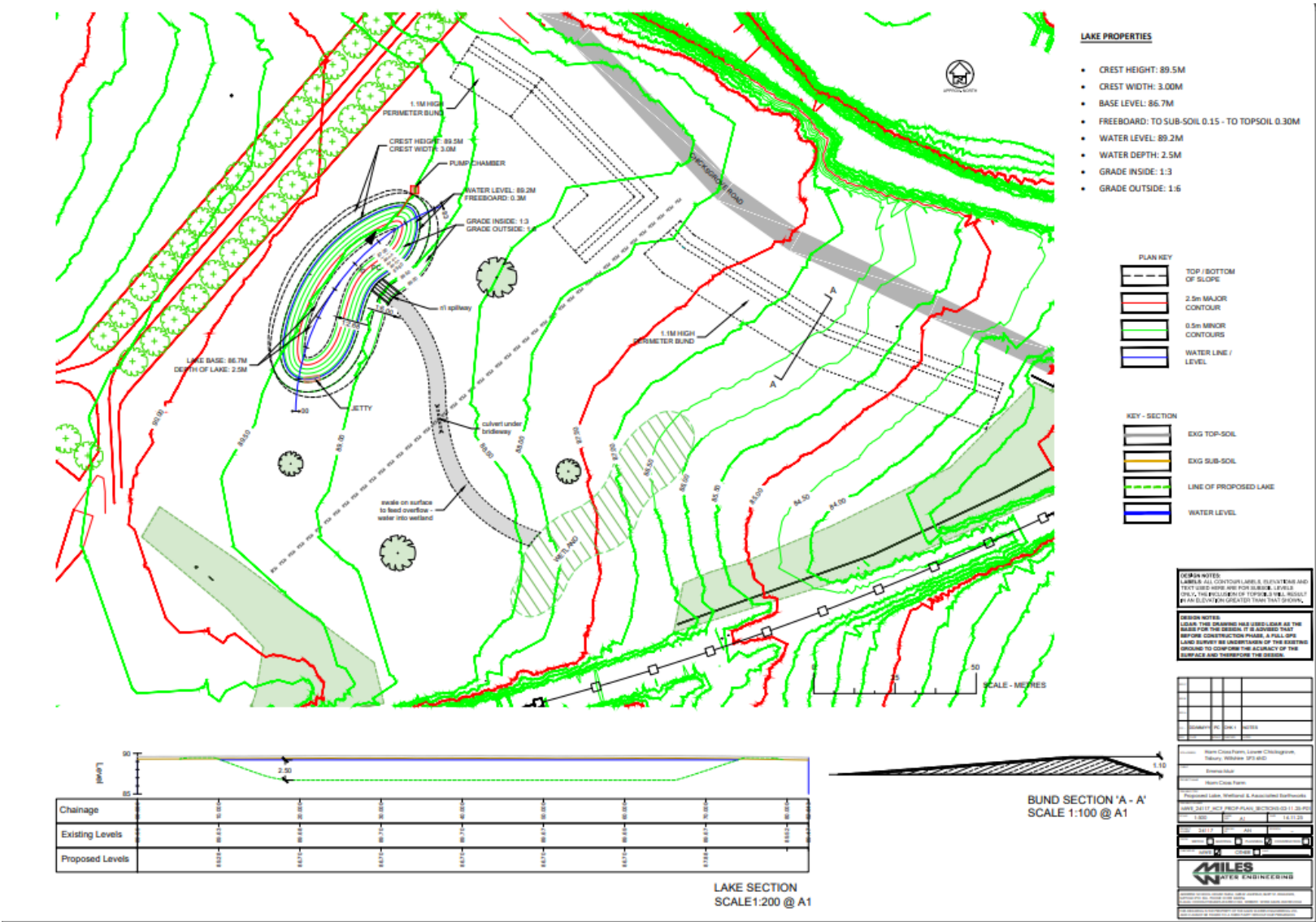
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	2.65
	Hedgerow units	0.13
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	10.03%
	Hedgerow units	10.85%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	26.45	29.09	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	1.24	1.36	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. 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). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. 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).	Yes	

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	Gate is the only notable gap and gap totals at <4m
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow 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.	Yes	Present on site side of the hedgerow.

C2.	Nutrient-enriched 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, does not exceed the 20% cover threshold.	Yes	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	
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. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	

On-site or off-site, site name and location	Ham Cross Farm	Survey date and Surveyor name	14/10/2025
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	ST 98325 29817	Habitat parcel reference	4
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	No	Horse chestnut not native to the UK, ornamental.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		4	

On-site or off-site, site name and location	Ham Cross Farm	Survey date and Surveyor name	14/10/2025
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	ST 98325 29817	Habitat parcel reference	4
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	Yes	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		5	

ukhab – UK Habitat Classification		-	-
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	yes	
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 insects, birds and small mammals to live and breed.	Yes	Sward height is varied across the site with small areas (20 - 30% total) below 7cm.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	Bare ground is minimal, despite non intensive grazing of poultry
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%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ 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. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Yes	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		no	Condition F not achieved
Number of criteria passed		5	

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Hedgerow favourable condition attributes					
Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types					
A1.	Height	>1.5 m average along length	The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. 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). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).	Yes	
A2.	Width	>1.5 m average along length	The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. 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).	Yes	

B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).	Yes	
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).	Yes	
C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow 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.	Yes	

C2.	Nutrient-enriched 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, does not exceed the 20% cover threshold.	Yes	
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Yes	
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. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Yes	

On-site or off-site, site name and location	Ham Cross Farm	Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	ST 98325 29817	Habitat parcel reference	4
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The tree is a native species (or at least 70% within the block are native species).	Yes	
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	
Number of criteria passed		4	

ukhab – UK Habitat Classification		-	-
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	yes	
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 insects, birds and small mammals to live and breed.	Yes	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	
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%.	Yes	
E	Combined cover of species indicative of suboptimal condition ³ 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. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.	Yes	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	Yes	Need seed mix and management
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	
Number of criteria passed		6	

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all wetland habitat types :			
A	The water table is at, or near the surface throughout the year - this could be open water or saturation of soil at the surface. There is no artificial drainage, unless specifically to maintain water levels as specified above. Note - this criterion is essential for achieving Good condition.	No	
B	The parcel represents a good example of its specific habitat type - the appearance and composition of the vegetation closely matches its UKHab description, with vascular and non-vascular characteristic indicator species consistently present. ¹	Yes	Native variety of plant species to be planted.
C	The water supplies (groundwater, surface water and or rainwater) to the wetland are of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution.	Yes	
D	Cover of scrub and scattered trees are less than 10%.	Yes	
E	Cover of bare ground is less than 5%.	Yes	
F	There is an absence of invasive non-native plant species ² (as listed on Schedule 9 of WCA ³) and species indicative of suboptimal condition ⁴ make up less than 5% of ground cover.	Yes	
Additional Criterion - must be assessed for Fen and Purple moor grass and rush pasture habitats only:			
G	No more than 25% of the habitat area has a continuous cover of litter (such as dead vegetation) preventing regeneration.		
Additional Criterion - must be assessed for Bog habitats only:			
H	Sphagnum moss <i>Sphagnum</i> spp. and cottongrasses <i>Eriophorum</i> spp. are at least Frequent ⁵ . Cover of ericaceous dwarf shrubs ⁶ is less than 75%.		
Additional Criterion - must be assessed for Reedbed habitats only:			

I	The reedbed has a diverse structure with between 60% and 80% reeds <i>Phragmites australis</i> . Other areas may include open water (at least 10%), species-rich fen ⁷ and or wet woodland.		
Additional Criterion - must be assessed for Floodplain wetland mosaic and CFGM only:			
J	All ditches recorded within the habitat achieve Good condition as assessed using the Ditch condition sheet.	N/A	