LIZARD
Landscape Design and Ecology

BIODIVERSITY NET GAIN STATEMENT

Broadwater Parish Centre, 117 Broadwater Road, Worthing

On behalf of: Buildview Architectural Design

Client:	Buildview Architectural Design			
Project:	Broadwater Parish Centre, 117 Broadwater Road, Worthing			
Reference:	LLD3695-ECO-REP-001-00-BNG			
Revision:	**Date:**	**Author:**	**Proof:**	**Approved:**
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Validity:

This report is valid for 18 months from the date of the final survey 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, to inform whether surveys should be updated.

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1.0 INTRODUCTION

1.1 Lizard Landscape Design and Ecology has been commissioned to provide a Biodiversity Net Gain Statement for Broadwater Parish Centre, 117 Broadwater Road, Worthing (located around central grid reference: *TQ 14593 04285* – hereafter referred to as 'the site'). This report has been written with due regard to best practice guidance for ecological report writing (CIEEM, 2017) and the Biodiversity Net Gain: Good Practice Principles for Development (CIEEM, 2019) and the Biodiversity Net Gain User Guide (DEFRA, 2023).

1.2 The development does not appear to qualify under any exemption and will therefore be subject to the standard Biodiversity Gain condition.

Site Overview

1.3 The red line covers c. 0.15 hectares (ha) and encompasses the Broadwater Parish Centre building, with a carpark to the north and associated amenity lawn to the west and south. The site primarily consists of managed amenity lawn, with ornamental planted shrubs, and a small, wooded area to the south. The site is enclosed by a brick wall, c. 2m in height along the north, south and western boundaries, with the eastern boundary facing towards Broadwater Road.

Surrounding Landscape

1.4 The site lies within east Worthing, approximately 10km west of Brighton. The immediate surrounding area is predominantly urban residential with several urban greenspaces nearby, most notably Manor Sports Ground c. 150m southeast and Worthing and Broadwater Cemetery c.150m west.

Development Proposals

1.5 It is understood that the proposals include 2no. single-storey extensions to the north and west of the building as well as an anthracite glazed glass link and associated internal reconfiguration.

2.0 METHODOLOGY

2.1 Desk Study - Assigning Strategic Significance

2.1.1 The draft West Sussex Local Nature Recovery Strategy (LNRS) was opened for public consultation in October 2025. Habitats were therefore assessed for strategic significance as per table 8 of the BNG User Guide (DEFRA, 2023). This document alongside relevant local plans and strategies were assessed for any specific targets regarding creation or retention of certain habitat types.

2.1.2 Where sites were found to be located within any designated area, such as Areas of Particular Importance for Biodiversity (APIB) or an Area that Could become of particular importance for Biodiversity (ACB), policy statement and management plans for the relevant area were examined. High strategic significance was then assigned to any habitat identified as a priority within these documents.

2.1.3 For any sites not located within a designated area, habitats were generally assigned low strategic significance, unless they were considered to provide important ecological linkages in which case they were assigned medium strategic significance.

2.2 Desk Study – Statutory Designated Sites and Irreplaceable Habitat

2.2.1 To identify any designated sites for nature conservation, irreplaceable habitat and/or priority habitats (the presence of which may influence the feasibility of delivering BNG) within or adjacent to the Site, the Multi-Agency Geographic Information for the Countryside (MAGIC) and The Woodland Trust's Ancient Tree Inventory were reviewed.

2.3 Baseline Habitat Assessment

2.3.1 A baseline habitat assessment in accordance with the UK Habitats Classification Manual (UKHabs Ltd., 2023) was undertaken on the 1st of December 2025 by Luke Davenport, Bsc (Hons). The results of this survey are summarised herein.

2.3.2 All area based and linear habitats were mapped on site with the aid of aerial imagery and topographical survey where available. The condition of habitats was assessed in accordance with *The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology* (DEFRA, 2023).

2.3.3 The habitats, their condition and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator. This allowed the existing baseline value and loss of biodiversity units to be established.

2.4 Post-Development Habitats

2.4.1 The proposed landscape plan has been used to inform the post-development scenario. This plan was converted from CAD software to a GIS environment where it was overlaid on the baseline habitat data. Areas of proposed post development intervention (habitat creation and/or habitat retention / enhancement), including the built development, were calculated using QGIS.

2.4.2 The proposed habitats and strategic importance were input into the Statutory Biodiversity Metric Calculation Tool (DEFRA, 2023). Target condition scores were assigned based upon what could realistically be achieved on site. The area of habitats which would be retained or enhanced based upon the current proposals was also added to the calculator.

2.4.3 The Metric takes into account whether habitat creation or enhancement is delivered in advance of any impact, or whether there will be any significant delay in an intervention relative to the impact. Where delays in habitat creation are anticipated, or habitat creation is to be undertaken in advance, this has been included within the metric and fully explained within section 3 of this report. Where no delays or advance creation shall occur, a standard temporal multiplier has been applied to created habitats.

2.4.4 Once all measures have been input into The Biodiversity Metric Calculation, the overall change in value of the site could then be determined.

2.5 Mitigation Hierarchy

2.5.1 Biodiversity net gain planning practice guidance and Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, sets out a list of priority actions to ensure adherence to the Biodiversity Gain Hierarchy:

- First, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
- Then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

2.6 Survey Constraints / Considerations

2.6.1 Areas have been rounded to the nearest $10m^2$ and measurements input to the metric using three decimal places. Due to the output of the Metric being displayed to two decimal places, slight imprecision in output may occur.

3.0 RESULTS

3.1 Desk Study

3.1.1 The site is not located within an area mapped within the West Sussex LNRS. The site is not within any ecological designation, such as a *Biodiversity Opportunity Area* or *Nature Improvement Area* and no habitats on site are directly referenced in any local plan or other such document. All habitats on site have therefore been classified as being of low strategic significance.

3.1.2 There is no irreplaceable habitat within or immediately adjacent to the site.

3.1.3 The site is not located within any statutory designated site.

3.2 Habitats

Habitat Degradation

3.2.1 No site clearance or habitat degradation was evident, and the baseline information gathered is considered to be a true presentation of the on-site habitats at the time of the survey.

On-site Habitats

3.2.2 The following habitats were identified within the red line boundary of the site:

- Developed Land; Sealed Surface.
- Grasscrete (shown as 50% Modified Grassland, and 50% Developed Land; Sealed Surface within the metric).
- Introduced Shrub.
- Individual Urban Trees.
- Modified Grassland.
- Other Broadleaved Woodland.

Developed Land; Sealed Surface

3.2.3 To the north of the building is a sealed surface tarmac car park, measuring c. 500m² in size. The east side of the carpark connects to Broadwater Road with a brick wall running along the northern and western boundaries and a closed board wooden fence along the southern boundary. The carpark is regularly used and showed no signs of degradation with minimal ruderal successional vegetation observed. This habitat was determined to be of **negligible** ecological value.



Image No. 01 & 02 – Views of the existing sealed surface car park to the north of the site.

Grasscrete

3.2.4 Within the southwest corner of the site between the woodland and amenity lawn is a wooden climbing frame which sits upon an area of porous rubber matting, the matting was somewhat overgrown with moss and perennial ryegrass *Lolium perenne* present within. This habitat was determined to be of **site** ecological value.

Introduced Shrub

3.2.5 Surrounding the main building, and along the east boundary of the site are a few parcels of non-native ornamental shrubs, species noted include Chinese wisteria *Wisteria sinensis,* bay laurel *Laurus nobilis* and hardy fuchsia *Fuchsia magellanica*. Additionally, along the western boundary were larger ornamental planted shrubs, these were mostly non-native flowing and fruiting shrubs such as cypress trees *Cupressus Sp.* and Himalayan cotoneaster *Cotoneaster simonsii.* This habitat was determined to be of **site** ecological value.

Individual Urban Trees

3.2.6 A total of 3no. medium individual trees and 3no. small individual trees, all in moderate condition, are located predominantly to the south of the site, species noted include include elm *Ulmus Sp.,* cherry plum *Prunus cerasifera* and apple *Malus Sp.* trees. This habitat was determined to be of **site** ecological value.

Modified Grassland

3.2.7 The site is dominated by a frequently managed amenity lawn which was a uniform c. 4cm in height at the time of the survey with an average diversity of c. 4-5 species per square meter. Species were typical of the habitat type and included perennial ryegrass *Lolium perenne*, white clover *Trifolium repens*, ribwort plantain *Plantago lanceolata* and greater plantain *Plantago major* and dandelion *Taraxacum officinale* agg. This habitat was determined to be of **site** ecological value.



Image No. 03 & 04 – Views of existing modified grassland lawn area to the east of the main building.

Other Broadleaved Woodland

3.2.8 To the south of the site is a small, wooded area with trees of predominantly elm *Ulmus Sp.* Most trees within the woodland were small – medium with minimal features such as cracks or crevices present. This habitat was determined to be of **site** ecological value.

Baseline Habitat Value

3.2.9 The Biodiversity Net Gain (BNG) assessment concluded that the existing baseline biodiversity value of the site was **0.68** Habitat Units, consisting of:

- 0.080ha of developed land; sealed surface providing 0.0 habitat units (condition assessment N/A).
- 0.054ha of modified grassland in poor condition providing 0.11 habitat units.
- 0.016ha of introduced shrub (condition assessment N/A) providing 0.03 habitat units.
- 0.014ha of other broadleaved woodland in poor condition providing 0.06 habitat units.
- 0.0489ha of individual urban trees (comprising 3no. medium urban trees) in moderate condition providing 0.39 habitat units.
- 0.0122ha of individual urban trees (comprising 3no. small urban trees) in moderate condition providing 0.10 habitat units.

3.2.10 A full condition assessment for each existing habitat type is detailed in Appendix A.

Habitat Retention

3.2.11 Most of the existing habitat on site is to be retained in its current condition, meaning the retention of 0.59 habitat units comprised of:

- All existing other broadleaved woodland and individual trees
- 0.014ha of introduced shrub.
- 0.010ha of modified grassland.

3.3 Baseline Hedgerow Value

3.3.1 No existing hedgerows are present on site

3.4 Baseline Watercourse Value

3.4.1 No watercourses are present on site.

3.5 Proposed Habitat Creation

3.5.1 Proposals are to result in the creation of new habitat on site including:

- 0.006ha of developed land, sealed surface which includes the area of the proposed extensions and rework of the existing building.

3.5.2 No condition assessment is applicable for any proposed habitats.

3.6 Proposed Hedgerows / Watercourses

3.6.1 No new hedgerows or watercourses are proposed within the scheme.

3.7 Proposed Habitat Enhancements

3.7.1 A total of 0.040ha of modified grassland within the site shall be enhanced from poor condition to good condition through the repair of damaged areas with a flowering lawn mix or similar, to increase the average sward diversity to >6 species per meter square.

3.7.2 A full target condition assessment for each enhanced habitat type is detailed in Appendix B. Enhancement measures shall result in the delivery of **0.17** habitat units.

3.8 Adherence to the Mitigation Hierarchy

Avoidance and Mitigation

3.8.1 The scheme has been designed to avoid impacts to any nearby habitats of higher distinctiveness such as individual trees and other woodland; broadleaved (medium distinctiveness habitats) by limiting the footprint of the development to include only low and very low distinctiveness habitats of modified grassland, introduced shrub and developed land; sealed surface. All areas proposed to be impacted are outside of the likely root protection areas for these trees.

Compensation

3.8.2 In accordance with the hierarchy, there has been a focus on enhancement of existing habitats within the scheme. This includes the enhancement of existing poor condition modified grassland to good condition modified grassland through overseeding and appropriate ongoing management.

3.9 Trading Summary

3.9.1 All trading rules have been satisfied.

3.10 Overall Results

3.10.1 Once all retention, enhancement and habitat creation measures are taken into the account, the scheme currently results in the delivery of **0.77** Habitat Units, resulting in a net increase of **0.08** units and a **11.94%** change in Habitat Units.

3.10.2 The scheme currently results in no change for hedgerow or watercourse units.

3.10.3 None of the on-site gains are significant, only affecting low distinctiveness habitat, therefore a formal Habitat Management and Maintenance Plan (HMMP) should not be required.

4.0 CONCLUSION

4.1 Metric calculations have identified that the proposed scheme would result in over +10% Biodiversity Net Gain, complying with the current Local Planning policy, subsequent to the provision of legal agreement / conservation covenant, to ensure that the proposed habitats are delivered for at least 30 years.

5.0 REFERENCES

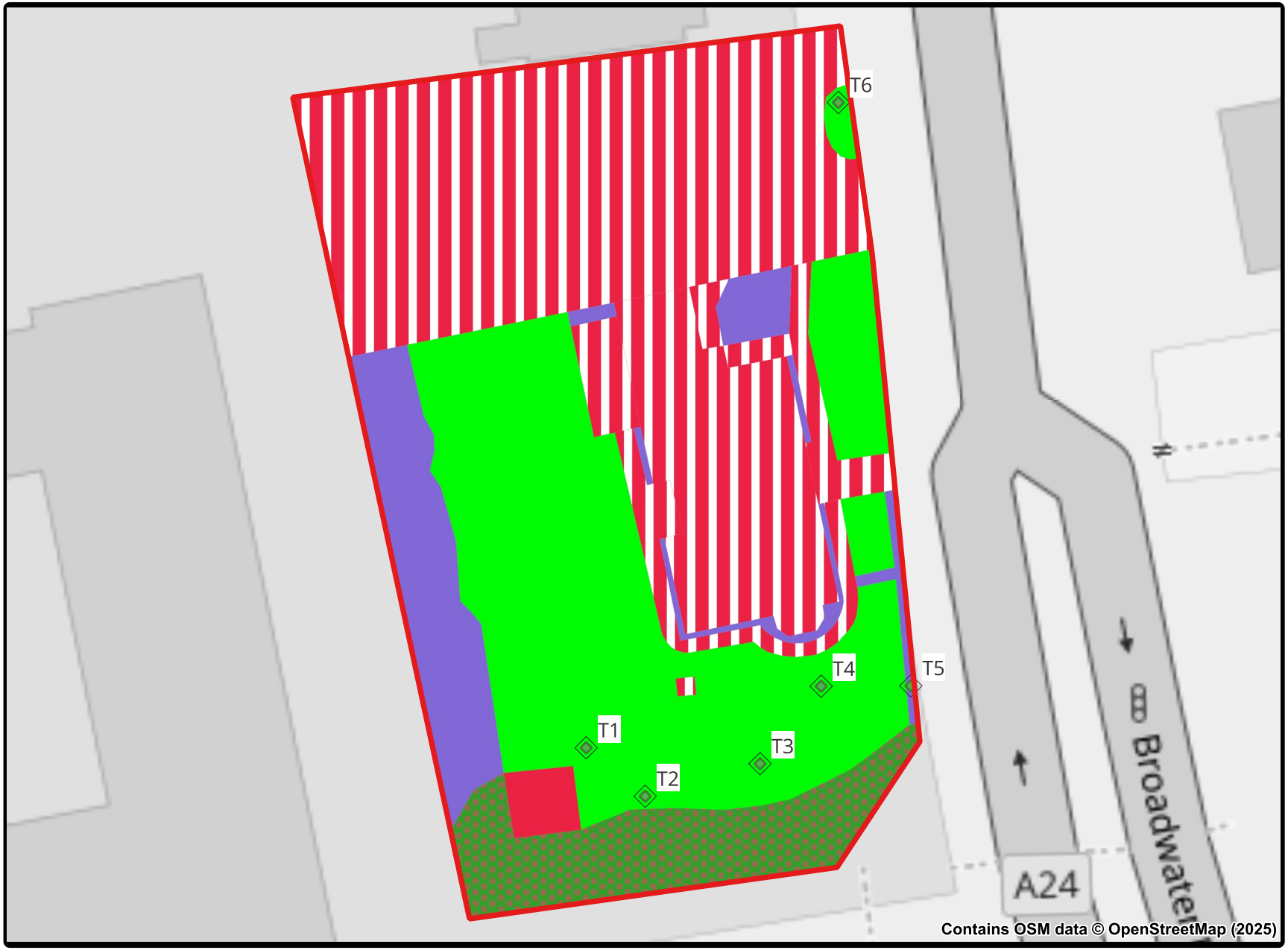
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Legend

- Red Line Boundary
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Other woodland; broadleaved
- Grasscrete

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Project Title & Location
Broadwater Parish Centre, Worthing

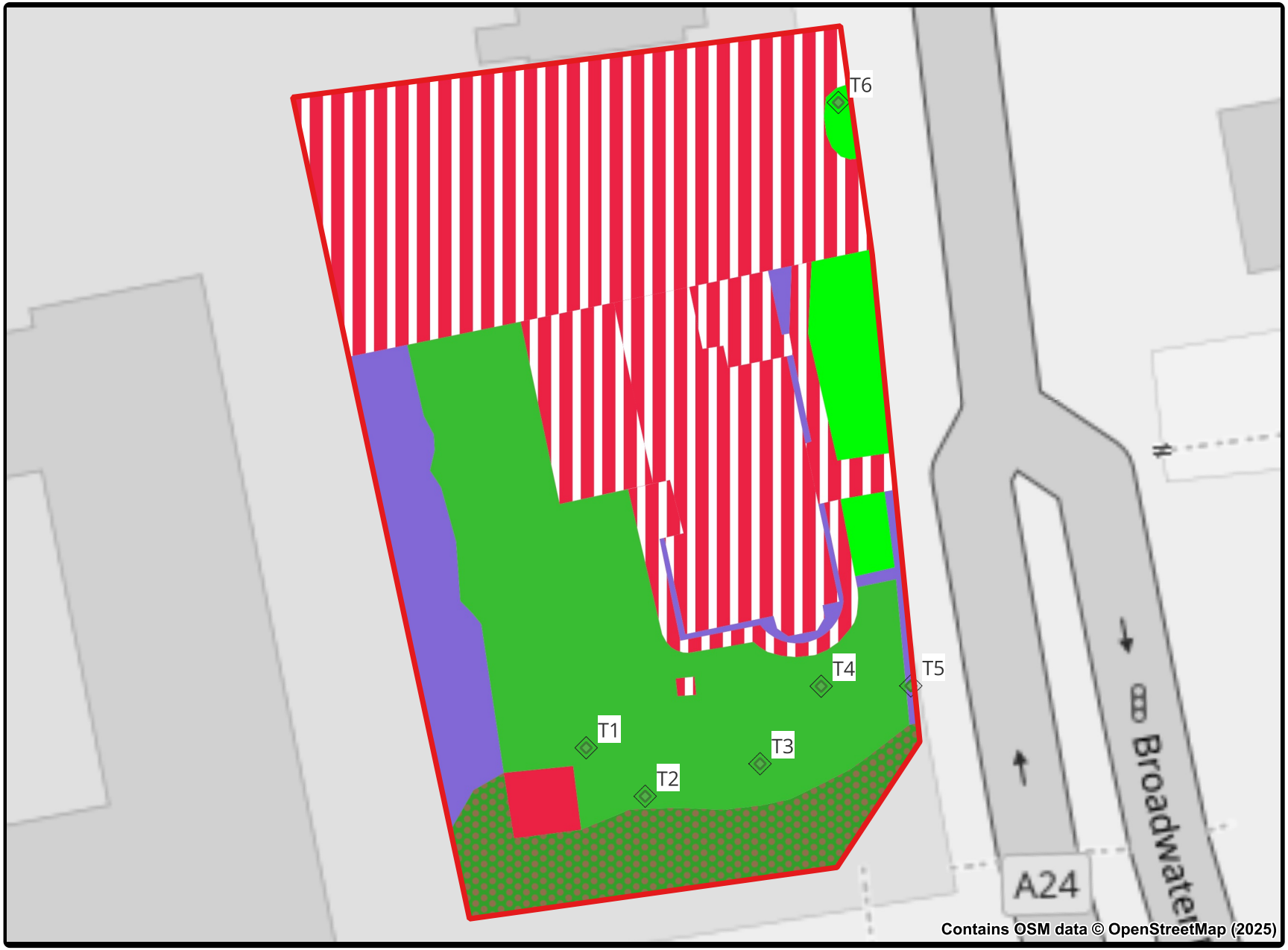
Drawn by	Approved by	Rev	Date
LD	MD	00	07/01/26

15 30 m

Figure No. 01 - Baseline Site Habitat Plan

N

1:350



Legend

- Red Line Boundary
- Existing Medium Urban Tree
- Existing Small Urban Tree
- Developed land; sealed surface
- Introduced shrub
- Modified grassland
- Other woodland; broadleaved
- Grasscrete
- Enhanced Modified Grassland

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Drawn by	Approved by	Rev	Date
LD	MD	00	07/01/26

15 30 m

Figure No. 02 - Proposed Site Habitat Plan

N

1:350

Appendix A – Condition Assessment for Existing Habitats

Existing Modified Grassland in Poor Condition:

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
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.** 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.	No	3-4 Species Average
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.	No	Regularly mown, uniform height
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	None Noted
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	None Noted
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No	None Noted
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	None Noted
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	None Noted
	Essential criterion achieved (Yes or No)		No
	Number of criteria passed		4

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

Existing Individual Trees in Moderate Condition:

On-site or off-site, site name and location		On Site - Broadwater Parish Centre, 117 Broadwater Road, Worthing	**Survey date and Surveyor name**				Luke Davenport - 01/12/2025						
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			**Habitat parcel reference**										
			T1	T2	T3	T4	T5	T6					
			Grid reference										
Condition Assessment Criteria			**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).		No	Yes	Yes	No	Yes	No					Native Elm and Non-native Prunus & Malus Sp.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).		Yes	Yes	Yes	Yes	Yes	Yes					Individual Trees
C	The tree is mature (or more than 50% within the block are mature)[1].		Yes	No	No	Yes	No	Yes					Semi-mature elm trees with mature fruit trees
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.		Yes	Yes	Yes	Yes	Yes	Yes					Semi-regular pruning for fruit trees
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.		No	No	No	No	No	No					Minimal cavities noted
F	More than 20% of the tree canopy area is oversailing vegetation beneath.		Yes	Yes	Yes	Yes	Yes	Yes					Most trees Within Grassland
		Number of criteria passed	4	4	4	4	4	4					
Condition Assessment Result (out of 6 criteria)		**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 5 or 6 criteria		Good (3)											
Passes 3 or 4 criteria		Moderate (2)	X	X	X	X	X	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.													

Existing Woodland Assessment:

Condition Assessment Criteria						
Indicator		**Good (3 points)**	**Moderate (2 points)**	**Poor (1 point)**	**Score per indicator**	**Notes (such as justification)**
A	**Age distribution of trees**	Three age-classes[1] present.	Two age-classes[1] present.	One age-class[1] present.	2	Species in woodland all roughly the same size and height, with a couple mature trees non-natives
B	**Wild, domestic and feral herbivore damage**	No significant browsing damage evident in woodland[2].	Evidence of significant browsing pressure is present in less than 40% of whole woodland[2].	Evidence of significant browsing pressure is present in 40% or more of whole woodland[2].	3	Site fenced off with no damage from animals
C	**Invasive plant species**	No invasive species[3] present in woodland.	Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover.	Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover.	2	Bay Laurel present as a singular shrub within woodland area
D	**Number of native tree species**	Five or more native tree or shrub species[4] found across woodland parcel.	Three to four native tree or shrub species[4] found across woodland parcel.	Two or less native tree or shrub species[4] across woodland parcel.	1	Majority elm (Ulmus Sp.)
E	**Cover of native tree and shrub species**	>80% of canopy trees and >80% of understory shrubs are native[5].	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5].	<50% of canopy trees and <50% of understory shrubs are native[5].	3	Comprised of a majority Native elm (Ulmus Sp.)
F	**Open space within woodland**	10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7].	21 - 40% of woodland has areas of temporary open space[6].	<10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7].	2	Woodland <10ha, but >20% open space
G	**Woodland regeneration**	All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland[8].	No classes or coppice regrowth present in woodland[8].	2	Some coppice growth present
H	**Tree health**	Tree mortality 10% or less, no pests or diseases and no crown dieback[9].	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9].	Greater than 25% tree mortality and or any high-risk pest or disease present[9].	3	Minimal tree damage or disease noted due to relatively young trees present
I	**Vegetation and ground flora**	Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community[10] at ground layer present.	No recognisable woodland NVC plant community[10] at ground layer present.	1	Ground flora comprised of mostly common ivy with dead leaf matter, a few emergent grassland species / marginal woodland species present due to the proximity to grassland habitat
J	**Woodland vertical structure**	Three or more storeys across all survey plots, or a complex woodland[11].	Two storeys across all survey plots[11].	One or less storey across all survey plots[11].	1	trees present all roughly the same height?
K	**Veteran trees**	Two or more veteran trees[12] per hectare.	One veteran tree[12] per hectare.	No veteran trees[12] present in woodland.	1	No verteran trees present
L	**Amount of deadwood**	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13].	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13].	1	Minimal deadwood present
M	**Woodland disturbance**	No nutrient enrichment or damaged ground evident[14].	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14].	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14].	3	No evidence of damaged ground or enrichment
				Total Score (out of a possible 39)	25	

Condition Assessment Result	Condition Assessment Score	Result Achieved
Total score >32 (33 to 39)	Good (3)	Poor
Total score 26 to 32	Moderate (2)	
Total score <26 (13 to 25)	Poor (1)	

Appendix B – Target Condition Assessment for Proposed Habitats

Enhanced Modified Grassland = Good Condition

	Condition Assessment Criteria	Criterion passed (Yes or No)	Notes (such as justification)
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.** 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.	Yes	Flowering Lawn, or similar mix to 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 vertebrates and invertebrates to live and breed.	No	area to continue being mowed regularly
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	None Noted, presence will be managed
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	None Noted, any present to be rectified
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	Yes	Scarifying regime to keep bare ground between 1 - 5 %
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes	None Noted, any presence will be managed
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes	None Noted, presence will be managed
	Essential criterion achieved (Yes or No)		Yes
	Number of criteria passed		6

Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	X
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)	