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Royle Road, Rochdale

Biodiversity Impact Assessment

BMC Rochdale Ltd.

P.2306.25
May 2026

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Reference	Site	Client	Date
P.2306.25	Royle Road, Rochdale, OL11 2PD	BMC Rochdale Ltd.	29 May 2026

Field work	Document author(s)	Technical review	Quality & approval
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Revision	Date	Details	Name
A	26/05/2026	Updates to landscape	MK

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2	Drawing 7655.01B and 7655.02B Landscape Proposals
3	Tree Survey
4	Condition assessment sheets 2 September 2025

Executive Summary

This report presents an assessment study of effects on biodiversity connection with the proposed development at Royle Road, Rochdale, OL11 2PD (hereafter referred to as the site).

This report calculates 'biodiversity units' using the Department for Environment Food and Rural Affairs (DEFRA) Statutory Biodiversity Metric, February 2024 (DEFRA, 2024), and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024* (DEFRA, 2024). The units are calculated based on the area (or length), condition and distinctiveness of habitats found on the site. Pre-development and post-development biodiversity values are calculated and compared to identify any change in the biodiversity value of the site.

Mandatory Biodiversity Net Gain (BNG) is set out in the Environment Act 2021 (UK Parliament, 2021) and applies in England and Wales as a requirement to demonstrate net gain as the result of a new development.

Based on the current development proposals, there will be a net loss of **-1.38 (-24.97%)** in habitat area units within the site, demonstrating that a net gain in biodiversity units has not been achieved under the current proposals, in line with the National Planning Policy Framework (NPPF) and the Rochdale Borough Council (2016) Rochdale Core Strategy Local Plan (2016–2028).

Post-development biodiversity units within the proposed development site were calculated based on the habitats displayed on the proposed site plan drawing 7655.01B and 7655.02B Landscape Proposals, Appendix 2.

1. Introduction

1.1 Purpose of this report

Ascerta has been instructed by BMC Rochdale Ltd. to carry out a Biodiversity Impact Assessment (BIA) of the land at the site, see **photograph 1**. The site OS grid reference is SD 88791 11698 and the What3Words reference is parent.foam.wounds. This assessment has been prepared to support a planning application for the site.



Photograph 1: The extent of the site, 02 September 2025

1.2 Ecological background

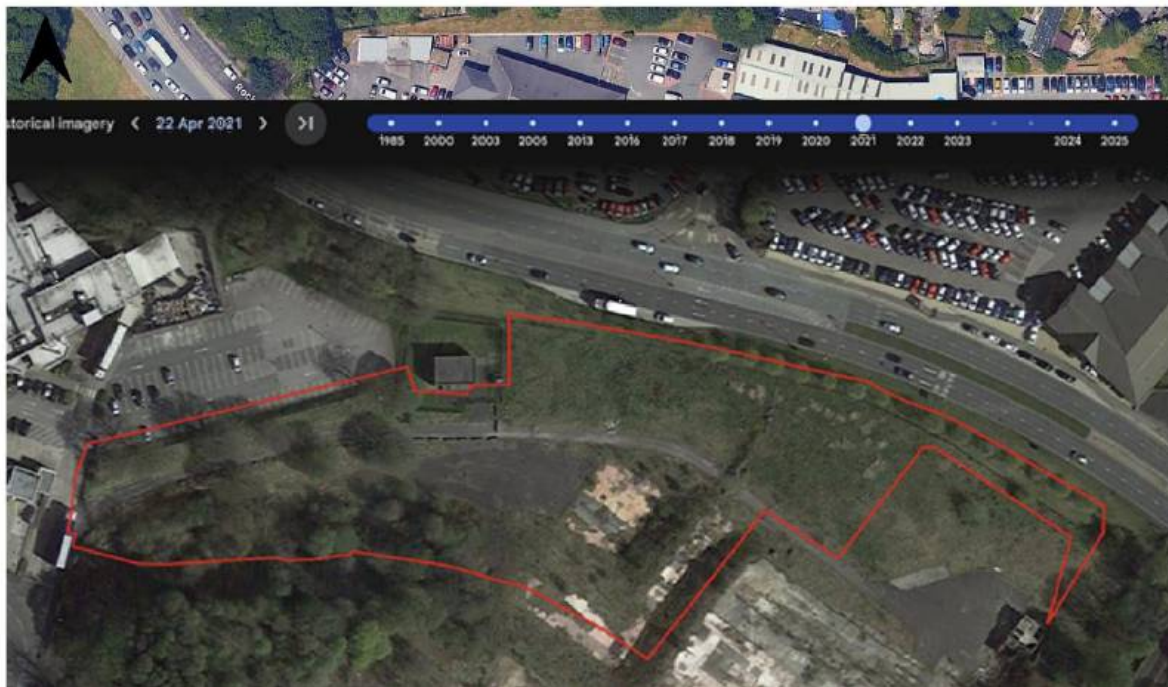
The proposed development site was subject to an ecological appraisal on 02 September 2025 by Jack Kay MSc (Ascerta report P.2306.25 Preliminary Ecological Appraisal).

The site at the time of survey comprised of hardstanding along the western boundary, with areas of dense and continuous scrub along the northern boundary and in the eastern section, supporting species such as bramble (*Rubus fruticosus*), elm (*Ulmus* spp.), and cherry (*Prunus* spp.). Improved grassland occurs along the northern boundary, dominated by perennial ryegrass (*Lolium perenne*), cock's-foot (*Dactylis glomerata*), ribbon grass (*Phalaris arundinacea*), and fescue species (*Festuca* spp.). A row of young common alder (*Alnus glutinosa*) trees is present, along with scattered scrub and extensive tall ruderal vegetation, including greater willowherb (*Epilobium hirsutum*), common nettle (*Urtica dioica*), ragwort (*Senecio jacobaea*), and mugwort (*Artemisia vulgaris*). Areas of ephemeral/short perennial vegetation are located at the site centre and northwest corner, with species such as white clover (*Trifolium repens*), common vetch (*Vicia sativa*), ribwort plantain (*Plantago lanceolata*), and creeping thistle (*Cirsium arvense*). Large areas of bare ground are present, partially colonised by pioneer species, and additional habitat comprises storage containers along the northern boundary in the northwestern section.

Historical aerial imagery and relevant ecological reports (refer to Tree Survey, Appendix 3) relating to planning application REF 18/01399/FUL were reviewed to assess any non-permitted habitat clearance dating back to 30 January 2020.

Habitat clearance was confirmed on site during 2022. Full planning permission for development under REF 18/01399/FUL was granted on 12 August 2020, prior to the introduction of the mandatory BNG requirement. However, to our knowledge, the current proposals are independent of that scheme.

To establish an appropriate baseline, the assessment presented in this report references the habitat condition immediately prior to the clearance works. A field survey was subsequently conducted on 02 September 2025 to verify the current site condition and to provide supporting ecological evidence for the reconstructed baseline and future habitat viability post intervention. Photograph 2 below illustrates the extent of the site as captured in April 2021.



Photograph 2: The extent of the site **April 2021** (pre-clearance)

BNG has been defined as ‘development that leaves biodiversity in a better state than before, and an approach where developers work with local governments, wildlife groups, landowners and other stakeholders in order to support their priorities for nature conservation’ (Baker, 2016).

Good practice principles for BNG are set out within *Biodiversity Net Gain: Good Practice Principles for Development*. The key principles include:

- Apply the ‘Mitigation Hierarchy’ (in line with CIEEM Guidelines for Ecological Impact Assessment [EcIA]) and be ‘additional’ by achieving outcomes that exceed existing obligations
- Avoid losing biodiversity which cannot be offset elsewhere (e.g. irreplaceable habitats)
- Address risk (e.g. difficulty of achieving habitat creation/enhancement for net gain)
- Make a ‘measurable’ net gain contribution (e.g. calculated using an appropriate metric) and ensure that calculations are consistent and transparent (i.e. limitations and assumptions are clearly identified)
- Ensure that net gain design achieves the best outcome for biodiversity (this may require both quantitative and qualitative assessment) and create a net gain legacy for long-term benefits

2. Methods

2.1 Field survey and Retrospective Baseline Habitat Review

A walkover survey of the site was conducted on 02 September 2025 by Jack Kay MSc, when the habitat types and linear features were identified and mapped. A habitat survey using UKHab Version 2.01 (UK Habitat Classification Working Group, 2023) methodology was undertaken along with habitats, hedgerows and watercourse (ditch) condition assessments (Natural England Farm Environment Plan [FEP] Manual, 3rd Edition, [March 2010]).

Historical aerial imagery and relevant ecological and arboriculture reports (see Appendix 4) relating to planning application REF 18/01399/FUL were reviewed to assess any non-permitted habitat clearance dating back to 30 January 2020. Habitat clearance was confirmed on site during 2022. Full planning permission for development under REF 18/01399/FUL was granted on 12 August 2020, prior to the introduction of the mandatory Biodiversity Net Gain (BNG) requirement. However, the current proposals are independent of that scheme.

To establish an appropriate baseline, the assessment presented in this report references the habitat condition immediately prior to the clearance works. A field survey was conducted on 2 September 2025 to verify the current site condition and to provide supporting ecological evidence for the baseline assessment. It is considered that adequate information is available to review habitats retrospectively and to inform the assessment (see Tearne, 2017) with reasonable confidence, therefore, adopting a worst-case scenario is not considered necessary in this instance.

2.2 Biodiversity baseline methods

To calculate a biodiversity baseline, this study used methods detailed within *The Statutory Biodiversity Metric*, February 2024, and following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*. Habitats were identified and digitised within the QGIS application QField (QGIS Development Team, 2024). Areas were measured in hectares and linear features in kilometres. The biodiversity unit value for each habitat was then calculated by multiplying the habitat area (or length) by its distinctiveness score and then by its condition score, both described below. Using the BNG QGIS Template, the unit values for each habitat were then consolidated within the QGIS import tool and imported into the Statutory Biodiversity Metric Version 4 to produce the biodiversity baseline for the site. Linear habitats were assessed with the same methodology, yet separately to areas.

2.2.1 Habitat distinctiveness

Habitats identified are entered into DEFRA's Statutory Biodiversity Metric which then assigns a pre-determined distinctiveness value. Habitat distinctiveness is a collective measure of biodiversity and includes parameters such as species-richness, diversity, rarity, and the degree to which a habitat supports species rarely found in other habitats.

2.2.2 Habitat condition

Condition of the habitats present has been assessed during the site visit using *The Statutory Biodiversity Metric: User Guide 2024*. The post-development biodiversity units were calculated using information from the proposed site plan drawing 7655.01 and 7655.02 Landscape Proposals, Appendix 2. To calculate the post-development biodiversity units, the habitat areas are multiplied by the distinctiveness and condition values and then divided by a multiplier based on the difficulty of creating the proposed habitat and the time needed to achieve the proposed condition. The BBUs were then subtracted from the post-development units to determine any change in biodiversity value of the site as a result of the proposed development. The target condition of the habitats is based on guidance set out within *The Statutory Biodiversity Metric: User Guide 2024* which may require ecological input.

2.2.3 Habitat strategic significance

A desk study was undertaken and presented within the Preliminary Ecological Appraisal. Nature Recovery Areas, National Character Area objectives and green infrastructure strategies were also used to identify whether the site was as identified, desirable or not in the local strategy.

2.2.4 Trading summary

'Trading Up' is a concept which requires 'conserving through offset components of biodiversity that are of a higher conservation priority (for example, because they are more irreplaceable and vulnerable) than those affected by the development project for which the offset is envisaged' (BBOP, 2018). For example, should non-irreplaceable habitats be lost/impacted as a result of the proposed development, offsets should be achieved through the creation/enhancement of habitat of the same or higher distinctiveness, where environmental conditions are appropriate and where it generates the greatest benefits for biodiversity.

2.2.5 Information and data used to inform the BNG calculation

The following information was used to inform the Biodiversity Unit Calculations. GIS layers and survey data of:

- The site
- Drawing P.2306.25.E02 Baseline Habitats Plan, Appendix 1
- Drawing 7655.01B and 7655.02B Landscape Proposals, Appendix 2
- Tree Survey, Appendix 3
- Condition Assessment Sheets, Appendix 4.

2.2.6 Limitations

This BNG report only addresses impacts on habitats within the site. Other ecological impacts, such as those related to protected species, are not covered by this report. The BNG calculations are based on a field survey of habitats and their condition at the time of survey, and the subsequent mapping of these habitat parcels and linear features in QGIS/QField. Habitat areas have been calculated in GIS and are not rounded, for precision.

Historical imagery and reports were reviewed to analyse if any non-pre-emptive habitat clearance had taken place prior to 30 January 2020. In this instance, permitted habitat clearance was identified in 2022 **REF 18/01399/FUL**. To establish an appropriate baseline, the assessment presented in this report references the habitat condition immediately prior to the clearance works. A field survey was conducted on 02 September 2025 to verify the current site condition and to provide supporting evidence for the reconstructed baseline. It is considered that adequate information is available to review habitats retrospectively and to inform the BNG assessment with reasonable confidence, therefore, adopting a worst-case scenario is not considered necessary. Condition assessment sheets are appended from the survey undertaken on 02 September 2025. Conditions have been ascribed based on retrospective review using notes provided (Tearne, 2017) and habitat composition dating April 2021 **photograph 2**.

The UKHab survey of the site was undertaken within September 2025, which falls inside the recommended survey period for identifying botanic species (March to October inclusive). However, because of die back, some plant species may have been missed, and a complete species list for the site may not have been gained.

The calculations within this report are based on the proposed site plan drawing 7655.01B and 7655.02B Landscape Proposals, Appendix 2. Please also refer **Table 4.1** and **Table 4.2** within Section 4.

3. Biodiversity Baseline

3.1 Biodiversity Baseline for Area Habitats On-site

The baseline area habitats, drawing P.2306.25.E02 Baseline Habitats Plan, Appendix 1, includes seven broad habitat types within the development area. Following the methods set out in *The Statutory Biodiversity Metric: User Guide 2024*, biodiversity scores have been calculated and assessed and are displayed in **Table 3.1** below.

Table 3.1: Baseline: Habitat areas biodiversity calculation

Existing area habitats				Distinctiveness		Condition		BBU
Broad habitat	Habitat type	Irreplaceable habitat	Area (hectares)					
Urban	Developed land; sealed surface	No	0.0607	V. low	0	N/A - Other	0	0.00
Grassland	Modified grassland	No	0.6662	Low	2	Poor	1	1.33
Heathland and shrub	Bramble Scrub	No	0.0652	Medium	4	Condition Assessment N/A	1	0.26
Sparsely vegetated land	Ruderal / Ephemeral	No	0.0708	Low	2	Poor	1	0.14
Woodland and Forest	Other woodland mixed	No	0.0673	Medium	4	Poor	1	0.31
Heathland and shrub	Mixed Scrub	No	0.3704	Medium	4	Moderate	2	2.96
Individual trees	Urban Trees	No	0.0326	Medium	4	Moderate	2	0.30
Individual trees	Urban Trees	No	0.0244	Medium	4	Moderate	2	0.22
Total habitat areas ha			1.30	Biodiversity baseline units (BBU)				5.53
Highlighted habitats are identified in Rochdale Core Strategy Policy G7 as priorities for protection and enhancement and are therefore assigned as Formerly Identified in Local Strategy at Baseline evaluation.								

Upon retrospective review, the site comprised of developed land; sealed surface totalling 0.0607ha, modified grasslands totalling 0.6662ha, bramble scrub totalling, 0.0652ha, sparsely vegetated urban land ruderal / ephemeral areas totalling 0.0708ha, a mixed woodland area to the south totalling 0.0673ha, self-seeded mixed scrubland totalling 0.3704ha, six small urban trees and eight medium sized urban trees, collectively summing to **5.53 BBU**. Please refer to drawing P.2306.25.E02 Baseline Habitats Plan, Appendix 1, and **Table 3.1** above.

4. Impacts on Biodiversity

4.1 Post-Development Biodiversity Value of the Proposed Development Site

Drawing 7655.01B and 7655.02B Landscape Proposals, Appendix 2, shows six habitat area types and within the proposed development; this includes developed land; sealed surface, other neutral grasslands, modified grasslands, urban trees and mixed scrub. Habitat areas, feature distinctiveness and condition scores have been calculated and assessed and are displayed in **Tables 4.1** below.

Table 4.1: Post-development: Habitat areas created biodiversity calculation

Broad habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		CBU
			Distinctiveness	Score	Condition	Score	
Grassland	Other neutral grassland	0.128	Medium	4	Poor	1	0.55
Grassland	Other neutral grassland	0.33	Medium	4	Poor	1	1.41
Grassland	Modified grassland	0.073	Low	2	Poor	1	0.14
Grassland	Modified grassland	0.087	Low	2	Poor	1	0.17
Individual trees	Urban tree	0.2321	Medium	4	Moderate	2	0.82
Heathland and shrub	Mixed scrub	0.2632	Medium	4	Poor	1	1.02
Urban	Developed land; sealed surface	0.3966	V. low	0	N/A - Other	0	0.00
Urban	Introduced shrub	0.0248	Low	2	Condition Assessment N/A	1	0.05
Total habitat areas created		1.30	Created Biodiversity Units (CBU)				4.15
Highlighted habitats are identified in Rochdale Core Strategy Policy G7 as priorities for future protection and enhancement and are therefore assigned as Formerly Identified in Local Strategy Post-evaluation.							

The habitat areas to be created on-site include 0.458ha of neutral grasslands, 0.16ha of modified grasslands, 0.2632ha of mixed scrub, and the planting of 57 small trees collectively resulting in **4.15** BBU within the development site. Please refer to drawings 7655.01B and 7655.02B Landscape Proposals, Appendix 2, and Table 4.1 above. 1.30ha of habitat area created excludes the 57 small trees, as per the metric.

5. Change in Biodiversity Value

Based on the current development proposals, there will be a net loss of **-1.38 (-24.97%)** in habitat area units within the site, demonstrating that a net gain in biodiversity units has not been achieved under the current proposals, in line with the NPPF and the Rochdale Borough Council (2016) Rochdale Core Strategy Local Plan (2016–2028).

6. References

CIEEM (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM, IEMA & CIRIA (2016; updated 2019). Biodiversity Net Gain: Good Practice Principles for Development – A Practical Guide. CIRIA, London.

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Tearne, G., 2017. Arboricultural Survey. [Arboriculture MSc HND, F.Arbor.A.] 3rd September 2017.

UK Habitat Classification Working Group (2023). UK Habitat Classification – Habitat Definitions V2.01. Available at: <https://ukhab.org/ukhab-documentation/> (Accessed: 26 September 2025).

Appendix 1



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UKHab V2.01 KEY

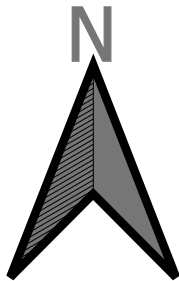
Site Location Boundary

Baseline Habitats

- h3d Bramble scrub
- u1 Developed land; sealed surface
- g4 Modified grassland
- g3c Other neutral grassland
- 16 Tall forbs
- u510-81 Ruderal/Ephemeral
- Bare ground
- 510 – Exposed surface

Baseline Trees

- Existing Small Urban Tree



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
BMC Rochdale Ltd

PROJECT:
Royle Road, Rochdale, OL11 2PD

DRAWING TITLE:
Baseline Habitats Plan

SCALE: NTS@A3	DRAWN BY: JS	DRAWING No: P.2306.25.E02
DATE: 29/09/2025	CHKD BY: LH	REV: -

Key

- Survey Area
- Baseline Habitats**
- h3d
Bramble scrub
- u1
Developed land;
sealed surface
- h3h
Mixed scrub
- g4
Modified grassland
- w1f
Other woodland;
mixed
- u-81
Ruderal/Ephemeral
- u1f
-81
Sparsely vegetated urban land

Baseline Trees

- Existing Medium Urban Tree
- Existing Small Urban Tree

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
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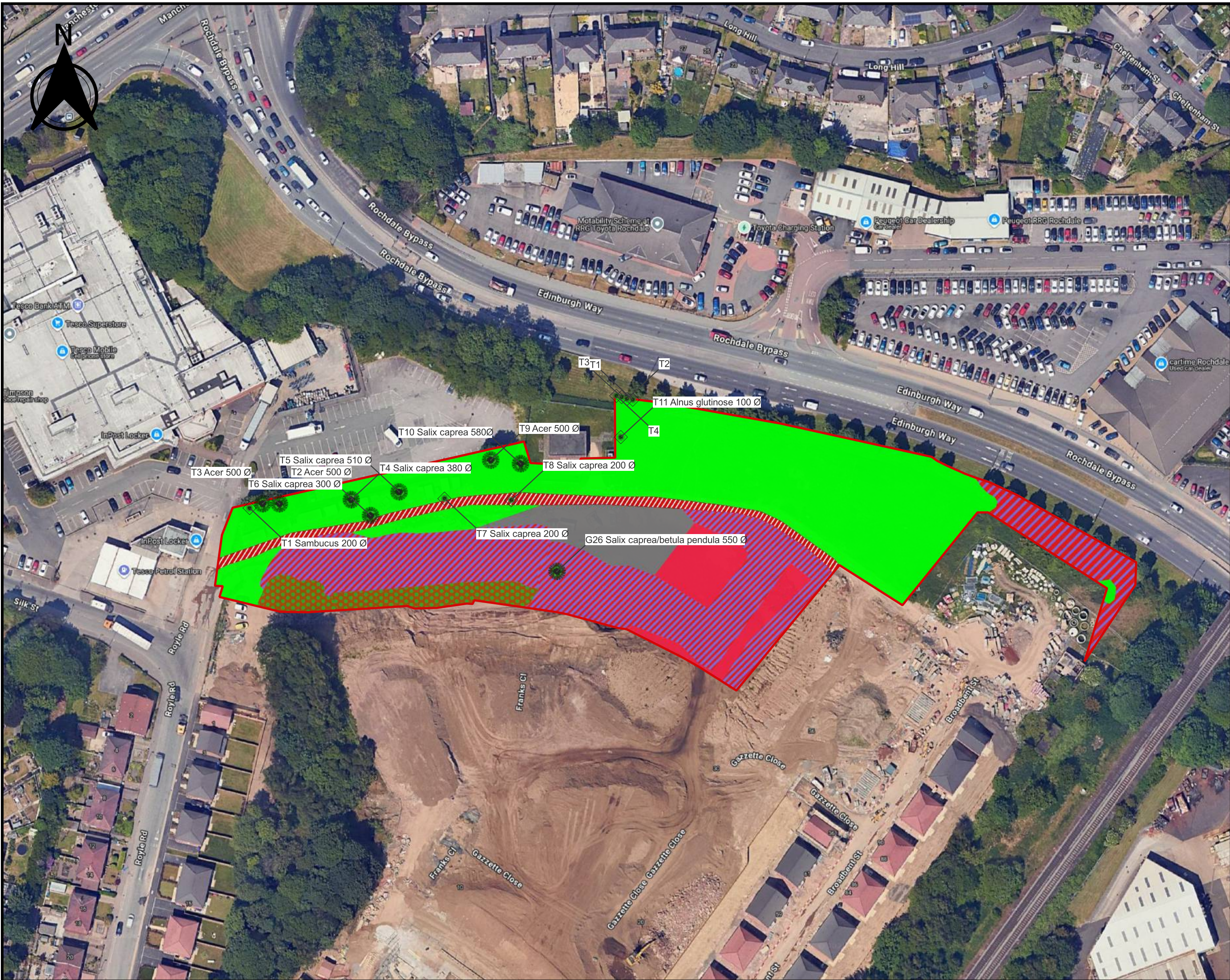
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CLIENT:
BMC Rochdale Ltd

PROJECT:
Royle Road, Rochdale, OL11 2PD

DRAWING TITLE:
Baseline Habitats Plan (Retrospective)

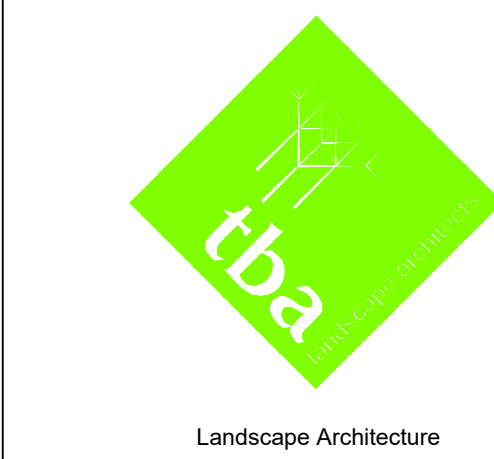
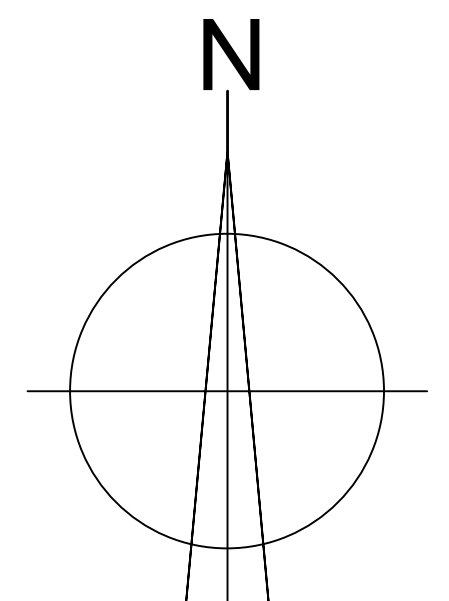
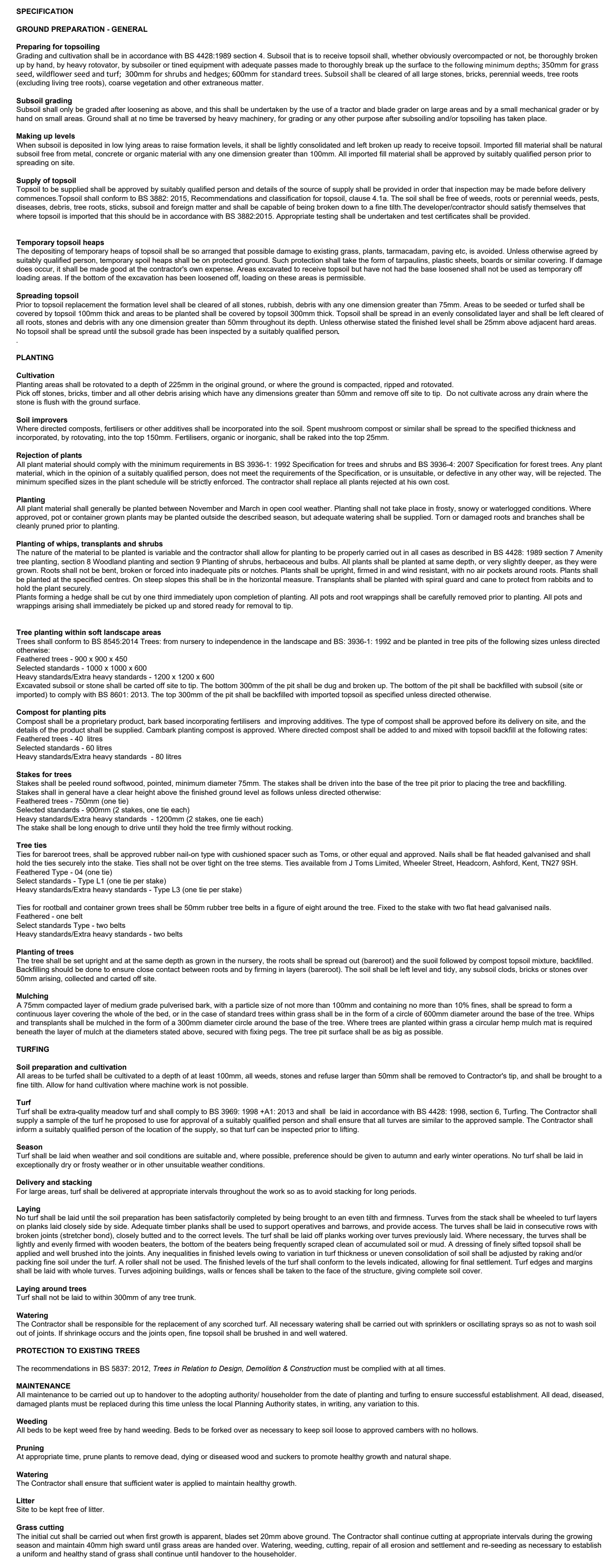
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DATE: 29/09/2025	CHKD BY: LH	REV: -



Appendix 2



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Project	ROYLE ROAD, ROCHDALE
	BMC ROCHDALE LIMITED

LANDSCAPE PROPOSALS
SHEET 2 OF 2

Date Sept 25		Scale(s) 1:200 @ A0	Dwg no 7655.02	Rev B
Dwn JW	Chkd			



Appendix 3



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TITLE

REF NO.

PAPER SIZE

SCALE

DATE

Appendix 4



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Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Types															
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.															
<i>Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.</i>															
Habitat Description															
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.															
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location		P.2306.25 Royle Road, Rochdale, OL11 2PD				Survey date and Surveyor name		2 september 2025 - Jack Kay MSc							
						Survey reference (if relating to a wider survey)									
Limitations (if applicable)		Habitat parcel reference													
		T1	T2	T3	T4										
		Grid reference													
Condition Assessment Criteria												Notes (such as justification)			
		Criterion passed (Yes or No)													
A	The tree is a native species (or at least 70% within the block are native species).	Yes	Yes	Yes	Yes										
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										
C	The tree is mature (or more than 50% within the block are mature) ¹ .	No	No	No	No										
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										
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No	No	No										
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes	Yes	Yes										
Number of criteria passed		4	4	4	4										
Condition Assessment Result (out of 6 criteria)		Condition Assessment Score				Score Achieved x/√									
Passes 5 or 6 criteria		Good (3)													

Passes 3 or 4 criteria	Moderate (2)	Yes	Yes	Yes	Yes							
Passes 2 or fewer criteria	Poor (1)											
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.												
Suggested enhancement interventions to improve condition score ²												

Condition Sheet: URBAN Habitat Type			
Habitat Types			
Sparsely vegetated land - Ruderal/Ephemeral Sparsely vegetated land - Tall forbs Urban - Allotments Urban - Biodiverse green roof Urban - Bioswale Urban - Cemeteries and churchyards Urban - Facade-bound green wall Urban - Ground based green wall Urban - Intensive green roof Urban - Open mosaic habitats on previously developed land Urban - Rain garden Urban - Sustainable drainage system (SuDS) Urban - Vacant or derelict land Urban - Bare ground			
Habitat Description			
Bare Ground and Ruderal / Ephemeral			
See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats:			UKHab – UK Habitat Classification
On-site or off-site, site name and location	2306.25 Royle Road, Rochdale, OL11 2PD	Survey date and Surveyor name	02/09/2025 Jack Kay
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
Core Criteria - must be assessed for all urban habitat types :			
A	Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.	N	
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	
C	Invasive non-native plant species (listed on Schedule 9 of WCA ¹) and others which are to the detriment of native wildlife (using professional judgement) ² cover less than 5% of the total vegetated area ³ . Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	Y	
Additional Criterion - must be assessed for Open mosaic habitat on previously developed land only:			
D	The parcel shows spatial variation and forms a mosaic of bare substrate PLUS: - At least four early successional communities (a) to (i); Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools.		
Additional Criteria - must be assessed for Bioswale and SuDS habitat types only:			
E1	Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife ⁴ .		
E2	The vegetation is comprised of plant species suited to wetland or riparian situations.		
Additional Criterion - must be assessed for Intensive green roofs only:			

F	The roof has a minimum of 50% native and non-native wildflowers. 70% of the roof area is soil and vegetation (including water features).		
Additional Criterion - must be assessed for Biodiverse green roofs only:			
G	The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers. Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.		
Essential criteria relevant for habitat type achieved (Yes or No)			
Number of criteria passed			3
Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
Results for habitats requiring assessment of 3 core criteria only (all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C.		Good (3)	
• Passes 2 of 3 core criteria; OR • Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 3 core criteria.		Poor (1)	Yes
Results for Green roofs and Open mosaic habitat on previously developed land (requiring assessment of 4 criteria only - core criteria plus additional criterion specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes additional criterion relevant to specific habitat type (D, F or G).		Good (3)	
• Passes 2 or 3 of 4 criteria; OR • Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 0 or 1 of 4 criteria.		Poor (1)	
Results for Bioswale or SuDS (requiring assessment of 5 criteria - core criteria plus additional criteria specified for habitat type):			
• Passes all 3 core criteria; AND • Meets the requirements for Good condition within criterion C; AND • Passes all additional criteria relevant to specific habitat type (Group E)		Good (3)	
• Passes 3 or 4 of 5 criteria; OR • Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C.		Moderate (2)	
• Passes 2 or fewer of 5 criteria.		Poor (1)	
Suggested enhancement interventions to improve condition score			
Footnotes			

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Types			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
On-site or off-site, site name and location	P.2306.25 Royle Road, Rochdale, OL11 2PD	Survey date and Surveyor name	02-Sep-25
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	g3c-16
Habitat Description			
Tall Ruderal			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	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 insects, birds and small mammals to live and breed.	Yes	
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Yes	
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	

E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	No	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	No	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	
Number of criteria passed		3	
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√	
Acid grassland types (Result out of 5 criteria)			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)	Yes	
Non-acid grassland types (Result out of 6 criteria)			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		
Suggested enhancement interventions to improve condition score			
Notes			
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: 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> . There may be additional relevant species local to the region and or site. Footnote 4 – 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, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).			

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