

Bears Down Windfarm, Cornwall

Biodiversity Net Gain Report July 2025

A report by
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Report details

Site address: Bears Downs Wind Farm, St Eval, Wadebridge PL27 7TA
Grid reference: SW 902 676
Report date: 29th July 2025
Report author: James Gilroy BSc (Hons), MSc
Report reviewer: Colin Hicks BSc (Hons), MCIEEM

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Date/version	Author	Reviewer	Comments
01/11/2023 / v1	James Gilroy	Colin Hicks	BNG report and associated calculation
21/07/2025	James Gilroy	Coln Hicks	Updated with 4 turbine layout

Declaration of compliance

BS 42020:2013

This study has been undertaken in accordance with British Standard 42020:2013 Biodiversity, Code of practice for planning and development and British Standard 8683: 2021 Process for designing and implementing Biodiversity Net Gain.

Code of Professional Conduct

The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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1. Introduction

Western Ecology has been commissioned to complete a Biodiversity Net Gain metric calculation for an area of land associated with the proposed repowering of the Bears Down Windfarm.

It is proposed that the 16 existing operational turbines at this site (57m tip height, 35m hub height and 44m rotor diameter) will be replaced by 5 modern units in nearby locations. The new units each have a hub height of 82m, blade length of 68m and a maximum blade tip height of 150m. Associated infrastructure will include access tracks and a substation.

This biodiversity net gain report accompanies the Biodiversity Net Gain (BNG) calculation using Defra Statutory Metric version 1.0.4 (as of 29/07/2025).

This report includes the BNG calculations for this site and the mitigation areas on which these calculations are based, as detailed in Map 1.

2. Methodology

A Preliminary Ecological Appraisal of the wider site areas was completed by Alex Stuart BSc (Hons) MSc on 5th October 2023 during suitable weather conditions. An updated walkover was undertaken on 10th March 2025.

2.1. Classification of habitats

The existing habitats were classified using the Phase 1 Habitat Survey methodology developed by the Joint Nature Conservation Committee (JNCC, 2010) and modified by the Institute of Environmental Assessment (IEA, 1995). The main plant species were recorded and broad habitat types mapped according to both the Phase 1 Habitat Survey methodology, and the UK Habitats Classification definitions (UK Habitat Classification Working Group, 2018). Plant species were identified according to Stace (1997).

2.2. Mapping and condition of baseline habitats

Habitats were characterised as described above and mapped using a combination of OS background mapping and aerial imagery. Habitat condition has been determined using the Habitat condition assessment sheets (as defined by the Biodiversity Net Gain Metric (JP039)¹). Professional judgement was used to make condition assessments of habitats, when applicable. Baseline habitats are detailed in Section 3.2

Baseline habitats are shown in Appendix 1 – Maps 1 & 2. The details of condition assessment for each habitat parcel are contained in Appendix 2.

¹ <http://publications.naturalengland.org.uk/publication/6049804846366720>

2.3. Mapping of proposed development and associated habitats

The proposed development layout was provided in shapefile format and overlaid on the original PEA OS baseline map using QGIS 3.16.10 and OSGB 1936 / British National Grid as the project Coordinate Reference System (CRS).

On-site baseline habitats include all land within the proposed development footprint. Off-site baseline habitat concerns a single field compartment located approximately 250m to the east of the proposed development site.

All maps detailing baseline and proposed habitats are contained in Appendix 1.

Limitations in relation to mapping of areas and lengths, and BNG calculations:

NB: there may be small variations between proposed site plans, OS base maps and habitat areas/lengths due to differences in projections. GIS mapping for BNG was taken to OS baseline boundaries, and the habitat areas scaled to fit the final site plan figures.

2.4. Mitigation hierarchy

The mitigation hierarchy requires the delivery of biodiversity measures within the mitigation hierarchy, showing that the process has been followed, and the hierarchy applied for each habitat type/parcel of habitat. Use of the hierarchy enables the developer to reach the best possible outcome for biodiversity gain.

2.5. Biodiversity Net Gain calculation

This calculation uses the Defra Statutory Metric (version 1.0.4) utilising the guidance, technical supplements and habitat condition assessment sheets provided by Natural England, and following CIEEM Biodiversity Net Gain: Good practice principles for development (2016). Areas are measured in ha and lengths in km and rounded up/down to three decimal places prior to input into the metric.

3. Biodiversity Net Gain habitat baseline

See Map 1: BNG baseline habitat map (Appendix 1).

Table 1 – Habitat baseline

Metric ref	Habitat type	Condition assessment	Total extent (ha)/Habitat units	Comments
On-site baseline				
1	Urban – Developed land; sealed surface	N/A – other	0.018ha/0.00	Existing building within RLB. To be retained.
2	Urban – Developed land; sealed surface	N/A – other	0.004ha/0.00	Combined footprint of existing turbine bases with RLB. To be retained.
3	Urban - artificial unvegetated, unsealed surface	N/A - other	0.838ha/0.00	Combined footprint of existing access road within RLB. To be retained.
4	Urban – bare ground	Poor	0.107ha/0.21	Combined area of existing farm storage areas. Poor condition due to failing all 3 criteria (see Appendix 2 for further details).
5	Sparsely vegetated land – ruderal/ephemeral	Moderate	0.1ha/0.40	Combined area of sparse vegetation associated with existing access tracks and around building margin. To be retained. Moderate condition due to passing 3/4 criteria (see Appendix 2 for condition assessments). 0.02ha lost to permanent development
6	Grassland – modified grassland	Poor	14.333ha/28.67	Combined area of modified grassland within all field compartments within RLB. Poor condition as fails criteria 1. 0.41ha lost to permanent development, 0.92 lost to habitat creation.
7	Grassland – modified grassland	Poor	0.09ha/0.18	Total area of modified grassland associated with existing access tracks. Poor condition as fails criteria 1. 0.04 lost to permanent development.
8	Grassland – modified grassland	Moderate	0.107ha/0.43	Total area of modified grassland at Moderate condition within field compartments – mainly associated with field margins. Passes 4 criteria. No extent lost.
9	Grassland – modified grassland	Moderate	0.529ha/2.12	Total extent of modified grassland associated with access road verges. Moderate condition as passes 4 criteria. 0.04 lost to access track widening
10	Grassland – bracken	Condition assessment N/A	0.066ha/0.13	Proxy habitat for 'tall ruderal'. Combined area of tall ruderal herbs present within RLB. 0.0001ha lost to permanent development.
11	Heathland and shrub – mixed scrub	Poor	0.219ha/1.75	Total extent of mixed scrub within the RLB. Moderate condition due to passing 3 criteria. 0.006ha lost to substation
12	Cropland – cereal crops	Condition assessment N/A	2.437ha/4.87	Total extent of arable land within RLB. Cropland will be restored post construction and continue to be managed agriculturally.
Off-site baseline				

1	Grassland – modified grassland	Moderate	0.511ha/2.04	Total extent of off-site grassland along margins of field. Moderate condition due to supporting higher species diversity than wider field.
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Table 2 – Hedgerow baseline

Metric ref	Habitat type	Condition assessment	Total extent (km)/Habitat units	Comments
1	Native hedgerow-associated with bank or ditch	Moderate	0.1km/0.80	Cornish hedgebank with native hedgerow at main entrance. No extent as hedgerow realigned into bell-mouth entrance. Moderate condition as <4 failures. No extent lost, as temporary loss will be restored post construction
2	Native hedgerow - associated with bank or ditch	Moderate	0.656km/5.25	Cornish hedgebank with native hedgerow with occasional trees along N side of main access track. Moderate condition as <5 failures. No extent lost as temporary loss will be reinstated post construction.
3	Native hedgerow - associated with bank or ditch	Moderate	0.659km/5.27	Cornish hedgebank with native hedgerow with occasional trees along S side of main access track. Moderate condition as <5 failures. No extent lost as realigned along widened access road.
4	Native hedgerow-associated with bank or ditch	Moderate	0.843/6.74	Cornish hedgebank with native hedgerow along S side of access road in central site. Moderate condition as <4 failures. Permanent loss = 30m
5	Native hedgerow-associated with bank or ditch	Moderate	0.846ha/6.77	Cornish hedgebank with native hedgerow along N side of access road in central site. Moderate condition as <4 failures. Entire length retained.
6	Native hedgerow-associated with bank or ditch	Poor	0.1ha/0.40	Cornish hedgebank within field compartment, extends beyond RLB. Poor condition due to failing >4 criteria. Temporary loss will be reinstated post construction. Permanent loss = 5m
7	Native hedgerow-associated with bank or ditch	Poor	0.09km/0.36	Cornish hedgebank within field compartment, extends beyond RLB. Poor condition due to failing >4 criteria. Temporary loss will be reinstated post construction. Permanent loss = 5m
8	Native hedgerow-associated with bank or ditch	Poor	0.025km/0.10	Cornish hedgebank within field compartment, extends beyond RLB. Poor condition due to failing >4 criteria. Entire length retained.
9	Native hedgerow-associated with bank or ditch	Poor	0.05km/0.20	Cornish hedgebank within field compartment, extends beyond RLB. Poor condition due to failing >4 criteria. Entire length retained.

4. Biodiversity net gain and losses

4.1. Proposed habitat creation

Proposed habitats associated with the site are shown in Appendix 1: Biodiversity Net-gain Plan

Table 3: Proposed area habitat creation within the Site

Metric ref	Habitat created	Total extent (ha)/ Habitat units	Condition	Comments
On-site habitat creation				
11	Urban – developed land; sealed surface	0.065ha/0.00	N/A – other	Total area of new turbine bases and permanent hard standing areas
12	Urban – developed land; sealed surface	0.006ha/0.00	N/A – other	Total area of new substation
13	Urban – artificial, unvegetated, unsealed surface	0.48ha/0.00	N/A – other	Total area of new access tracks
14	Grassland – other neutral grassland	0.92ha/6.16	Moderate	ONG created in 15m margin along W and S boundary of existing field – inside RLB. Will be managed separately to wider field and will achieve Moderate condition through appropriate management.
15	Heathland and shrub – mixed scrub	0.06ha/0.40	Moderate	An area of mixed scrub created within an exiting area of bare ground. Will involve planting mixed native shrubs of varying ages. Will achieve Moderate condition through appropriate management
Off-site habitat creation				
1	Grassland – other neutral grassland	0.511ha/3.42	Moderate	ONG created in 15m margin along W and S boundary of existing field – outside of RLB. Will be managed separately to wider field and will achieve Moderate condition through appropriate management.

4.2.

4.2. Proposed hedgerow creation

Table 5: Proposed hedgerow habitat creation within the Site

Metric ref	Habitat created	Total extent (ha)/ Habitat units	Condition	Comments
1	Native hedgerow – associated with bank or ditch	0.475km/3.18	Moderate	Cornish hedgebank with native hedgerow created along arable field boundary, using topsoil from construction areas. Managed to meet Moderate condition.

4.3. Principles of net gain

Ten principles setting out good practice for achieving Biodiversity Net Gain⁴ have been applied as follows:

Principles	Principal met?	Comments
Utilise the mitigation hierarchy to minimise impact on biodiversity	Yes	No valued habitats to be lost.
Eliminate negative impacts on biodiversity that cannot be offset elsewhere	Yes	Realistic potential for net gain to be met within the off-site areas associated with the Site.
Involve all pre-development and post-development stakeholders in forming mandatory net gain solutions	Yes	Landowners and LPA involved. No other realistic stakeholders
Understand the potential risks and variable factors to achieving biodiversity net gain	Yes	Risks involved with habitat management minimised: realistic habitat types and condition enhancements proposed
Determine a suitable method to secure measurable net gains for biodiversity	Yes	To be provided in a management plan via monitoring regime and a suitable agreement for offsite net gain requirements
Ensure the best possible outcomes from biodiversity net gain	Yes	Realistic potential for net gain within the Site, with >10% gain to be achieved for area habitats.
Offer nature conservation that exceed the BNG requirements	Yes	Potential for >10% gain to be achieved for area habitats.
Focus on generating long-term environmental benefits from biodiversity net gain	Yes	Proposed habitats can realistically be managed for the long-term
Cover all areas of sustainability, incorporating economical and societal factors	Yes	Proposed habitats enhance the environment for people and local wildlife.
Communicate all BNG proposals in a transparent and timely manner to all relevant stakeholders	Yes	BNG assessment clearly outlined in report format and made available to stakeholders. Stakeholders engaged during the BNG assessment.

⁴ <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

4.4. Summary of result

Summary of percentage change and biodiversity net gain in units; detail taken from Defra Statutory Metric, 'Headline Results' sheet. This predicts 12.37% net gain in habitat areas (gain of 4.79 habitat units) and 11.20% in hedgerow habitat (gain of 2.90 hedgerow units). Trading rules have been satisfied.

Bears Down Wind Farm repowering

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Area habitat units	38.78			
	Hedgerow units	25.89			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	42.18			
	Hedgerow units	28.79			
	Watercourse units	0.00			
On-site net change (units & percentage)	Area habitat units	3.42	8.81%		
	Hedgerow units	2.90	11.20%		
	Watercourse units	0.00	0.00%		
On-site net gain is less than target set ▲					
Off-site baseline	Area habitat units	2.04			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	3.42			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Area habitat units	1.38	67.37%		
	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)	Area habitat units	4.79			
	Hedgerow units	2.90			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Area 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)	Area habitat units	4.79			
	Hedgerow units	2.90			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	12.37%			
	Hedgerow units	11.20%			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Area habitat units	10.00%	38.76	42.64	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	25.89	28.48	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

5. Habitat creation, management and monitoring targets

Habitat creation and on-going site management will be undertaken by suitably experienced operatives/contractors employed by site operator for the operational life of the development.

Full details of habitat enhancement and creation will be provided in management plan.

5.1. On-site habitat creation

Grassland – other neutral grassland

A total of 0.92ha of other neutral grassland will be created on-site within existing modified grassland habitat in suitable locations (such as along field margins). Habitat creation will involve ground preparation (such as a top-soil strip to remove excess nutrients) and seeding the receptor area with a suitable meadow mixture (such as EM2⁵ or similar).

The target condition for this habitat is Moderate and this will be achieved through on-going management which fulfils at least three of the following criteria, including essential criterion 1:

Target (30 year objective)

Target habitat condition for this habitat is Moderate; at least 3 of the following:

1. The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. This criterion is essential for achieving moderate condition for non-acid grassland types.
2. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
3. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.
4. Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.
5. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of species indicative of sub-optimal 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.

Heathland and shrub – mixed scrub

A total 0.06ha of existing bare ground will be enhanced by planting up with a variety of native woody shrubs to provide a mixed scrub habitat. Ground preparation will require removal of agricultural materials and possibly a top-soil strip to remove excess nutrients. The planting mix will require a variety of age classes and use at least 3 native shrub species.

⁵ Emorsgate EM2 Standard general purpose meadow mixture

On-going management ensure the habitat meets Moderate condition by fulfilling at least three of the below criteria:

Target (30 year objective)

Target habitat condition for this habitat is Moderate as follows:

1. Habitat is representative of UKHab description (where in its natural range). There are at least three woody species, with no one species comprising more than 75% of the cover (except common juniper, sea buckthorn or box, which can be up to 100% cover).
2. There is a good age range – all of the following are present: seedlings, young shrubs and mature shrubs.
3. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981) and species indicative of sub-optimal condition⁶ make up less than 5% of ground cover.
4. The scrub has a well-developed edge with scattered scrub and tall grassland and/or herbs present between the scrub and adjacent habitat(s).
5. There are clearings, glades or rides present within the scrub, providing sheltered edges.

5.2. Off-site habitat creation

A total of 0.511ha of other neutral grassland will be created off-site within existing modified grassland habitat in suitable locations (such as along field margins). Habitat creation will involve ground preparation (such as a top-soil strip to remove excess nutrients) and seeding the receptor area with a suitable meadow mixture (such as EM2⁷ or similar).

The target condition for this habitat is Moderate and this will be achieved through on-going management which fulfils at least three of the following criteria, including essential criterion 1:

Target (30 year objective)

Target habitat condition for this habitat is Moderate; at least 3 of the following:

1. The appearance and composition of the vegetation closely matches characteristics of the specific grassland habitat type (see UKHab definition). Wildflowers, sedges and indicator species for the specific grassland habitat type are very clearly and easily visible throughout the sward. This criterion is essential for achieving moderate condition for non-acid grassland types.
2. Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20 per cent is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
3. Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.
4. Cover of bracken less than 20% and cover of scrub (including bramble) less than 5%.

⁶ Species indicative of sub-optimal condition for this habitat type include: tree-of-heaven *Alnus altissima*, holm oak *Quercus ilex*, turkey oak *Quercus cerris*, creeping thistle *Cirsium arvense*, common nettle *Urtica dioica*, cherry laurel *Prunus laurocerasus*, snowberry *Symphoricarpos* spp., buddleia *Buddleja* spp., cotoneaster *Cotoneaster* spp., Spanish bluebell *Hyacinthoides hispanica* (or hybrids).

⁷ Emorsgate EM2 Standard general purpose meadow mixture

5. There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981). Combined cover of species indicative of sub-optimal 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.

5.3. Hedgerow creation

Native hedgerow – associated with a bank or ditch

A total of 0.475km Cornish hedgebank will be created within the Site. A native hedgerow will be planted on top, using native shrubs of local provenance, such as European gorse, hawthorn and blackthorn. This new hedgerow/hedgebank habitat will achieve Moderate condition through appropriate management.

The new hedgebank/hedgerow will be managed to meet the following criteria:

Target (30 year objective)

The target habitat condition is 'Moderate' as follows:

1. Average height of woody component >1.5m
2. Average width of woody component >1.5m
3. Gap between ground and base of canopy <0.5m for 90% of length
4. Gaps make up <10% of total length and no gaps greater than 5m
5. >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length, present at least on one side of the hedgerow.

6. Conclusion

It is predicted that the proposed development will provide a suitable net gain for biodiversity to align the project with local planning guidance.

7. References

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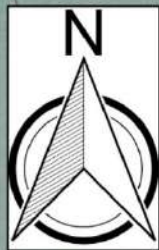
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Appendix 1: Baseline and post-development plans



Box 1 - g4 - modified grassland extents
13.51ha - field compartments - condition: poor
0.105ha - existing access tracks and turbine foundations - condition: poor
0.107ha - field margins - condition: moderate
0.529ha - access road verges - condition: moderate

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- Legend**
- Red line boundary
 - Linear habitats
 - Native hedgerow - associated with bank or ditch
 - UK Habs polygons
 - u1b - developed land. sealed surface = 0.018ha - condition: N/A
0.004ha - condition: N/A
 - u1c - artificial unvegetated unsealed surface = 0.836ha - condition: N/A
 - u1b6 - other developed land (bare ground) = 0.107ha - condition: poor
 - s - sparsely vegetated land = 0.085ha - condition: moderate
 - g1c - bracken (tall ruderal) = 0.066ha - condition: N/A
 - g4 - modified grassland = see box 1
 - h3 - dense scrub = 0.291ha - condition: poor
 - c1c - cereal crops = 2.077ha - condition: N/A

Box 2 - Site entrance

0 25 50 m

0 100 200 m

Title: Map 1. Baseline habitats

Project: Bears Down Wind Farm - repowering

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Version: 01
Date: 21/07/2025



Legend

- Red line boundary
- Off-site areas
- c1c: cereal crops
- ▨ u1c: artifical unvegetated unsealed surface
- ▨ c1d (510): cropland (bare ground)
- ▨ u1b5: building
- ▨ g4 (81): modified grassland (with ruderal/ephemeral)
- ▨ g4: modified grassland
- ▨ h3h: mixed scrub
- ▨ u1b: developed land, sealed surface
- ▨ g3c: other neutral grassland
- Native hedgerow - associated with bank or ditch

0 100 200 m

Title: Map 2. Post development habitats

Project: Bears Down Wind Farm - repowering

Checked by: CDH

Version: 01
Date:21/07/2025

Appendix 2 - Habitat condition sheets

On-site baseline - area habitats

Habitat: Urban- bare ground		Habitat parcel metric ref: 4
Habitat parcel description: Bare ground storage areas used for storing agricultural materials such as fertiliser/lime		
Condition assessment criteria	Criterion passed	Comments
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	There is very little to no vegetation cover associated with these areas.
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	There is very little to no vegetation cover associated with these areas, while stored slurry/lime is likely to prevent plant growth.
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 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).	N	No INNS, however, storage of lime/slurry is likely to be detrimental to native wildlife.
Total criteria passed:	0	Poor condition

Habitat: Sparsely vegetated land – Ruderal/ephemeral		Habitat parcel metric ref: 5
Habitat parcel description: sparse vegetation communities associated with existing access tracks and around building margin		
Condition assessment criteria	Criterion passed	Comments
A - The parcel is a good representation of the sparsely vegetated 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 habitat type.	Y	Habitat contains sparse, patchy vegetation comprised of low growing grasses and herbs.
B - The cover of bracken <i>Pteridium aquilinum</i> , scrub and trees is less than 25%.	Y	No scrub or bracken present in these areas
C - There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	N	Undesirable species such as thistles and common nettle provide >5% cover
D - Vegetation cover of vascular and non-vascular plants is between 5 and 50%.	Y	Vegetation cover provides 40-50%
Total criteria passed:	3	Moderate condition

Habitat: Grassland – modified grassland		Habitat parcel metric ref: 6
Habitat parcel description: modified grassland habitat within field compartments – managed for silage or live stock rearing		
Condition assessment criteria	Criterion passed	Comments
A - There are 6-8 vascular plant species per m2 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 m2 (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.	N	There are consistently less than 6 species present per m2. Dominated by perennial rye-grass with common nettle locally dominant. Other species include creeping bent, fescue sp. and creeping thistle.
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	The sward height is uniformly short due to regular silage cuts or high density grazing
C - Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type	Y	No scattered scrub present
D - Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Damage to habitat is generally <5% across entire coverage of habitat.
E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Areas of bare ground are frequent in habitat, resulting from poaching and vehicle movements, accounting >10%
F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present with this habitat parcel
G - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	No invasive non-native species present
Total criteria passed:	4	Poor condition due to failing criteria 1

Habitat: Grassland – modified grassland		Habitat parcel metric ref: 7
Habitat parcel description: modified grassland habitat associated with existing access tracks and turbine foundations – grass community has established over these previously disturbed areas.		
Condition assessment criteria	Criterion passed	Comments
A - There are 6-8 vascular plant species per m2 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 m2 (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.	N	There are consistently less than 6 species present per m2. Dominated by perennial rye-grass with common nettle locally dominant. Other species include creeping bent, fescue sp. and creeping thistle.
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	The sward height is uniformly short due to regular mowing for turbine maintenance and vehicular access.
C - Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type	Y	No scattered scrub present
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	Habitat experiences damage from regular vehicle movements

E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Areas of bare ground are frequent in sward, resulting from gravelly substrate and vehicle movements, accounting >10% bare ground
F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present with this habitat parcel
G - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	No invasive non-native species present
Total criteria passed:	3	Poor condition

Habitat: Grassland – modified grassland	Habitat parcel metric ref: 8	
Habitat parcel description: modified grassland habitat at moderate condition, mainly associated with field margins and corners		
Condition assessment criteria	Criterion passed	Comments
A - There are 6-8 vascular plant species per m2 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 m2 (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.	Y	There are several grass and forb species present including Yorkshire fog, creeping bent, cock's-foot, hogweed and common nettle, which frequently account for 6-8 species per m ² .
B - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	The sward height is mostly uniformly short resulting from regular mowing.
C - Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type	N	Bramble and suckering blackthorn are present and provide >20% cover
D - Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Habitat is mostly free from damage
E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	The sward is dense and there is no bare ground within these areas.
F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present with this habitat parcel
G - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	No invasive non-native species present
Total criteria passed:	4	Moderate condition

Habitat: Grassland – modified grassland	Habitat parcel metric ref: 9	
Habitat parcel description: modified grassland habitat associated with access road verges		
Condition assessment criteria	Criterion passed	Comments
A - There are 6-8 vascular plant species per m2 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 m2 (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.	Y	There are several grass and forb species present including Yorkshire fog, cock's-foot, hogweed and common nettle, which frequently account for 6-8 species per m ² .

B - Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	The sward is very rank/dense forming a closed canopy with very little open areas.
C - Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type	N	Bramble provides >20% cover
D - Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Habitat is mostly free from damage
E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	The sward is dense and there is no bare ground within these areas.
F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Bracken is present and has spread from adjacent hedgebanks, however overall provides <20% cover.
G - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	No invasive non-native species present
Total criteria passed:	4	Moderate condition

Habitat: Heathland and shrub – mixed scrub		Habitat parcel metric ref: 11
Habitat parcel description: Combined area of scrub habitat contained within RLB, generally occurring as fragmented parcels around the site.		
Condition assessment criteria	Criterion passed	Comments
A - 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).	Y	Scrub contains native species, with three woody species occurring regularly.
B - Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.	N	Scrub is relatively young and lacks all ages classes.
C - There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA) and species indicative of sub-optimal condition make up less than 5% of ground cover.	Y	INNS and sub-optimal condition species are absent.
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	Scrub mostly features narrow margin of rough grasses between adjacent grassland
E - There are clearings, glades or rides present within the scrub, providing sheltered edges.	Y	There are no open areas within this habitat
Total criteria passed:	3	Moderate condition

Off-site baseline – habitats

Habitat: Grassland – modified grassland		Habitat parcel metric ref: 1
Habitat parcel description: modified grassland habitat within field compartments, beyond RLB – managed for silage or live stock rearing		
Condition assessment criteria	Criterion passed	Comments
A - There are 6-8 vascular plant species per m2 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 m2 (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.	N	There are consistently less than 6 species present per m2. Dominated by perennial rye-grass with common nettle locally dominant. Other species include creeping bent, fescue sp. and creeping thistle.
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	The sward height is uniformly short due to regular silage cuts or high density grazing
C - Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type	Y	No scattered scrub present
D - Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	Damage to habitat is generally <5% across entire coverage of habitat.
E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N	Areas of bare ground are frequent in habitat, resulting from poaching and vehicle movements, accounting >10%
F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	No bracken present with this habitat parcel
G - There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y	No invasive non-native species present
Total criteria passed:	4	Poor condition due to failing criteria 1

On-site baseline – hedgerows

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 1
Habitat parcel description: Cornish hedgebank with native hedgerow located adjacent to main entrance		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	Y	Hedgerow >1.5m height
A2: Width - >1.5m along width	Y	Hedgerow >1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	Y	Vertical gaps <0.5m for 90%
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	Frequent and large gaps in woody component of hedgerow, accounting for >10%
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 1m margins along field side of feature.
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	N	Hedgerow regularly cut excessively and bushy growth absent
Total criteria passed:	5	Moderate condition

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 2
Habitat parcel description: Cornish hedgebank with native hedgerow along N side of main access road		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	Y	Hedgerow >1.5m height
A2: Width - >1.5m along width	Y	Hedgerow >1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	Y	Vertical gaps <0.5m for 90% of woody component of hedgerow
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	Frequent and large gaps in woody component of hedgerow, accounting for >10%
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 2m margins along access road.
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	No signs of obvious damage
Total criteria passed:	6	Moderate condition

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 3
Habitat parcel description: Cornish hedgebank with native hedgerow along S side of main access road		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	Y	Hedgerow >1.5m height
A2: Width - >1.5m along width	Y	Hedgerow >1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	Y	Vertical gaps <0.5m for 90% of woody component
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	Frequent and large gaps in woody component of hedgerow, accounting for >10%

C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 2m margins along access road.
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	No obvious signs of damage
Total criteria passed:	6	Moderate condition

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 4
Habitat parcel description: Cornish hedgebank with native hedgerow along S side of access road in central site		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	N	Hedgerow <1.5m height along length
A2: Width - >1.5m along width	Y	Hedgerow >1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	Y	Vertical gaps <0.5m for 90% of woody component
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	Frequent and large gaps in woody component of hedgerow, accounting for >10%
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 2m margins along access road.
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	Hedgerow free from obvious damage
Total criteria passed:	5	Moderate condition

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 5
Habitat parcel description: Cornish hedgebank with native hedgerow along N side of access road in central site		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	N	Hedgerow <1.5m height along length
A2: Width - >1.5m along width	Y	Hedgerow >1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	Y	Vertical gaps <0.5m for 90% of woody component
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	Frequent and large gaps in woody component of hedgerow, accounting for >10%
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 2m margins along access road.
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	Hedgerow free from obvious damage
Total criteria passed:	5	Moderate condition
Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 6
Habitat parcel description: Cornish hedgebank within field compartment.		
Condition assessment criteria	Criterion passed	Comments

A1: Height - >1.5m average along length	N	Hedgerow <1.5m height along length
A2: Width - >1.5m along width	N	Hedgerow <1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	N	No woody component present
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	No woody component present
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 1m margins on both sides
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	Hedgerow free from obvious damage
Total criteria passed:	3	Poor condition

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 7
Habitat parcel description: Cornish hedgebank within field compartment.		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	N	Hedgerow <1.5m height along length
A2: Width - >1.5m along width	N	Hedgerow <1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	N	No woody component present
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	No woody component present
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 1m margins on both sides
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	Hedgerow free from obvious damage
Total criteria passed:	3	Poor condition

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 8
Habitat parcel description: Cornish hedgebank within field compartment.		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	N	Hedgerow <1.5m height along length
A2: Width - >1.5m along width	N	Hedgerow <1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	N	No woody component present
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	No woody component present
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 1m margins on both sides
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	Hedgerow free from obvious damage
Total criteria passed:	3	Poor condition

Habitat: Native hedgerow – associated with bank or ditch		Habitat parcel metric ref: 9
Habitat parcel description: Cornish hedgebank within field compartment.		
Condition assessment criteria	Criterion passed	Comments
A1: Height - >1.5m average along length	N	Hedgerow <1.5m height along length
A2: Width - >1.5m along width	N	Hedgerow <1.5m in width
B1: Vertical gaps - Gap between ground and base of canopy <0.5 m for >90% of length	N	No woody component present
B2: Horizontal gaps -Gaps make up <10% of total length; and No canopy gaps >5 m	N	No woody component present
C1: Undisturbed ground and perennial vegetation - >1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length	Y	Hedgebank features 1m margins on both sides
C2: Nutrient-enriched perennial vegetation - Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	N	Undesirable species such as common nettle are frequent and dominate <20% area.
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) and recently introduced species.	Y	No invasive non-native species present
D2: Current damage - >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Y	Hedgerow free from obvious damage
Total criteria passed:	3	Poor condition