



Biodiversity Net Gain Feasibility Assessment

**Land South-East of Chalcroft Business Park,
West End, Hampshire**

The Ecology Partnership

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LIABILITIES:

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living animals and plants are capable of migration/establishing and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

This report provides a snap shot of the species that were present at the time of the survey only and does not consider seasonal variation. Furthermore, where access is limited or the site supports habitats which are densely vegetated only dominant species maybe recorded.

The recommendations contained within this document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document, or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to or during works.

1.0 Introduction

- 1.1 The Ecology Partnership was commissioned by Strutt and Parker to undertake Biodiversity Net-gain feasibility assessment for the proposed development site at land south-east of Chalcroft Business Park to support a planning application.
- 1.2 The site (SU 48750 15962) is located south-east of Chalcroft Business Park and consists primarily of areas of grassland with some scattered trees. The wider area consists of woodland to the north and west, grassland fields to all aspects, railway tracks to the south and the town of Hedge End to the south-east.
- 1.3 The extent of the proposed development is shown in Figure 1 below.



*Figure 1: Approximate location of the application boundary in red.
Satellite imagery obtained from Google Earth Pro on 18/09/2023*

- 1.4 The proposed development is for an outline application for up to development of up to 3,410m² of commercial floorspace (Use Classes E(g)(ii), E(g)(iii) and B8) to include farm shop (Use Class E(a)) of up to 325m², parking and yard areas (including accessible spaces),

landscape buffers and acoustic mitigation. Formation of vehicular and pedestrian access to Estate road (access not a reserved matter.

- 1.5 The majority of existing habitat on site will be lost, with the exception of the boundary habitats in the south, east and west of the site.



Figure 2: Illustrated Landscape Design (Deacon Design, 2024 - DD639L01)

- 1.6 Biodiversity Net Gain (BNG) principles are aimed to support both the aspired green infrastructural proposals set to define the created landscape, and support biodiversity and habitat enhancement. BNG principles are set within the Environment Bill (2021).

2.0 DEFRA Metric

- 2.1 In order to determine the ecological baseline of the site, and land within the wider ownership of Chalcroft Business Park, habitats were mapped and subject to a condition assessment on 16th August 2023 by the Ecology Partnership. This work was undertaken by Principal Ecologist Matthew Pendry BSc (Hons), an experienced botanist who holds a Level 4 Field Identifications Skills Certificate (FISC).
- 2.2 The Statutory Metric is used to calculate biodiversity losses and gains for terrestrial habitats within the application area. This metric underpins the Environment Bill's provisions for mandatory biodiversity net-gain in England.

- 2.3 The Biodiversity Metric uses habitat as a proxy for wider biodiversity with different habitat types scoring different values according to their relative biodiversity value and dependent on the condition and location of the habitat, to calculate 'biodiversity units'.
- 2.4 The site has been assessed in terms of the condition assessment of the baseline during 2023, following the standard metric guidelines.
- 2.5 The post development areas are indicative only at this time, and based on the initial landscape masterplan (Deacon Design, 2023). As such, the results of this assessment are subject to change based on the final detailed landscape masterplan, at reserved matters stage.

Site Specific DEFRA Metric Calculations – On site

- 2.6 The habitats currently present on site have been identified and assessed. These are shown in Tables 1 and 2, and Figure 3, below.

Table 1: On-site habitat breakdown – Pre-Development 1.83ha

Habitat	Area (ha)	Condition
Grassland – Other neutral grassland	1.516	The most extensive area of grassland on site was species-poor with species-richness ranging from 4-7 species/m ² over five 1x1m quadrats. This grassland was unmanaged and consisted of longer sward, tussocky vegetation. Abundance of palatable species such as timothy and perennial rye grass alongside more naturalistic species such as Yorkshire fog and false oat-grass, are indicative of an area previously managed and seeded for grazing or silage. As a result, the grassland was not considered a good example of its type Considered ' poor ' condition
Grassland – Modified grassland	0.052	A section of modified grassland was identified in the north-east corner of the site. This habitat was well-managed with vegetation kept at a short sward height. Within this habitat perennial rye-grass was observed in abundance, with other species present occasionally. This area had average species-richness of seven species/m ² and was managed to a sward height shorter than 7cm, but was well maintained with no signs of damage or undesirable species, excluding occasional white clover. Considered ' moderate ' condition.
Heathland and shrub – Bramble scrub	0.201 (0.163 enhanced)	Bramble scrub intermixed with frequent bracken was prevalent along the south-eastern and south-western site boundaries, with small patches in the centre of the site. Default ' poor ' condition

Heathland and shrub - Mixed scrub	0.038 (0.022 retained)	An area of dense mixed scrub was present along the north-western site boundary. Considered ' moderate ' condition
Woodland – Lowland mixed deciduous woodland	0.022 (all retained)	An area of priority habitat deciduous woodland was present adjacent to the west of the site. This habitat was found to overlap into the site boundary and included species such as hazel and oak frequently, and bluebell, bramble and ground ivy occasionally. Considered ' moderate ' condition
Individual trees - Rural trees	0.037 (all retained)	One medium sized Douglas fir located in the north-west of the site. Considered ' moderate ' condition
Individual trees - Rural trees	0.446 (all retained)	Eight medium and two large pedunculate oak trees located along the south-eastern boundary of the site, with two more centrally located. Considered ' good ' condition
Total (Excluding individual trees)	1.83ha	

Table 2: Linear habitat breakdown – Pre-Development 0.266km

Habitat	Length (km)	Condition
Native hedgerow	0.266 (0.248 enhanced)	A length of native hedgerow was identified along the northern, eastern and southern boundary of the site. This habitat consisted of an abundance of blackthorn, with species such as hawthorn, bramble and common ivy appearing frequently, and species such as dog-rose, hazel and lords-and-ladies appearing occasionally. Considered ' good ' condition
Total	0.266km	



Figure 3: Existing habitats on site (Above) and proposed habitats on site (Below)

- 2.7 The proposed development is largely centred on the grassland, whilst maintaining the mature trees and most of the boundary scrub and hedgerow, with provisions of new meadows, trees, shrubs and scrub. The new proposed habitats post-development are shown below in Table 3 and Figure 3 above. It should be noted that these figures may change following the development of the detailed landscape masterplan at reserved matters stage.

Table 3: On-site habitat breakdown – Post-Development 1.83ha

Habitat	Area (ha)	Target condition
Urban - Developed land; sealed surface	1.026	Road, buildings, and, other hardstanding. Condition n/a
Urban – Introduced shrub	0.01	Ornamental shrub planting within the new business park. Condition n/a
Grassland – Other neutral grassland	0.561	Wildflower-rich grassland around the site edges 'Moderate' condition targeted
Heathland and shrub - Mixed scrub	0.022 (<i>retained</i>)	Area of retained mixed scrub in north of the site. 'Moderate' condition targeted
Grassland – Other neutral grassland	0.024	SUDS basins to be seeded with native wildflower grassland, utilising species capable of thriving in periodically inundated soils. 'Good' condition targeted
Heathland and shrub - Mixed scrub	0.163 (<i>enhanced</i>)	Areas of existing bramble scrub to be enhanced to mixed scrub through cutting back of bramble and planting additional native shrub species. 'Good' condition targeted
Individual trees - Urban Tree	0.057 (<i>new</i>)	14 small street trees to be planted within the main body of the site 'Poor' condition targeted
Individual trees - Rural trees	0.082 (0.037 <i>retained</i>)	One retained medium sized Douglas fir located in the north-west of the site, and 11 new oaks (small). 'Moderate' condition targeted
Individual trees - Rural trees	0.389 (<i>retained</i>)	One medium, six large and two extra-large pedunculate oak trees to be retained within the site. Considered 'good' condition

Total	1.83ha <i>(excluding trees)</i>	
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Table 4: New Linear habitat breakdown – Post-Development New Habitat 0.248km

Habitat	Length (KM)	Condition
Native species-rich hedgerow	0.248	Existing native hedgerow to be enhanced to species-rich native hedgerow, through additional planting of species. ‘Good’ condition targeted
Total	0.248km	

2.8 The headline results are shown in Figure 4 below:

On-site baseline	Habitat units	13.68	
	Hedgerow units	1.76	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	11.73	
	Hedgerow units	3.01	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-1.95	-14.26%
	Hedgerow units	1.25	71.25%
	Watercourse units	0.00	0.00%

Figure 4: Headline results for on-site habitats

2.9 The calculations confirm that the development results in a **-14.26% net-loss** in habitat units and **+71.25% net-gain** in hedgerow units based on the current proposal. In order to offset the loss in habitat units to achieve an overall net-gain, units will need to be gained through offsite enhancements. In order to satisfy the trading summary, off site credits will need to comprise the following:

- Minimum of **2.59** Grassland units (medium distinctiveness; and,
- Minimum of **0.73** units of any habitat type to ensure an overall 10% gain.

2.10 Alternatively credits for any higher distinctness habitats such as Lowland Heath, Reedbeds, or Lowland mixed deciduous Woodland can be utilised.

Site Specific DEFRA Metric Calculations – Off-site

2.11 The landowner of the application site, also owns land within and to the west of Chalcroft Business Park, located adjacent to the north of the site. As such, select areas of grassland within this land were also subject to a habitat condition assessment, on 16th August (See Figure 5 and Table 5 below).

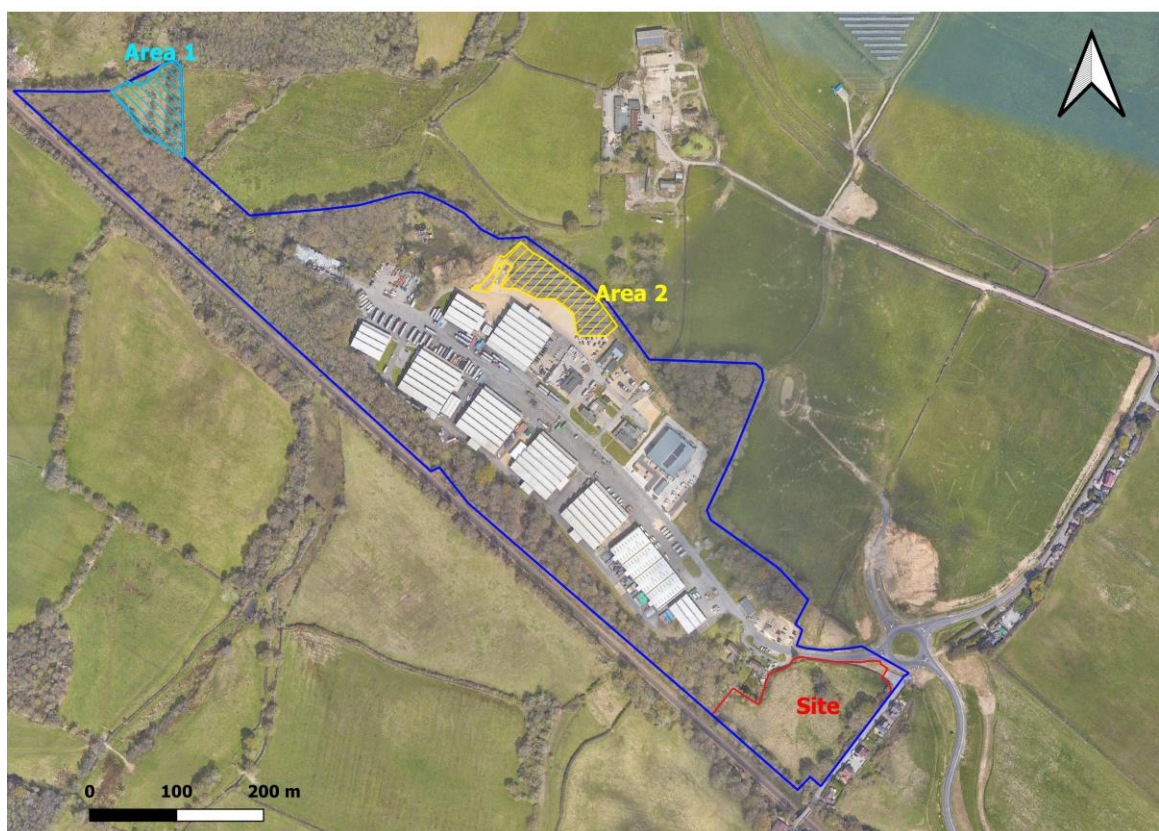


Figure 5: Off-site survey areas within wider land ownership (Blue line)

Table 5: Off-site habitat breakdown – Pre-Development 1.58ha

Habitat	Area (ha)	Condition
Area 1 Grassland – Other neutral grassland	0.505	Area 1 was a triangular field located to the north-west of the business park. The grassland was species-poor with species-richness ranging from 4-6 species/m² over five 1x1m quadrats. This grassland was unmanaged and consisted of longer sward, tussocky vegetation. Species indicative of waterlogged conditions were prevalent including tufted hair grass, Yorkshire fog, creeping bent, compact rush, marsh thistle, and greater bird's-foot trefoil. The grassland was not considered a good example of its type Considered 'poor' condition
Area 2 Grassland – Other neutral grassland	0.583	Area 2 was shorter-sward grassland located in the north-west of the business park around the solar panels. The grassland was species-poor with species-richness ranging from 4-8 species/m² over five 1x1m quadrats. This grassland appeared to be infrequently managed, with an even sward height. Undesirable species such as white clover, and creeping buttercup, were frequent throughout, with grasses largely comprising red fescue, perennial rye grass, Yorkshire fog, and creeping bent. The grassland was not considered a good example of its type Considered 'poor' condition.
Total	1.09ha	

Off-site enhancement strategy

Both areas of '*Other Neutral Grassland*' will be enhanced from '**poor**' to '**moderate**' condition. This will be achieved through first cutting it short, scarifying and seeding it in the early Autumn. Going forward they would be managed with two to three cuts a year outside the main flowering period June to August. Area 1 appears to be seasonally waterlogged, owing to abundance of tufted hairgrass. As such, this area would be seeded with a more specialist seed mix comprising species adapted to these conditions.

Overall results

- 2.12 Following the use of off-site enhancements the development will result in a **10.24% Net-gain**, as shown in the headline results below (Figure 6):
- 2.13 The off-site enhancements result in an additional uplift of **3.35 units**. This ensures that the deficit of **-1.95 units** on site has been succeeded to result in an enhancement of **+10.24%**, with all trading rules satisfied.
- 2.14 A detailed Landscape and Ecology Management Plan will be developed at the Reserved matters stage to detail the long-term management of both the on-site and off-site habitats to achieve the targeted habitat conditions.

On-site baseline	Habitat units	13.68	
	Hedgerow units	1.76	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	11.73	
	Hedgerow units	3.01	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-1.95	-14.26%
	Hedgerow units	1.25	71.25%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	4.79	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	8.14	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	3.35	70.03%
	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	1.40	
	Hedgerow units	1.25	
	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	1.40	
	Hedgerow units	1.25	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	10.24%	
	Hedgerow units	71.25%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Figure 6: Headline results provided by the Statutory Metric

3.0 Conclusions

- 3.1 The baseline value of the site is **13.68 area units** and **1.76 linear units**.
- 3.2 Post-development the proposed value of the site would be **11.73 area units** and **3.01 linear units**, equating to a change of **-14.26%** and **+71.25%** respectively.
- 3.3 In order to achieve an overall biodiversity net-gain an offsite enhancement is proposed utilising land within the ownership of Chalcroft Business Park.

- 3.4 This off-site habitat will be enhanced through the enhancement of existing areas of rank species-poor grassland to more species-rich wildflower grasslands.
- 3.5 The proposed offsetting results in an overall net-gain of **+10.24%** and all trading rules have been satisfied.
- 3.6 It is recommended that a Landscape and Ecology Management Plan at the Reserved Matters stage to detail the necessary management required to achieved the targeted net-gain.

Appendix 1: Habitat Condition Assessments

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UKHab Habitat Type(s): Grassland - Modified grassland (included amenity grassland)		
Condition Assessment Criteria		Onsite
1	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (this may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	PASS
2	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.	FAIL
3	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. <i>Note: patches of scrub with continuous (more than 90% cover should be classified as the relevant scrub habitat type.</i>	PASS
4	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.	PASS
5	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens?).	FAIL
6	Cover of bracken is less than 20%.	PASS
7	There is an absence of invasive non-native plant species? (as listed on Schedule 9 of WCA*).	PASS
Condition		MOD
Condition Assessment Result		
Good	Passes 6 or 7 of 7 criteria including essential criterion 1	
Moderate	Passes 4 or 5 of 7 criteria including passing essential criterion 1	
Poor	Passes 3 or fewer criteria; OR 4-6 of criteria but failing criterion 1	

Footnote 1 Creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover and cow parsley.

Condition Sheet: GRASSLAND Habitat Type (medium, high & very high distinctiveness)				
UKHab Habitat Type(s): All other grassland types and tall ruderal (ie. not amenity/modified)				
Condition Assessment Criteria		On-site	Off-site (Area 1)	Off-site (Area 2)
1	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	FAIL	FAIL	FAIL
2	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.	FAIL	FAIL	FAIL
3	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens (Footnote 1)	FAIL	FAIL	FAIL
4	Cover of bracken is less than 20% and cover of scrub (including bramble) is less than 5%.	FAIL	PASS	PASS
5	Combined cover of species indicative of sub-optimal condition (Footnote 2) 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 (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	PASS	PASS	FAIL
Additional Criterion - must be assessed for all non-acid grassland types				
6	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 2 and 4 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	FAIL	FAIL	FAIL
Condition		POOR	POOR	POOR

Condition Assessment Result	
Good	Passes 5 of 6 criteria, including essential criterion 1 and 6
Moderate	Passes 3 or 4 of 6 criteria, including essential criterion 1
Poor	Passes 0, 1, 2 criteria of 6 criteria; OR Passes 3 or 4 criteria excluding criterion 1 and 6
Footnote 1. For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 2. Species indicative of sub-optimal condition for this habitat type include: Creeping thistle, spear thistle, curled dock, broad-leaved dock, common nettle, creeping buttercup, greater plantain, white clover, cow parsley.	

Condition Sheet: SCRUB Habitat Type			
UKHab Habitat Type(s): All forms of scrub			
Condition Assessment Criteria		Mixed	Bramble
1	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. At least 80% of scrub is native, and there are at least three native woody species ¹ , with no single species comprising more than 75% of the cover (except hazel, common juniper, sea buckthorn or box, which can be up to 100% cover).	PASS	n/a
2	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	PASS	
3	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	PASS	
4	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	PASS	
5	There are clearings, glades or rides present within the scrub, providing sheltered edges.	FAIL	
Condition		Moderate	Poor
Condition Assessment Result			
Good	Passes 5 of 5 criteria		
Moderate	Passes 3 or 4 of 5 criteria		
Poor	Passes 2 or fewer criteria		
Footnote 1 - Native woody species as defined and listed in the Hedgerow Survey Handbook: DEFRA (2007) Hedgerow Survey Handbook: A standard procedure for local surveys in the UK. 2nd ed. [online]. Defra, London. PB1195. Available from: Hedgerow Survey Handbook (publishing.service.gov.uk).			
Footnote 2 - See gov.uk standing advice on ancient and veteran species. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)			

Footnote 3 - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

Footnote 4 - Wildlife and Countryside Act 1981 (as amended).

Footnote 5 - Species indicative of sub-optimal condition for this habitat type may include: non-native conifers, tree-of-heaven, holm oak, European turkey oak, cherry laurel, snowberry, shallon, American skunk cabbage, buddleia, cotoneaster, Spanish bluebell and hybrid bluebells. There may be additional relevant species local to the region and or site.

Condition Sheet: INDIVIDUAL TREES Habitat Type			
UKHab Habitat Type(s): Urban tree: Covers the following topographical formations most commonly found in urban areas¹: Individual Trees (urban or rural): Young trees over 75mm in diameter at breast height whose canopies are not touching. Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.			
Condition Assessment Criteria			
		Douglas Fir	Mature Oaks
1	The tree is a native species (or at least 70% within the block are native species).	FAIL	PASS
2	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).	PASS	PASS
3	The tree is mature (or more than 50% within the block are mature).	PASS	PASS
4	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.	PASS	PASS
5	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	PASS	PASS
6	More than 20% of the tree canopy area is oversailing vegetation beneath.	PASS	PASS
		Condition	
		MOD	GOOD
Condition Assessment Result			
Good		Passes 5 or 6 criteria	
Moderate		Passes 3 or 4 criteria	
Poor		Passes 2 or fewer criteria	
		Footnote 1 - Veteran trees can be classified if they have four out of the five following features: 1. Rot sites associated with wounds which are decaying >400cm²; 2. Holes and water pockets in the trunk and mature crown >5 cm diameter; 3. Dead branches or stems >15 cm diameter; 4. Any hollowing in the trunk or major limbs; 5. Fruit bodies of fungi known to cause wood decay.	

Condition Assessment Criteria	Criteria achieved?
Hedgerows	Hedge
Height >1.5 m average along length	PASS
Width >1.5 m average along length	PASS
Gap – hedge base Gap between ground and base of canopy <0.5 m for >90% of length	PASS
Gap – hedge canopy continuity Gaps make up <10% of total length and No canopy gaps >5 m	PASS
Undisturbed perennial vegetation >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length (on one side of the hedge (at least))	PASS
Undesirable species Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground. The indicator species used are nettles, cleavers and docks.	PASS
Invasive species >90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	PASS
Current Damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities - This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (e.g., excessive hedgerow cutting).	PASS
Tree Age (if hedgerow with trees) There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and or ancient), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	n/a
Tree health (if hedgerow with trees) At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). 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.	n/a
Criteria failed	0
Condition (G = good; M = moderate; P = poor)	Good

Condition Assessment Result		
	Hedgerow without trees	Hedgerow with trees
Good	No more than 2 failures in total; AND No more than 1 in any functional group.	No more than 2 failures in total; AND No more than 1 failure in any functional group.
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & C2 = Moderate condition).	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1, C2 & E1 = Moderate condition).
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (e.g. fails attributes A1, A2, B1 & B2 = Poor condition).

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