

Baseline Habitat Condition Assessment (BHCA)

Survey site:

Wythenshawe Park Sports Hub, Wythenshawe Road, Wythenshawe, Manchester M23 0PH

Client:

Joseph Ryan – Etec Contract Services Ltd

Survey date:

27th August 2025

Project:

This report is prepared to inform a planning application with Manchester City Council. The proposal described as:

The construction of a new leisure facility, with associated outdoor sports areas, including the demolition of B1.

The BHCA survey is written to inform the baseline for a Biodiversity Net Gain (BNG) report and is based on UKHabs habitat methodology in accordance with [PEA Methodology and Legislation - 2024](#).

The site survey was undertaken by Graduate Ecologist David Hill-Chambers MSc, BSc (Hons) accredited under UK Bat Licence 2024-12491-CL18-BAT					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
27/08/2025	19	60	30	8	None

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.		
Conclusion, Impact or Recommendations			
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, photos in appendix 3 and proposal plan in appendix 4).			
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).			
Summary of Survey Findings (UKHab codes used)	<p>The survey site is centred on National Grid Reference SJ 80789 89574 and has an area of approximately 2.8ha. This site is exclusively comprised of an expanse of modified grassland as detailed below and forms part of the wider Wythenshawe park.</p> <p>g4 516 – Modified grassland – active management</p> <p>The grassland is actively managed through a biannual mowing regime to maintain a relatively short sward height. While certain areas retain more water, the species composition remains consistent across the site. In addition to habitat management, the grassland is maintained for recreational use, with intersecting paths providing convenient access and facilitating local dog walking. Species composition is as follows:</p> <div><div><ul style="list-style-type: none">Yorkshire fog – <i>Holcus lanatus</i> (D)Curled dock – <i>Rumex crispus</i> (O)</div><div><ul style="list-style-type: none">Creeping buttercup – <i>Ranunculus repens</i> (F)Common ragwort – <i>Jacobaea vulgaris</i> (O)</div></div>		

	<ul style="list-style-type: none"> • White clover – <i>Trifolium repens</i> (O) • Creeping thistle – <i>Cirsium arvense</i> (O) • Common dandelion – <i>Taraxacum officinale</i> (R) • Perennial ryegrass – <i>Lolium perenne</i> (O) • Red clover – <i>Trifolium pratense</i> (O) • Mouse-eared chickweed – <i>Cerastium fontanum</i> (R) <p>The modified grassland supports fewer than 6–8 vascular plant species per square metre, with Yorkshire fog dominating the habitat parcel. The sward height is generally uniform across the site, with shorter growth restricted to the mown paths. No scrub, bare ground, or bracken is present, and there is no evidence of physical damage from anthropogenic pressures. In addition, the habitat is free from invasive non-native species. Therefore, the habitat parcel is assessed to be in poor condition.</p>
<i>Foreseen Impacts</i>	The modified grassland is a common habitat of low distinctiveness in poor condition. There is reasonable scope within the context of the site and development to enhance this area to offset the loss of biodiversity units within the larger developmental area.
<i>Recommendations</i>	<p>Recommendations to enhance the site for the benefit of biodiversity include the following:</p> <ul style="list-style-type: none"> • Enhancement of the modified grassland into other neutral grassland of moderate condition. Species composition should be in line with the UKHabs Habitat Classification definition and incorporate and relaxed mowing regime, through seasonal cutting. • The addition of native tree planting, ideally water tolerant species such as alder (<i>Alnus glutinosa</i>), willow (<i>Salix cinerea</i>, <i>Salix caprea</i>), downy birch (<i>Betula pubescens</i>) would be ideal given the grassland more waterlogged condition. These trees should be positioned to allow each tree to reach 75% of its mature canopy height and be protected from anthropogenic pressures.

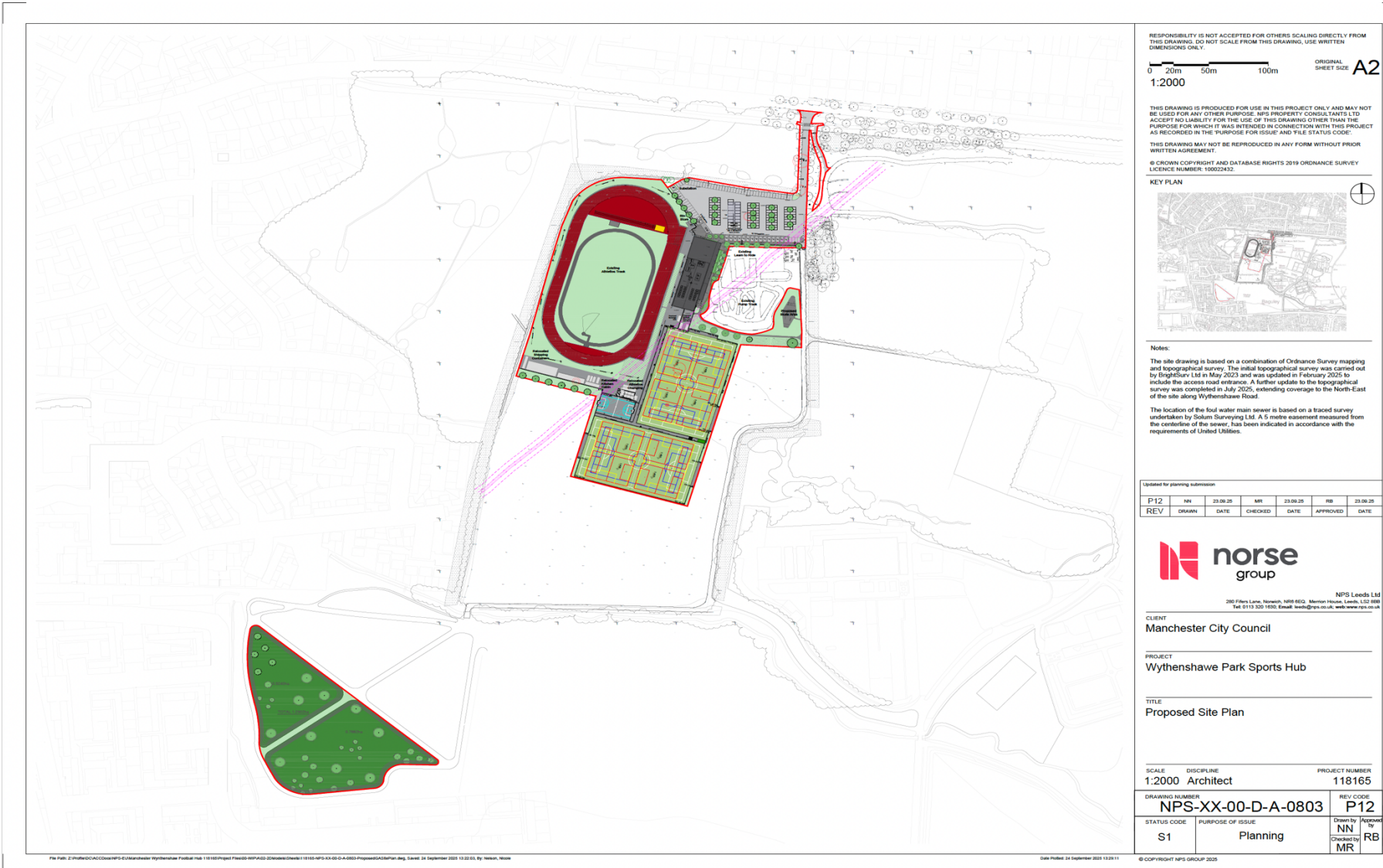
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Images 1&2: g4 – Modified grassland

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Version control			
Status	Issue	Name	Date
Final	1.0	David Hill-Chambers MSc BSc (Hons) – Graduate Ecologist	01/09/2025
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