

Survey Cover Sheet			
Survey date/s	23rd February 2026	Site name or location	Newbank Garden Centre, Bury Rd, Radcliffe, Bury, Manchester M26 2WW
Weather conditions	Dry/sunny	Project or development name	Newbank Garden Centre, Bury Rd, Radcliffe, Bury, Manchester M26 2WW
Surveyor name	Rebecca Curtis	On-site or off-site	Newbank Garden Centre, Bury Rd, Radcliffe, Bury, Manchester M26 2WW
Survey reference	JE8946-26	Reason for assessment (if not baseline condition survey)	
Notes			

Site or location	Condition sheets	Total number of condition sheets used, or habitat parcels	Number of parcels of each condition achieved					Notes
			Good	Fairly Good	Moderate	Fairly Poor	Poor	
	Coastal							
	Coastal lagoons							
	Coastal saltmarsh							
	Ditches							
	Grassland low distinctiveness	Parcel 3 - 1 sheet					X	
	Grassland medium, high, very high distinctiveness							
	Heathland							

	Hedgerow							
	Individual trees	Parcel 2 - 1 sheet			X			
	Intertidal biogenic reefs							
	Intertidal hard structures							
	Intertidal seagrass							
	Intertidal sediment							
	Lakes							

	Limestone pavement							
	Line of trees							
	Orchard							
	Ponds							
	Rocky shore							
	Scrub							
	Sparsely vegetated land							

	Urban							
	Wetland							
	Woodland							
	Wood-pasture and parkland							

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On-site	Survey date and Surveyor name	Rebecca Curtis - 23rd February 2026
Limitations (if applicable)	None	Survey reference (if relating to a wider survey)	JE8946-26
Grid reference	SD 7908 5188	Habitat parcel reference	3
Habitat Description			
Lawn area			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² 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 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.	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.	NO	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	YES	
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.	NO	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .		
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	
Essential criterion achieved (Yes or No)			NO
Number of criteria passed			3
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		

Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	3	
Suggested enhancement interventions to improve condition score			
Lost to development			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

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[illegible]

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.

Suggested enhancement interventions to improve condition score²

Lost to development

Footnotes

Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from:

[Keepers of time: ancient and native woodland and trees policy in England \(publishing.service.gov.uk\)](#)

and:

[Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#)

Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.

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Version
Version 1.0.0
Version 1.0.1
Version 1.0.2

Changes made

Initial draft statutory version

Individual trees tab – added wording to say *‘Please see the separate Line of Trees condition sheet for rural trees. You should on assessment and record that habitat type in rural locations.’*

Individual trees tab – Changed *‘Canopies must overlap continuously’* to *‘Canopies should predominantly overlap continuously’*

Coastal tab – wording added to the list of ‘General coastal species indicative of suboptimal condition’ to say *‘sea buckthorn (or*

Scrub tab – wording added to Criterion A to say sea buckthorn can be 100% cover *‘(only in its restricted native range)’*

Instructions tab – changed date at top of sheet from ‘November 2023’ to ‘February 2024’

Habitat definitions tab – removed reference to ‘see Technical Annex 2’ from the table. Cells C11, C131 – C140.

Hedgerow tab – ‘See the Statutory Biodiversity Metric Technical Annex 2 and UK Habitat Classification’ removed, leaving just tl

Intertidal biogenic reefs tab – changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Statu

Intertidal hard structures tab – changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Stat

Intertidal seagrass tab– changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Statutory B

Intertidal sediment tab– changed ‘see the Statutory Biodiversity Metric Technical Annex 2’ to say ‘see tab G1 of the Statutory B

Pond tab– removed ‘For ponds (non-priority) – see the Statutory Biodiversity Metric Technical Annex 2.’

Habitat Definitions tab – cell E48 – removed reference to ‘<2ha’ for Ornamental lake or pond.

Habitat Definitions tab – cell E54, E55 – changed ‘<=2ha’, from Ponds (priority) and Ponds (non-priority) to ‘<2ha’.

Habitat Definitions tab - row 55 – removed references to Ponds (non-priority) having a definition different to that in UKHab.

Formatting corrections to sheet 8B

Reformatting of instructions and habitat definition sheets

Clarification of information in the habitat definitions sheet

Addition of the RCA form

Amended references in habitat definition sheet

Date released
29th November 2023
12th February 2024
3rd July 2025