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Biodiversity Net Gain Assessment

Site Address:

Goatacre Farm, Goatacre, Wiltshire, SN11 9JA (Pavilion application)

Client:

Sarah Clayton

Assessment Date:

23rd April 2026

Project:

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

The construction of a new pavilion with an associated car park and entrance.

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	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	04/12/2025
Final	1.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	05/12/2025
Amendments	2.0	Jade Lemm BSc (Hons) DipHE, Consultant Ecologist	23/04/2026

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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 is located at National Grid Reference SU 01851 76799 and has an area of approximately 0.08ha comprising grassland and hardstanding. It is immediately surrounded by pig-grazed fields to the west & north and managed cricket recreational grounds in all other directions. The wider landscape comprises the village of Goatacre (surrounding the site), A3102 (busy road) ~40m west, agricultural fields 50m west, Beacon Hill Brow Woodland ~350m west, MOD Lyneham ~550m north, Hargrove Wood ~500m west, Ashen Copse ~1km north-east, Catcomb Wood ~1.45km and Swil Plantation ~1.4km south-east.

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

- ❖ Statutory BNG Metric - Goatacre Farm, SN11 9JA (Pavilion application) – V2 (Arbtech Consulting Ltd., 2026)
- ❖ Site Plan New Cricket Pavilion (Fowler Architecture & Planning, 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Goatacre Farm, SN11 9JA (Pavilion application) – V3 (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The current landscaping proposal generates a net gain of area-based habitat units (+12.47%). 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 area-based 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.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	20 th November 2025
	The baseline biodiversity value of the site is derived from observations made during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 19 th September 2019 and 18 th May 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore the 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 23 rd July 2024.	
BNG Target Uplift	+10%	

National Character Area (NCA)	117 – Avon Vales		
Strategic Significance	Wiltshire Council has yet to adopt a comprehensive LNRS. The following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance: ❖ Policies Map		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
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
Rural Tree	0.0041	Tree T1 is a semi-mature common elm <i>Ulmus minor</i> 'Atinia' of small size (~25cm DBH) with ecological niches (ivy) and no evidence of human damage. It is oversailing grassland. Pictures of the tree can be observed in the bats section.	Moderate: passes 4 of 6. Assessed using the 'Individual trees' habitat type condition sheet.	Low strategic significance
Bare ground	0.0023	A patch of hardcore was present on the access track, with occasional tufts of grass emerging through.	Poor: passes 1 of 3. Assessed using the 'Urban' habitat type condition sheet.	Low strategic significance
Modified Grassland	Poor: 0.1026	Grassland G1 - The western section of the site comprises a maintained modified grassland. It was 1-3cm sward height and 20% bare ground. Species composition included perennial ryegrass <i>Lolium perenne</i> (D), creeping buttercup <i>Ranunculus repens</i> (A), lesser club moss <i>Selaginella selaginoides</i> (F), common dandelion <i>Taraxacum officinale</i> (O), ribwort plantain <i>Plantago lanceolata</i> (O) and field speedwell <i>Veronica agrestis</i> (R). No scrub or bracken was identified within the grassland. The survey noted high levels of footfall on the grassland from regular use from play ground.	Poor: passes 3 of 7, criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low strategic significance
	Moderate: 0.0246	Grassland G2 - The eastern boundary of the site comprises a maintained modified grassland (recreational grounds and pig grazed fields). It was 1-3cm sward height and 30% bare ground. Species composition included perennial ryegrass (D), white clover <i>Trifolium repens</i> (A), common dandelion (O), ribwort plantain (O) and Yorkshire fog <i>Holcus lanatus</i> (R). No scrub or bracken was identified within the grassland. The survey noted high levels of footfall on the grassland from regular use for grazing and cricket with site maintenance (mowing).	Moderate: passes 4 of 7, criteria including essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low strategic significance

Baseline Biodiversity Value: Off-Site**Area-Based Habitats (A-1)**

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified Grassland	0.1365	Grassland G2 - The eastern boundary of the site comprises a maintained modified grassland (recreational grounds and pig grazed fields). It was 1-3cm sward height and 30% bare ground. Species composition included perennial ryegrass (D), white clover <i>Trifolium repens</i> (A), common dandelion (O), ribwort plantain (O) and Yorkshire fog <i>Holcus lanatus</i> (R). No scrub or bracken was identified within the grassland. The survey noted high levels of footfall on the grassland from regular use for grazing and cricket with site maintenance (mowing).	Poor: passes 3 of 7 criteria excluding essential criterion A. Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	Low Strategic Significance
Bare Ground	0.0315	There were larger bare-ground patches within the wider surveyed boundary, resulting from animal grazing.	Poor: passes 1 of 3. Assessed using the 'Urban' habitat type condition sheet.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Created (A-2)	Artificial Unvegetated Unsealed Surface	0.1051	Areas of gravel parking will be created.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Developed Land Sealed Surface	0.0238	A new pavilion will be created.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Post-Development Biodiversity Value: Off-site

Area-Based Habitats

	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Modified grassland	0.0749	Sections of the modified grassland will be retained for the recreational grounds.	Poor	Low Strategic Significance
Created (A-2)	Other Neutral Grassland	0.0714	New areas of other neutral grassland will be created within the communal management areas of the site.	Moderate: anticipated to pass 3 of 6 criteria, including criteria A. Assessed using the 'Grasslands medium, high and very high Distinctiveness' habitat type condition sheet.	Low Strategic Significance
	Rural Tree	0.0163	Four new native trees will be planted.	Moderate: anticipated to pass 3 of 6 criteria.	Low Strategic Significance

				Assessed using the 'Individual Trees' habitat type condition assessment sheet.	
	Modified grassland	0.0082	A grassland area will be created to add to the recreational grounds.	Poor: will meet 5 out of 7 Criteria excluding essential criteria A.	Low Strategic Significance
	Introduced shrub	0.0135	New areas of introduced shrub will be created within the communal management areas of the site.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.34 units ❖ Modified Grassland (poor condition) – 0.21 units ❖ Modified Grassland (moderate condition) – 0.10 units ❖ Artificial Unvegetated Unsealed Surface – No unit value ❖ Rural Tree (moderate condition) – 0.03 units	N/A	N/A
	Post-Development	No units ❖ Developed Land Sealed Surface – No unit value ❖ Artificial Unvegetated Unsealed Surface – No unit value		
	Net Change	-0.34 units (-100%)		
Off-Site	Baseline	0.34 units ❖ Bare Ground (poor condition) – 0.06 units ❖ Modified grassland (poor condition) – 0.27 units		
	Post-Development	0.72 units ❖ Created Other Neutral Grassland (moderate condition) – 0.48 units ❖ Created Introduced Shrubs – 0.03 units ❖ Created Rural Trees (moderate condition) – 0.05 units ❖ Retained modified grassland (poor condition) – 0.15 units		

		❖ Created modified grassland (poor condition) – 0.02 units		
	Net Change	+0.38 units (+114.14%)	N/A	N/A
Overall Net Change		+0.04 units (+12.47%)	N/A	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 (+12.47%). 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 area-based 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	Avoidance and minimisation are not possible within the red line boundary as the proposed plans use the entire boundary for the development, leaving no space for the retention of existing habitats.
Minimisation	
Mitigation	Creation of on-site mitigation is not possible due to the space within the red line boundary.
Offset	Instead of pursuing off-site biodiversity units, the clients have also committed to species-diverse grassland and the introduction of shrubs. Additionally, three trees have been planted to satisfy trading rules and meet the 10% net gain requirement.

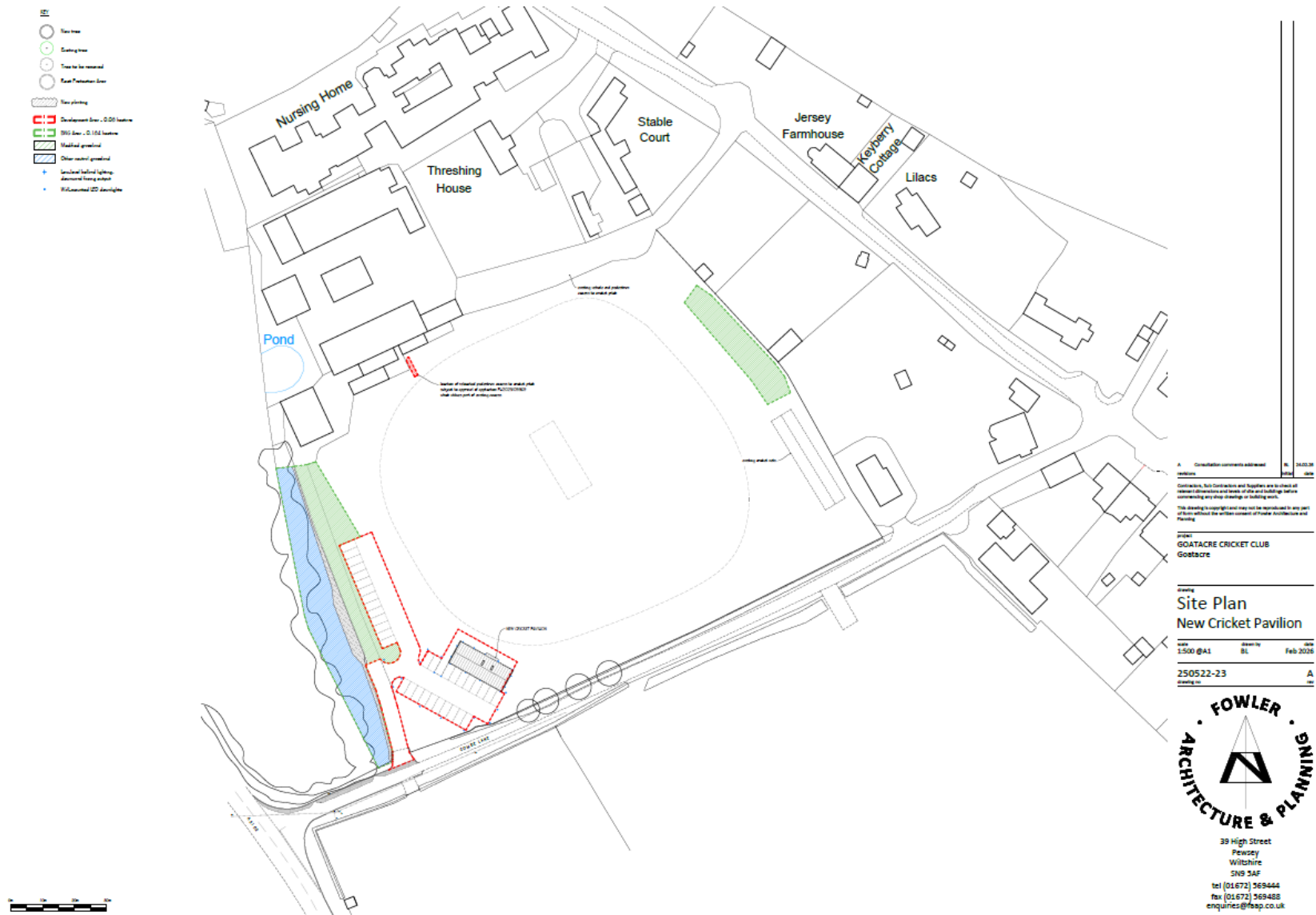
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3a: Proposed Development Plan



- New tree
- Existing tree
- Tree to be removed
- Final Protection Line
- River planting
- Development Area - 0.00 hectares
- BPS Area - 0.164 hectares
- Modified greenfield
- Other natural greenfield
- Territorial lighting, increased lighting output
- Wavelength LED luminaires



Boiled Light precedent



Wall Light precedent

External Lighting Design

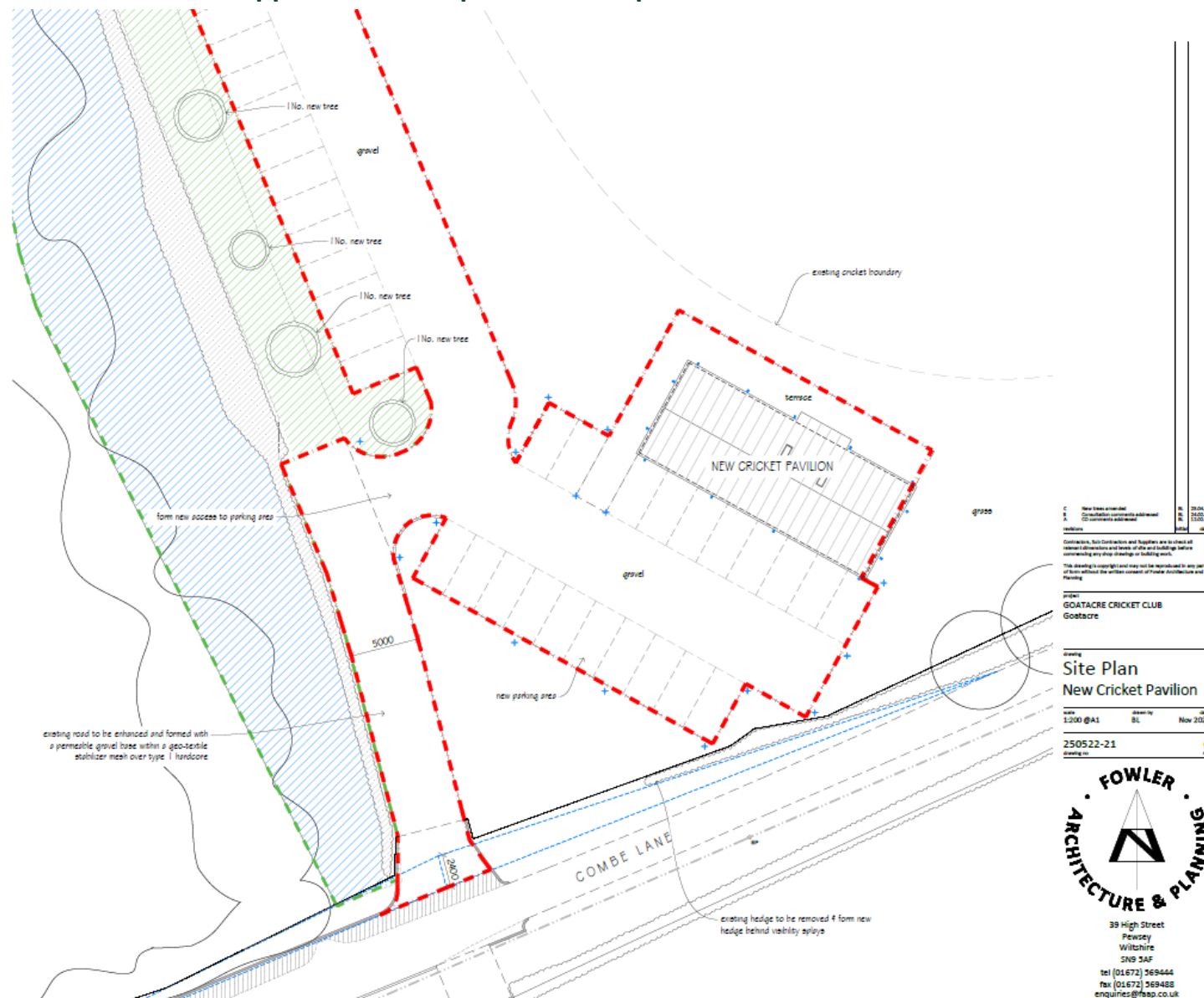
The external lighting scheme will be selected and installed to comply with the following guidance:

Be fixed downlights with a 0 degree tilt angle.
Floodlights or units which can be tilted are not appropriate.

Have a 0% upward light ratio. Meaning that the only light produced by the unit is directed to the floor. Some units also emit light upwards or sideways, these are not appropriate.

Be fitted with a low voltage LED bulb (maximum 5W) with a warm white colour temperature not exceeding 2700K.

All lighting shall be triggered by a PIR motion sensor to limit disturbance.



Appendix 4: Headline BNG Results

Goatacre Farm, Goatacre, Wiltshire, SN		Return to results menu	
Headline Results		Scroll down for final results	
On-site baseline	Habitat units	0.34	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-0.34	-100.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
On-site net gain is less than target			
Off-site baseline	Habitat units	0.34	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.72	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.38	114.14%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.04	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	12.47%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Scattered tree T1; assessed using the 'Individual tree' habitat condition assessment 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	Common elm.
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	The tree is an individual tree and thus automatically passes this criterion.
C	The tree is mature (or more than 50% within the block are mature).	N	No mature trees on site.
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.	N	Pruned heavily on one side for the road.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Ivy.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	More 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)	

Modified grassland G1; assessed using the 'Grassland low distinctiveness' habitat condition assessment sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	Y	More than 6 vascular plant species per m ² .
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	Regularly mown and grazed, uniform sward height present.
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	No scattered scrub present (less than 20% coverage).
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	Physical damage is present in more than 5% of the total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover over 10% (~20%)
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			Y
Number of criteria passed			4
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 4, 5 or 6 of criteria but failing criterion A		Poor (1)	

Modified grassland G2; assessed using the 'Grassland low distinctiveness' habitat condition assessment sheet:

Condition Assessment Criteria:	Condition passed (Yes or No)	Notes/Justification
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A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Less than 6 vascular plant species per m ² .
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	Regularly mown and grazed, uniform sward height present.
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	No scattered scrub present (less than 20% coverage).
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	Physical damage is present in more than 5% of the total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Bare ground cover over 10% (~20%)
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
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 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	

Bare ground; assessed using the 'Urban' habitat condition assessment sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes/Justification
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A	N	No vegetation structure.

	single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.		
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	No vegetation structure.
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. Note – to achieve good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	None observed.
Essential criteria relevant for habitat type achieved (Yes or No)			Y
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 AND Meets the requirements for good condition within criterion C	Good (3)		
Passes 2 of 3 core criteria OR Passes 3 of 3 core criteria but does not meet the requirements for good condition within criterion C	Moderate (2)		
Passes 0 or 1 of 3 core criteria	Poor (1)		✓

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Proposed other neutral grassland; assessed using the Grassland medium, high and very high distinctiveness' habitat condition assessment sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)
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.	Y
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.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	N
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

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.	N
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.	N/A ACIDIC
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Y
Number of criteria passed		2
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	X

Proposed individual urban trees; assessed using the 'Individual trees' habitat condition assessment sheet:

Condition Assessment Criteria		Criterion passed (Yes or No)
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
Number of criteria passed		3

Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√
Passes 5 or 6 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	X
Passes 2 or fewer criteria	Poor (1)	

Proposed modified grassland; assessed using the 'Grassland low distinctiveness' habitat condition assessment sheet:

Condition Assessment Criteria:		Condition passed (Yes or No)	Notes/Justification
A	There must be 6-8 vascular plant species per m ² , including at least 2 forbs. Note – this criterion is essential for achieving moderate condition.	N	Fewer than 6 vascular plant species per m ² .
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	Regularly mown, uniform sward height.
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	No scattered scrub present (less than 20% coverage).
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.	Y	Physical damage is present in less than 5% of the total grassland area.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Y	Bare ground cover between 1% and 10%.
F	Cover of bracken less than 20%.	Y	No bracken observed (less than 20% coverage).
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y	Absence of invasive species.
Essential criterion achieved (Y/N)			N
Number of criteria passed			5
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 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓	