



L I Z A R D

Landscape Design and Ecology

BIODIVERSITY NET GAIN CONDITION ASSESSMENTS

**Land Near Nyton Stables, Nyton Road,
Aldingbourne**

On behalf of: Mr A Baker

Client:	Mr A Baker			
Project:	Land Near Nyton Stables, Nyton Road, Aldingbourne			
Reference:	LLD3087-ECO-REP-002-00-CA			
Revision:	Date:	Author	Proof	Approved
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Validity:

This report is valid for 18 months from the date of the site visit. If works have not commenced by this date, an updated site visit should be carried out by a suitably qualified ecologist to assess any changes in the habitats present on site, and to inform a review of the conclusions and recommendations made.



The Old Bank, 34 South Street, Torring, Worthing, West Sussex, BN14 7UB

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1.0 BASELINE CONDITION ASSESSMENTS

1.1 Modified Grassland = Poor Condition

On-site or off-site, site name and location	On site, Land Near Nyton Stables, Nyton Road, Aldingbourne	Survey date and Surveyor name	12th April 2024 Hayley Swann
Limitations (if applicable)	Due to the time of year, certain species of the flowering plants may not have been visible or may have been otherwise inconspicuous at the time of the survey and hence overlooked. These are accepted constraints.	Survey reference (if relating to a wider survey)	
Grid reference	SU 92347 06513	Habitat parcel reference	Modified Grassland

Condition Assessment Criteria		Criterion achieved (Y = at least)	Pass or fail (Y = at least)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	N	c. 4 - 5 species per m ² .
	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.		
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 similar in length at the time of the survey.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
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	Some of the grassland was used for horse grazing.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	Bare ground exceeded 10% across the grassland at the time of the survey.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken was present on site.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	There were no invasive species noted within the grassland area.
Essential criterion achieved (Y = at least)		N	
Number of criteria passed		3	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved +/-	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	X	

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1.2 Ruderal / Ephemeral = Poor Condition

On-site or off-site, site name and location	On site, Land Near Nyton Stables, Nyton Road, Aldingbourne	Survey date and Surveyor name	12th April 2024 Hayley Swann
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference	SU 92347 06513	Habitat parcel reference	Ruderal / Ephemeral

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	Habitat dominated by nettle
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	as above
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	

Condition Assessment Result	Condition Assessment Score	Score Achieved % /
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):		
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.	Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.	Moderate (2)	
• Passes 0 or 1 of 3 core criteria.	Poor (1)	X

1.3 Rural Trees = Moderate Condition

On-site or off-site, site name and location	On site, Land Near Nyton Stables, Nyton Road, Aldingbourne	Survey date and Surveyor name	12th April 2024 Hayley Swann
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference	SU 92347 06513	Habitat parcel reference	Existing Rural Trees

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).	Y	Species include ash, hawthorn and blackthorn
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	Automatic pass
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	Trees are semi and early mature
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.	N	
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Y	Deadwood present
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	
Number of criteria passed		4	
Condition Assessment Target (out of 6 criteria)	Condition Assessment Score	Score Achieved x/7	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

1.4 Native Hedgerow = Moderate Condition

On-site or off-site, site name and location	On site, Land Near Nyton Stables, Nyton Road, Aldingbourne	Survey date and Surveyor name	12th April 2024 Hayley Swann
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference	SU 92347 06513	Habitat parcel reference	Native Hedgerow

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Pass/fail/yes/no	Notes on condition
A1 - Height					
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).	Y	c. 2m - 4m
A2 - Width					
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).	N	c. 1m
B1 - Gap - hedge base					
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).	N	Gappy to base
B2 - Gap - hedge canopy continuity					
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).	Y	
C1 - Undisturbed ground and perennial vegetation					
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 riches.	Y	
C2 - Nutrient-enriched perennial vegetation					
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.	N	Nettle to base in excess of 20%
D1 - Invasive and neophyte species					
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 ¹) 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 ² , as well as the BSBI website ³ where the 'Online Atlas of the British and Irish Flora' 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 ⁴ .	Y	None noted
D2 - Current damage					
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).	Y	None noted
Additional group - applicable to hedgerows with trees only					
E1 - Tree class					
E1	Tree class	There is more than one age-class (or morphology) of tree present (for example young, mature, veteran and/or ancient ⁵), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.		
E2 - Tree health					
E2	Tree health	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.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.		

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		2

1.5 Line of Trees = Moderate Condition

On-site or off-site, site name and location	On site, Land Near Nyton Stables, Nyton Road, Aldingbourne	Survey date and Surveyor name	12th April 2024 Hayley Swann
Limitations (if applicable)	N/A	Survey reference (if relating to a wider survey)	
Grid reference	SU 92347 06513	Habitat parcel reference	Line of Trees

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	At least 70% of trees are native species.	Y	Oak, hawthorn and blackthorn.
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y	Continuous tree line
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.	N	
D	There is an undisturbed naturally-vegetated strip of at least 6 m 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 ² .	N	Adjacent a road
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	
		Number of criteria passed	3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score achieved x/y	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		

2.0 PROPOSED CONDITION ASSESSMENTS

2.1 Other Neutral Grassland = Moderate Condition

Condition Assessment Criteria		Condition achieved (Yes or No)	Notes (Insert as justified detail)
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	Diverse wildflower mix shall be used.
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	Sward height similar in length.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens².	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	Grassland will be managed and monitored.
E	Combined cover of species indicative of suboptimal condition³ 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 species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Y	Grassland will be managed and monitored.
Additional Criteria must be achieved for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² 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	
Essential criterion for Good condition achieved for non-acid grassland types (1 of 6)		N	
Number of criteria passed		3	
Condition Assessment Result	Condition Assessment Score	Score Achieved (1-7)	
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)		
Non-acid grassland types (Result out of 6 criteria)			
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)	x	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		

2.2 Mixed Scrub = Moderate and Poor Condition

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises 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	All scrub is native, with at least 3no. woody species present.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Y	Managed and monitored to ensure this.
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	Managed and monitored to ensure this.
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
Number of criteria passed:			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved (x/5)	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises 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	All scrub native, with at least 3no. woody species present.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Y	Managed and monitored to ensure this.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	N	
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	
Number of criteria passed:			2
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved (x/5)	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	X	

2.3 Individual Trees = Moderate Condition

Condition Assessment Criteria		Criteria 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).	Y	All proposed trees are native species.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Automatic pass
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	Trees will be managed and monitored.
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.	Y	
Number of criteria passed:		4	
Condition Assessment Criteria Total (0-6 criteria)	Condition Assessment Score	Score (1-6) and note	
Passes 5 or 6 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	x	
Passes 2 or fewer criteria	Poor (1)		
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.			

2.4 Native Hedgerow = Poor Condition

Attributes and functional groupings (A, B, C, D and E)		Criteria - the minimum requirements for 'favourable condition'	Criteria description	Score	Notes
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).	Y	Managed and monitored to achieve this.
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).	N	c. 1m
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).	N	This cannot be guaranteed.
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).	N	This cannot be guaranteed.
C1	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >80% 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 80% 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.	Y	
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.	N	This cannot be guaranteed.
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 .	Y	Managed and monitored to achieve this.
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).	N	This cannot be guaranteed.

Condition assessment: Good, Moderate, or Poor		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND Does not fail both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR Fails both attributes in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		1