

Swedish Cottage, Earl Shilton
Preliminary Ecological Appraisal

2025

Client Mostyn Gospel Hall Trust

Project Title Swedish Cottage

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Executive Summary

Development Details

The client is proposing commercial development at Swedish Cottage, Earl Shilton, hereafter referred to as the 'site'.

This report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

The site comprises modified grassland and is of negligible ecological interest.

Outcomes

No further survey work is required because the ecological impact can be fully determined.

Mitigation/compensation will be required to offset the loss of ecological features and ensure compliance with biodiversity legislation and policy.



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited (RHE) was commissioned in 2025 by Mostyn Gospel Hall Trust (the Client) to carry out an ecological appraisal of land at Swedish Cottage, Leicester Road, Earl Shilton, hereafter referred to as the 'site'. The site is located at O.S. grid reference: SP 46885 98519 (see Figure 1).

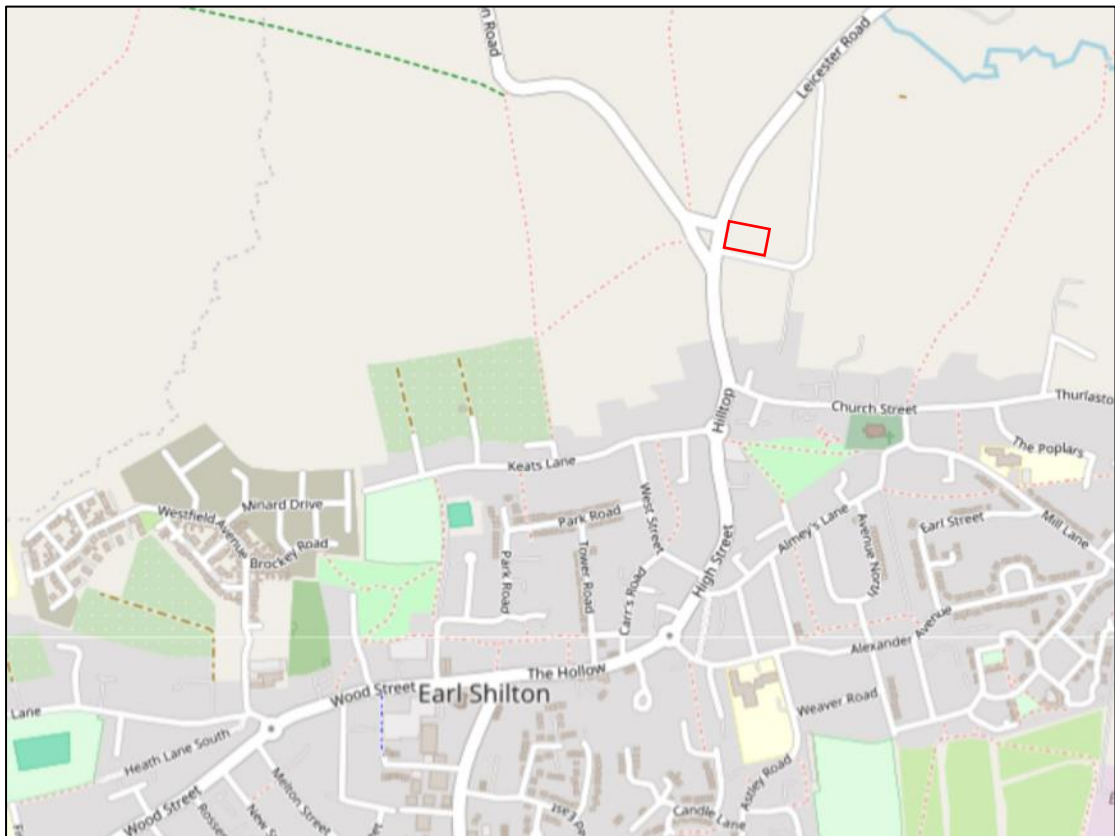


Figure 1. Map showing the survey area.

- 1.1.2 The site is a former commercial building with associated car park to the east. To the west and north of the building are grassland paddocks, a residential property lies to the east, and native hedgerows lie to the south, west and north. Arable and grassland extends to the north of the site and the village of Earl Shilton is located to the south.

Description of Development

- 1.1.3 The site is the subject of a planning application (planning ref. 24/00996/FUL) for the demolition of the existing commercial building and the development of a new meeting hall with associated soft and hard landscaping, including parking and new hedgerow planting (see Figure 2).

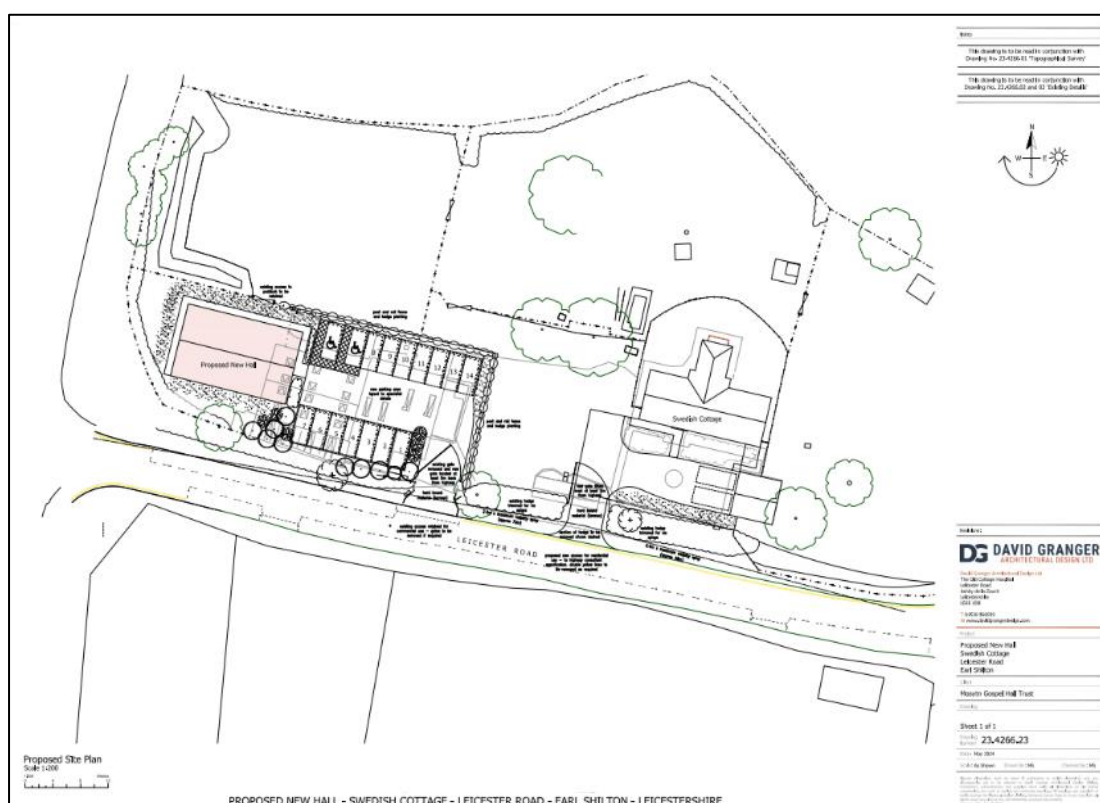


Figure 2. Proposed development (courtesy of David Granger Architectural Design Ltd).

Relevant Planning History

- 1.1.4 Previous surveys have been undertaken, including an Ecological Impact Assessment and BNG report¹ dated October 2024.

1.2 Scope of Work

- 1.2.1 The Client commissioned RHE to carry out the following works:
- Record the extent, type, and condition of habitats within and next to the site
 - Search for signs of protected species and assess the potential of habitats and features to support protected and notable species

¹ FPCR (2024). *Swedish Cottage, Leicester Road, Earl Shilton Ecological Impact Assessment*. FPCR Environment and Design Ltd, Derby

2. Methods

2.1 Desk Study

- 2.1.1 The Magic website (Multi-Agency Geographical Information for the Countryside) was interrogated for the presence of Statutory Designated Sites (and European Protected Species licences) within a 2km radius of the site
- 2.1.2 The site was checked to determine if it is located within an Impact Risk Zones for any Site of Special Scientific Interest (SSSI) and if so, whether the Local Planning Authority will need to consult Natural England.
- 2.1.3 A data search was not undertaken due to the small site, it's limited potential for adverse impacts at a wider landscape level, and given that a data search was conducted for the FPCR 2024² ecology report.

2.2 Field Survey

Extended Phase 1 Habitat Survey

- 2.2.1 Zoe Lloyd-Davies (Ecologist) and Beth Mitchell (Junior Ecologist) visited the site on 4th February 2025.
- 2.2.2 The weather at the time of the survey was dry and overcast with light winds. The temperature was 9°C.
- 2.2.3 In accordance with JNCC guidelines³ the site was walked over and the habitats and features of ecological interest were mapped and described. Habitats and features of particular interest were target noted.
- 2.2.4 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines⁴. Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

Bats

- 2.2.5 The exterior of the site was surveyed from the ground using binoculars and a high-powered torch. Features offering potential access to roosting bats were recorded. Such features may include suitable gaps in roof coverings, gaps behind external cladding/facia and gaps in masonry.

² FPCR (2024). *Swedish Cottage, Leicester Road, Earl Shilton Ecological Impact Assessment*. FPCR Environment and Design Ltd, Derby

³ JNCC (2010). *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit*. Joint Nature Conservation Committee, Peterborough

⁴ CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

- 2.2.6 Evidence indicating the presence of roosting bats was also searched for. This may include bat droppings on walls, windows or on the ground below roost entrances or staining from fur oil around roost entry points.
- 2.2.7 The interior of the site, including the roof void, was surveyed to identify any evidence indicating use by roosting bats. Such evidence may include bat droppings, feeding remains, urine splashes, live or dead bats and staining from fur oil on timbers.
- 2.2.8 Any trees on the site that are to be affected by the proposals were given a ground-level assessment, searching for Potential Roosting Features (PRF's), such as flaking bark, woodpecker holes, knot holes and limb splits.

2.3 Mitigation Hierarchy

- 2.3.1 Mitigation measures should be embedded within the masterplan design and planning application process. Measures during the construction phases should be included in a Construction Environmental Management Plan: Biodiversity (CEMP). This process from proposal to implementation needs to consider the 'mitigation hierarchy' of avoid, reduce, compensate, and enhance:
- Aim to avoid negative effects through the design process.
 - Mitigate if negative effects cannot be avoided.
 - Use compensation measures to offset residual impacts.
 - Identify and implement opportunities to enhance biodiversity.

3. Results

3.1 Survey Constraints

- 3.1.1 Field survey results are valid for a limited duration and no investigation can provide a complete description and characterisation of a site. The composition of habitats and species can change depending on environmental variables and the mobility of species, so the results of a study become less reliable over time. In some cases, surveys that are 3 years old may be acceptable for a project assuming that habitats have not significantly changed in the intervening period, but for protected species it is likely that survey data will need to be no more than 18 months old.
- 3.1.2 There were no significant constraints during the survey and the weather and time of year was suitable.

3.2 Designated Sites

- 3.2.1 The desk study identified that the site is located within the Impact Risk Zones of Narborough Bog, Croft Hill, Croft and Huncote Quarry, and Croft Pasture Sites of Special Scientific Interest. The proposed development will not require the Local Planning Authority to consult with Natural England.

3.3 Habitats

- 3.3.1 Target Notes and photographs are contained in Appendix 2 and the habitats survey plan is contained in Appendix 3. Condition Assessments are provided in Appendix 4.

Ruderal and ephemeral vegetation

- 3.3.2 To the east of the site ruderal and ephemeral vegetation (TN1) is colonising the artificial gravel surface. Species include Broadleaved Docks *Rumex spp.*, Willowherb species *Epilobium spp.*, Yorkshire Fog *Holcus lanatus*, Common Ragwort *Jacobaea vulgaris*, Common Nettle *Urtica dioica* and Cock's-foot *Dactylis glomerata*. The ruderal and ephemeral vegetation is in 'moderate' ecological condition due to no variation in vegetation structure.

Modified Grassland

- 3.3.3 There is modified grassland (TN2) to the north and west of the site with species such as Yorkshire Fog, Cock's-foot, Perennial Ryegrass *Lolium perenne*, Common Nettle and Dock sp. adjacent to the building. The modified grassland is in 'poor' ecological condition due to fewer than 6 species being present per m².

Off-site habitats

- 3.3.4 Flanking the south and west boundary but situated off-site is a native hedgerow with a single Hawthorn *Crataegus monogyna* tree. Species present consist of Hawthorn, Blackthorn *Prunus spinosa*, and Elder *Sambucus nigra*.
- 3.3.5 Situated within the blueline boundary to the east of the site is a small pond with little open water present due to it being heavily overgrown with Rush species *Juncus spp.*

3.4 Species

Badger

- 3.4.1 Although there were no Badger *Meles meles* setts or signs of activity found on the site, the nearby grassland, hedgerows and scrub provide suitable foraging and dispersal opportunities close to the site.

Bats

- 3.4.2 The disused commercial building is single storey with a combination of different, interconnecting units. The main part of the structure is a breezeblock barn with a corrugated asbestos roof and panelling at the gable end. The adjoining building to the east is a single pitched, wooden clad, single storey structure with a corrugated steel roof, steel frame, wood beams and a metal roller door on the south aspect. The lean-to at the southwest of the building is a single pitched, corrugated metal roof with wood beams, open on the south and west aspects. To the southeast is a wood framed, breezeblock building with a flat, felt roof and wood facias. A corrugated steel awning extends to the east with metal supports. On the east aspect is a single storey lean-to with wood cladding on the south and north aspect, a corrugated metal roof and open to the east.
- 3.4.3 There were gaps into the building above doorways and at joins under the eaves; however, there were no suitable cavities within the building to support roosting bats and the ceilings were heavily cobwebbed. The timber frame of the building to the southeast was rotting; however, the openings did not provide potential roosting spaces. No signs of bats were recorded.
- 3.4.4 The building has a negligible potential to support roosting bats.
- 3.4.5 There were no mature trees on site with potential roosting features; however, the surrounding grassland and hedgerows provide potential foraging and commuting opportunities.



West aspect of the building.



Internal space of the main building.

North aspect of the building.



Internal space of the wood clad building.

East aspect of the building.



Opening into the building covered in cobwebs.

Other Mammals

- 3.4.6 The grassland habitats provide foraging opportunities and cover for Brown Hare *Lepus europaeus*, but there is a lack of cover and foraging habitat for Hedgehog *Erinaceus europaeus*.

Birds

- 3.4.7 During the survey Bluetit *Cyanistes caeruleus*, Robin *Erithacus rubecula* and Blackbird *Turdus merula* were recorded.
- 3.4.8 The building has limited access to the interior for nesting birds and no signs of birds, including nests or nesting material were observed in the buildings.
- 3.4.9 The on-site grassland, surrounding hedgerow and associated tree provide opportunities for foraging, and nesting.

Reptiles

- 3.4.10 The on-site grassland is "tussocky in appearance which can support Slow Worms *Anguis fragilis* if present locally. However, the hard standing and bare ground provide limited cover for basking, and the farmland surrounding the site is sub-optimal to support reptiles; therefore, reptiles are not considered further in this report.

Amphibians

- 3.4.11 There are no breeding habitats on-site for amphibians. However, the small pond in the east of the blue-line area could provide breeding habitat for Great Crested Newt (GCN) *Triturus cristatus*. A habitat suitability index (HSI) assessment for this pond confirms that it has less than average suitability to support GCN - see Table 1 for details.
- 3.4.12 There is a pond 80m south of the site and a second pond located 250m southeast of the site. However, the ponds are separated from the site by a road and farmland. Therefore, amphibians are unlikely to disperse to the site from these ponds due to poor connectivity with the site.

- 3.4.13 The on-site “tussocky” grassland and surrounding hedgerows provide sub-optimal foraging and commuting habitats for amphibians. However, the surrounding arable habitat provides further limited terrestrial habitat connectivity. Therefore, the site has limited potential to support amphibians and if they are present, they are likely to consist of a small and localised population of common amphibian species. Given the small loss of on-site proposed grassland, adverse impacts on amphibians are not anticipated and they are not considered further in this report.

Table 1. Great Crested Newt Habitat Suitability Index Scores	
Parameter	Index Scores
Location (Zone A)	1 (Zone A)
Size (8m ²)	0.05
Pond Drying	0.5 (sometimes dries)
Water Quality	0.33 (poor)
Shade	1 (0-60%)
Waterfowl	1 (Absent)
Fish presence	1 (Absent)
Ponds	0.6 (3)
Terrestrial habitat	0.33 (poor)
Macrophyte cover	0.8
Score (Suitability)	0.51 (Below average)

Invertebrates

- 3.4.14 The grassland and arable land are unlikely to support any protected or notable invertebrate species due to intensive management and low botanical diversity.

3.5 Invasive Species

- 3.5.1 During the site visit no invasive species were observed, and they are not considered any further in this report.



4. Assessment

4.1 Development Context

- 4.1.1 The following assessment assumes that the existing building will be demolished, and the car park will be resurfaced (see Figure 2).

4.2 Impacts on Designated Sites

- 4.2.1 Narborough Bog, Croft Hill, Croft and Huncote Quarry, and Croft Pasture Sites of Special Scientific Interest are geographically separated from the site by urban development, farmland, and roads. The proposed development will not impact on them due to the absence of impact pathways.

4.3 Impacts on Habitats

Ruderal/ Ephemeral and Modified Grassland

- 4.3.1 The habitats on-site are of low ecological importance and without mitigation their loss is significant at site level only.

Off-site Hedgerow

- 4.3.2 The hedgerow will be retained and protected from damage during the construction works therefore, adverse impacts on off-site habitats is not anticipated.

4.4 Impacts on Species

Badger

- 4.4.1 The presence of Badger is not anticipated, but construction sites can result in harm to Badger because of risk of entrapment and injury.

Bats

- 4.4.2 A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present at the time.
- 4.4.3 Loss of modified grassland could reduce foraging habitat for bats associated with open landscapes, but such habitats are usually of low value because of limited invertebrate abundance. Increased levels

of artificial lighting during and after development could have the potential to have an adverse effect on bat foraging on and adjacent to the site.

Other mammals

- 4.4.4 Loss of modified grassland could reduce the foraging habitat of Brown Hare and Hedgehog, but the habitat is abundant in the local area and the loss is relatively small. Hedgehog, like Badger, can also be attracted to spoil heaps and open excavations for foraging. Therefore, there is a potential for an adverse impact on Hedgehog without mitigation.

Birds

- 4.4.5 The building is unlikely to be used by nesting birds and the off-site hedgerow and tree will be retained, therefore an adverse impact on nesting birds is not anticipated.
- 4.4.6 The loss of grassland could have an adverse impact on nesting or foraging birds, however the area of loss is relatively small, so the impact will be insignificant.
- 4.4.7 The proposed habitat mitigation consisting of hedgerow planting will enhance the site for nesting birds.

5. Recommendations

5.1 Further Surveys

- 5.1.1 No further survey work is required because the impacts from the development can be fully determined.

5.2 Mitigation and Enhancement Measures

- 5.2.1 Mitigation measures to create habitats during the operational phase of development will be described in a Biodiversity Management Plan (BMP). The BMP will contain Operational Aims and Objectives, a Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the BMP will be provided as a planning condition in advance of the commencement of the proposed development.

Habitats

- 5.2.2 Temporary fencing will be installed to isolate and protect the off-site hedgerow from damage during construction works.
- 5.2.3 Areas of retained grassland that are damaged during construction will be reinstated to modified grassland by re-sowing with Perennial Ryegrass.
- 5.2.4 Hedgerow creation is proposed to border the parking area and should include native species such as Elder, Blackthorn, Hawthorn and Field Maple *Acer campestre*. The plantings will be protected from damage by tree guards and supports and will be managed for a five-year aftercare period (replacement of dead, dying and diseased plants, pruning, weeding, and replacement of guards and supports) after which they will become part of the general hedgerow management system. Hedgerows will be managed to achieve a 'moderate' condition.

Badgers

- 5.2.5 To ensure that Badger and any other mammals are not trapped or harmed during the construction work, smaller excavations should be covered if left overnight. Larger excavations, if left overnight or for longer periods, should be ramped to enable animals to escape.

Bats

- 5.2.6 Inclusion of bat bricks⁵ on the new property will provide new roosting opportunities. Bricks should be installed on south, east or west facing walls as high as is feasible and away from windows.

⁵ <https://www.birdbrickhouses.co.uk/products/bat-brick-houses/>

- 5.2.7 A lighting plan may be required to demonstrate that there will be no additional lighting during and after the construction phase other than what is essential for security. If additional lighting is required, it will need to be directional and with minimal lux levels to minimise impacts on foraging bats.

Nesting Birds

- 5.2.8 Impacts on nesting birds should be avoided by carrying out site clearance and similar operations outside of the bird breeding season (March- August). Construction activities that might directly impact upon breeding birds should hence be limited to the September-February period. If vegetation has to be cleared during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.
- 5.2.9 Nesting bricks for House Sparrow *Passer domesticus*⁶ and Swift *Apus apus*⁷ should be included in the new building to enhance the nesting opportunities on site. South-facing walls should be avoided, and nesting bricks need to be placed high up and away from windows.

⁶ [Brick Nesting Boxes For Birds - Integrated Bird Habitats \(birdbrickhouses.co.uk\)](http://birdbrickhouses.co.uk)

⁷ [Swift Bricks - Cheap & Easy! \(swift-conservation.org\)](http://swift-conservation.org)

Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2024) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 187 and 193, shown below:

- 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 193. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;



- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) includes the notification and confirmation of Sites of Special Scientific Interest (SSSIs). SSSIs can be notified for their floral, faunal, geological, or physiographical features. Protection against damaging operations and management of SSSIs is also included within the Act. Impact Risk Zones (IRZs) are zones around an SSSI account for the particular sensitivities of the features for which it is notified and identify development proposal which could have adverse impacts.

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats, Hazel Dormouse, Otter, Natterjack Toad, Smooth Snake, Sand Lizard and Great Crested Newt are protected by the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

- a) Deliberately capture, injure or kill an EPS;
- b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.



- c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;
- d) Damage or destroy a breeding site or resting place of an EPS;
- e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;
- f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

All common herptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000). Grass Snake, Slow Worm, Common Lizard, Adder are protected against intentional killing or injury. Common Frog, Common Toad, Smooth Newt and Palmate Newt is protected against sale. In addition, all British reptiles, Common toad and Great Crested Newt are listed as Species of Principal Importance.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

The Protection of Badgers Act 1992 makes it an offence to wilfully, or to attempt to kill, injure, take, possess or cruelly ill-treat a Badger, or intentionally or recklessly interfere with a sett. Interference of a sett includes disturbing badgers during occupation of a sett, or damaging or destroying a sett, or obstructing access to the sett.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy 'important' hedgerows unless permitted by the local planning authority.

The Environment Act 2023 makes it mandatory for housing and development, subject to some narrow exemptions, to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a ‘biodiversity gain plan’ alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

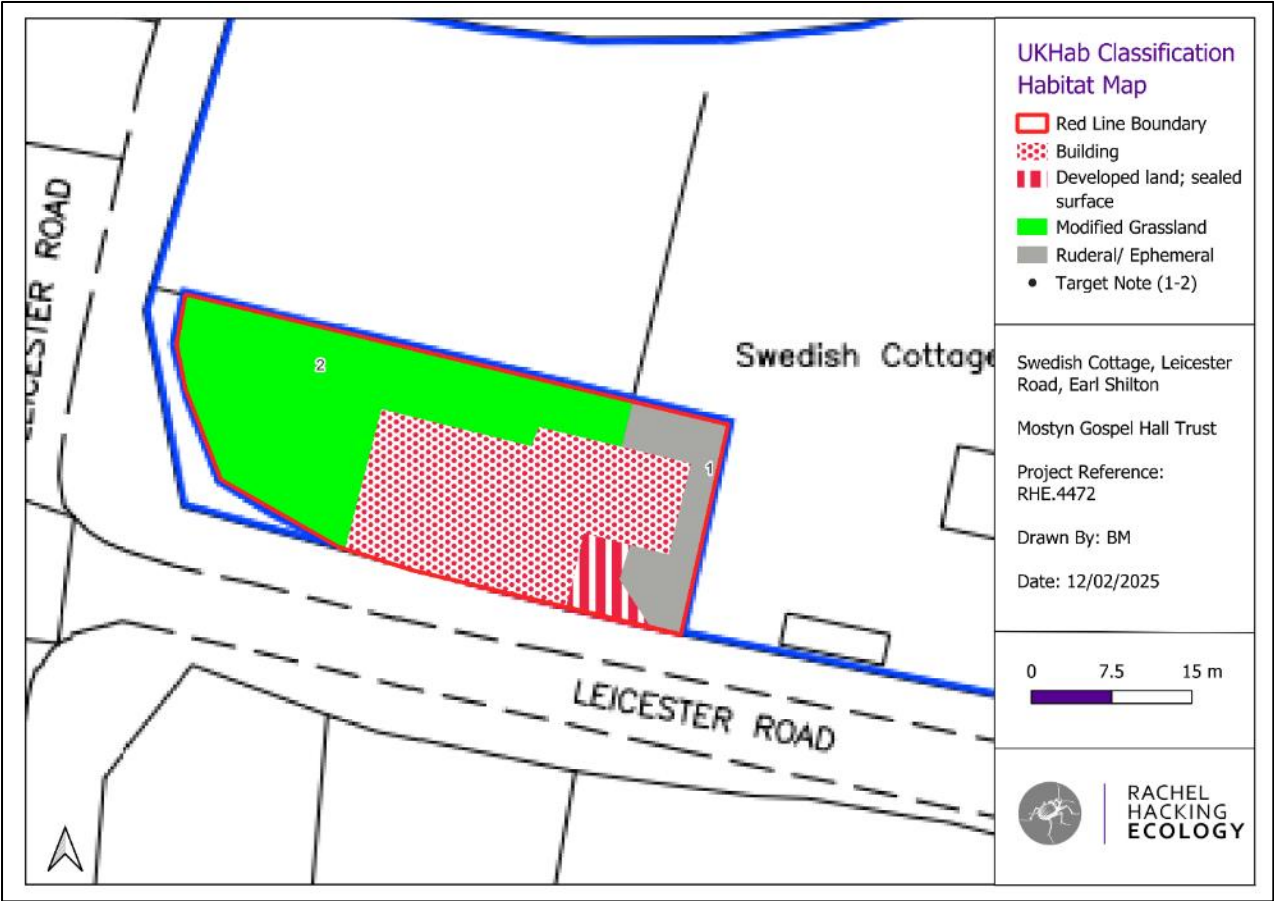
The Environment Act 2023 strengthens the duty on public authorities (NERC Act, 2006) to have regard to the conservation of biodiversity.

The Environment Act 2023 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, ‘for reasons of overriding public interest’, and two additional tests for the granting of such licences: that there is ‘no other satisfactory solution’ and that granting the licence is ‘not detrimental to the survival of any the population of the species concerned’. These changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.

Appendix 2: Target Notes

Reference No.	Habitat	Photograph
1	Ruderal/ ephemeral	
2	Modified grassland	
	Native hedgerow with trees (off-site)	
	Pond (off-site)	

Appendix 3: Habitat Plan



Appendix 4: Condition Assessment

Ruderal/ Ephemeral (TN1)		
Condition Assessment Criteria		Criterion passed (Yes or No)
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.	No
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.	Yes
C	Invasive non-native plant species (listed on Schedule 9 of WCA¹) and others which are to the detriment of native wildlife (using professional judgement)² cover less than 5% of the total vegetated area³. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Yes

Modified Grassland (TN2)		
Condition Assessment Criteria		Criterion passed (Yes or No)
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.	No
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.	Yes
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).	Yes

Modified Grassland (TN2)		
Condition Assessment Criteria		Criterion passed (Yes or No)
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.	Yes
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Yes
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes