Habitat Management & Monitoring Plan (HMMP)

Unity Primary School, Cheetwood, Manchester

A Report To: Labosport
Report Number: RT-MME-182463
Date: June 2025
Revision A: September 2025

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Quality Assurance

Date	Version	Author	Checked and Approved by
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10/09/2025	Revision A	Amy Carter MSc (Ecological Project Officer)	Ellie Rickman MSc, MCIEEM (Principal Ecological Consultant)

Declaration of Competence (Middlemarch Environmental Ltd.)

This study has been undertaken in accordance with all current British Standards, Natural England Guidelines and Codes of Professional Conduct relating to Biodiversity, Ecology, and/or Arboriculture. 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.

Disclaimer

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment. Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

Non-Technical Summary

Project Background

In May 2025, Labosport commissioned Middlemarch to prepare a Habitat Management and Monitoring Plan (HMMP) to inform the ongoing landscape management works at a playzone development at Unity Community Primary School, Cheetwood in Manchester.

This HMMP details the methods of habitat creation, and the ongoing management and monitoring of the habitats onsite which are to be established in accordance with the submitted Development Layout Plan 24-0479 03P, See Appendix C).

This report has been prepared to allow for the discharge of Condition 14 of planning approval 141932/FO/2025. The wording of this condition is as follows:

14) Prior to the first use of the development, a 30 year Habitat Management and Monitoring Plan of the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

The HMMP is informed by ecological assessments previously carried out by Middlemarch the details of which are presented in following reports submitted to the council as part of the approved planning application:

- Preliminary Ecological Appraisal RT-MME-181392-01
- Biodiversity Statement and Metric Assessment RT-MME-181392-02

These reports highlighted protected and priority species which may use the habitats onsite, or else could be encouraged to use them in the future. These reports also recommended habitat enhancements or habitat creation which could increase the sites biodiversity value and identified opportunities for the site's greater integration into the local habitat and ecological networks.

The HMMP provides management prescriptions for areas of habitat to be retained, enhanced and created to achieve the targeted habitat conditions and biodiversity value detailed within the developments submitted Statutory Metric (see Report RT-MME-181392-02)

Throughout this report, sections headings may be followed by bracketed reference numbers. These reference numbers correspond to the comparable sections within the Natural England Habitat Management and Monitoring Plan Template (JP058)[1]. These reference numbers are provided solely to aid Natural England's review of this report, should it be required that it be submitted to the Biodiversity Gains Site Register in order to secure significant onsite gains.

Scope of Appraisal

This HMMP provides information regarding the long-term management and monitoring of this site across a 30-year period (considered to likely be 2025-2055)

This is a live document and should therefore be subject to periodic review once every 5 years (see monitoring schedule). Based on the findings of annual monitoring, and the determined success of management prescriptions to achieve habitat target condition, the management may need to be adjusted in the future.

Therefore, the habitat creation, enhancement and management prescriptions within the HMMP focus on the first 10 years of management with the understanding that this span could cover up to two review periods before the HMMP would need to be updated and/or extended.

Even if it is determined at each 5-year review that the management prescriptions remain appropriate to deliver and maintain the target condition of the onsite habitats, the HMMP will be updated to cover a further 5-year management period (i.e. at the first 5 year review the HMMP will be updated to cover management years 5 – 15, etc.).

[1] Natural England, (2024), Habitat Management and Monitoring Plan Template (JP058), Available at: https://publications.naturalengland.org.uk/publication/5813530037846016

On-site or Adjacent Material Ecological Considerations,	
Statutory Sites: No statutory sites lie within the site boundary, or adjacent to it. The habitat management prescriptions detail in this report are not consider likely to impact upon any statutory site. **Non-Statutory Sites:** No non-statutory sites (i.e., Local Wildlife Sites) lie within the site boundary, or adjacent to it. The habitat management prescriptions detail in this report are not consider likely to impact upon any non-statutory site.	**Habitats:** No notable habitats were present on-site with the site comprising species poor amenity grassland. Scattered semi-mature trees are present along the boundary. **Protected/Notable Species**: The site and adjacent tree line provides some limited foraging opportunities for small terrestrial mammals, such as hedgehog, nesting birds and foraging and commuting bats.
Summary of Aims, Objectives and Ecological Enhancements	
• Creation of 0.04 ha of species rich grassland and management to achieve at least moderate condition.	

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1. Site Information

[Natural England HMMP Template (JP058) codes: PB-B01, PB-B09, PB-B10, PB-B11, PB-B12 & PB-F01]

1.1 Site Overview

Table 1.1 provides an overview of the site.

Attribute	Description
Project type	On-site
Development name and address	Unity Community Primary School
Author organisation	Middlemarch Environmental Ltd.
Ecological organisation responsible for HMMP	Middlemarch Environmental Ltd.
Landowner of area considered	Unity Primary School
Land Manager of area considered	Countrywide Grounds Maintenance Ltd
Responsible person / organisation for creating or enhancing the habitat and implementing the HMMP	Unity Primary School
Period covered by this management plan	2025-2055
Planning authority	Manchester City Council
LPA or Responsible Body responsible for reviewing the HMMP	Manchester City Council
Planning reference (if applicable)	141932/FO/2025
Central OS grid reference	SD 8362 0057
Metric revision / title	Statutory Biodiversity Metric, October2024, Report Ref RT-MME-181392-02
Are any Irreplaceable Habitats present on-site	No

Table 1.1: Brief Overview of the Site

The Site Development Plan is provided within Appendix C.

1.2 Middlemarch Environmental, Statement of Competency

[Natural England HMMP Template (JP058) codes: PB-B09]

Middlemarch Environmental Ltd is an ecological consultancy with over 30 years of experience and, since 1991, has brough professionalism, due care, and diligence to many thousands of developments and ecology projects; from single dwellings, multi-million-pound infrastructure schemes to landscape scale nature restoration.

Middlemarch is a wholly owned subsidiary of Warwickshire Wildlife Trust with a significant proportion of its annual profits reinvested into local conservation work through its parent trust. Middlemarch was a founding member of the Wildlife Trust Consultancies, a Trade Association of 25 local consultancies under the administration of the Royal Society of Wildlife Trusts delivering terrestrial and marine ecological services, landscape architecture, arboriculture and habitat management services across the UK and Ireland.

Middlemarch is independently certified through audit to ISO9001 Quality Management System and several other industry supplier qualification scheme awards, such as Constructionline Gold and Achilles Verify UVDB. These schemes require the organisation to demonstrate the technical competence of staff through audit including ongoing training and continuing professional development processes. Our experienced consultants are encouraged to apply for membership of and undertake continuing professional development with the Chartered Institute of Ecology and Environmental Management. We have a team of 56 Ecologists who are all registered as members of CIEEM in the following proportions:

- 13 Full Members (23% - including 3 CEnv + 1 CEcol)
- 17 Associate Members (30%)
- 26 other/lower CIEEM grades (47%)

Middlemarch is proud to employ a diverse array of ecological, arboriculture, biodiversity and environmental deep domain experts, collectively representing hundreds of years of professional experience. Within the ecological realm, Middlemarch's staff comprise a diverse range of skills covering all aspects of ecology work, from botanical skills and habitat surveying, protected species licences and mitigation, HRAs, Ecological Impact Assessment, biodiversity metrics, habitat management, arboriculture, carbon reporting, ecosystem services and BREEAM.

All projects that Middlemarch undertake are consistent with the CIEEM industry code of practice with the additional benefit of local knowledge and an expert understanding of habitats, species and the UK planning processes. This enables us to provide a bespoke and pragmatic problem solving approach to all projects, tailored to achieve project goals using nature-based solutions. This expertise is fundamental to understanding how to maximise a sites natural capital and the ability of any project to support the delivery of nature restoration. The excellent relationships and trust that Middlemarch has established with Local Planning Authorities and statutory and non-statutory consultees over the last 30 years, enables us to provide authoritative advice based on a thorough understanding local and national ecological policy. In 2024 Middlemarch was one of 5 organisations chosen for an E.ON. Sustainability Hero award in recognition of its work on local biodiversity projects[2].

[2] Coventry Evening Telegraph, 2024, available at: https://www.coventrytelegraph.net/special-features/eons-coventry-sustainability-heroes-unveiled-28766542

1.3 Current Site Ecology

[Natural England HMMP Template (JP058) codes: PB-B13, PB-B14, PB-F03 & PB-T01]

Current Habitats and Land Use Summary

An overview of the site's current habitat composition (including site photographs), its current land usage and its future proposed usage is provided in the supporting Preliminary Ecological Appraisal (see Report No. RT-MME-181392-01).

Statutory and Non-Statutory Sites

The following statutory sites and non-statutory sites are present within the sites boundary or are directly adjacent to it.

Statutory Sites:

- No statutory sites lie within the site boundary, or adjacent to it. The habitat management prescriptions detail in this report are not consider likely to impact upon any statutory site.

Non-Statutory Sites:

- No non-statutory sites (i.e., Local Wildlife Sites) lie within the site boundary, or adjacent to it. The habitat management prescriptions detail in this report are not consider likely to impact upon any non-statutory site.

On-site Species Presence

An overview of the protected and priority species identified on-site, or are considered to potentially be present is provided in detail in the following supporting ecological report:

Preliminary Ecological Appraisal (RT-MME-181392-01)

A short summary of the protected / priority species that have been confirmed on-site or considered could potentially be present in the future are provided in Table 1.2. This includes species that are currently very unlikely to occur but, due to the types of habitats being enhanced and / or created, may be attracted to the site at some point across the temporal span of this HMMPs enactment.

Species / Species Group	Present or Potentially Present	Notes
Bats	May commute through or forage on site.	Bats could use the site boundaries for commuting and the species rich grassland may attract insect prey suitable for foraging bats.
Nesting Birds	Yes, species confirmed as present onsite	Common and generalist birds may nest in adjacent trees and longer grass areas created in the species rich grassland could attract foraging birds which may nest in nearby habitats.
Terrestrial Mammals	Potentially present	Small terrestrial mammals such as hedgehog may be present on site.

Table 1.2: Confirmed or Potential Protected Species On-site

1.4 Future Management Context and Considerations

[Natural England HMMP Template (JP058) codes: PB-B05, PB-B06, PB-B07, PB-B08 & PB-T01]

Table 1.3 outlines the management context (including constraints) that are likely to impact on the prescription details in this HMMP.

Subject	Consideration for Management
Future Site Usage / Amenity	The site will be used to deliver the operational functions of development (planning reference number 141932/FO/2025). Management operations will need to be balanced with the practical use of the site and cannot hinder the sites operational activity, reduce staff access or restrict/reduce site usage from its approved level. Habitat prescriptions that will conflict with these principles will be avoided. The site is to be used as a school sports facility and access will be possible to pupils and staff to both the new playzone and the BNG grassland areas.
Required Consents and Licences	Any consents and licences associated with the delivery of the development site have been determined by Manchester City Council and secured as either planning conditions or planning obligation of planning approval (141932/FO/2025). All required pre-commencement consents and licences will be attained and submitted to the council prior to the implementation of the HMMP.
Funding	The habitat creation, enhancement, management and monitoring proposals will be funded by the Landowner.
Planning Conditions and Legal Agreements	Middlemarch Environmental Ltd. is not aware of any planning conditions or current legal agreements which relate to the sites habitats or would affect their future management.
Phasing Strategy	There is no phasing strategy associated with the habitat's delivery.
Climate change	The UK Climate Change Projections suggest that the UK could experience: • Hotter drier summers - with temperature increases of between 3.7 ℃ and 6.8 ℃ by 2070 and the frequency of hot spells (daytime temperatures exceeding 30 ℃ for more than 2 consecutive days) increasing. • Higher precipitation – with increases in hourly rainfall and an increase in the likelihood of extreme rainfall events. • More extreme events - with decreases in average summer rainfall and increases in winter rainfall. Incremental reviews of all management plan measures may be required to ensure that the aim of objectives of this plan are resilient to future climatic changes.
Protected Species	To avoid potential harm to protected species identified in Table 1.2 as either confirmed or potentially present, a precautionary approach to management activities and their timings should occur. This is to ensure the management works are delivered in a manner which reduces the risk of harming protected species and demonstrates accordance with UK Wildlife Legislation. In this instance this may involve: **Nesting Birds –** Works within areas that could support nesting birds should avoid bird nesting season (March -August, inclusive). Should work need to

Subject	Consideration for Management
	occur during nesting season all potential nesting areas should be fully checked by suitably qualified ecologist prior to any works commencing. **Small Mammals including Hedgehogs** –Prior to the cutting of long vegetation, a walk through should be undertaken to ensure no potential shelter features in use by hedgehogs or other small mammals are present. If there are any such feature, these should be carefully deconstructed by hand to allow for the detection of sheltering hedgehogs which should be moved from harm's way. Works should avoid making piles of grass cuttings within the management area which could be used by small mammals and put them at risk from management activities.

Table 1.4: Management Context for the HMMP

2. Management Aims and Objectives

[Natural England HMMP Template (JP058) codes: PM-B01, PM-T01 & PM-F01]

Table 2.1 details the proposed changes in habitat types and their management condition on-site. The depicted changes in habitat type and condition correspond to the submitted Statutory Metric (Report RT-MME-181392-01). Table 2.1 does not include any areas of the site that comprise hardstanding or built form (either to be retained or to be created).

Table 2.1 depicts how the green and blue habitats on site will be assigned to an appropriate management area. The aims and objectives for each management area are detailed in Table 2.2, the management prescriptions for each management area are detailed in Table 3.1, and the years that each prescription will be enacted for each area is detailed in Table 3.2. For ease of reference, each management area is colour coordinated across all four tables as well as on the Management Area Map and Delivery Plan Map.

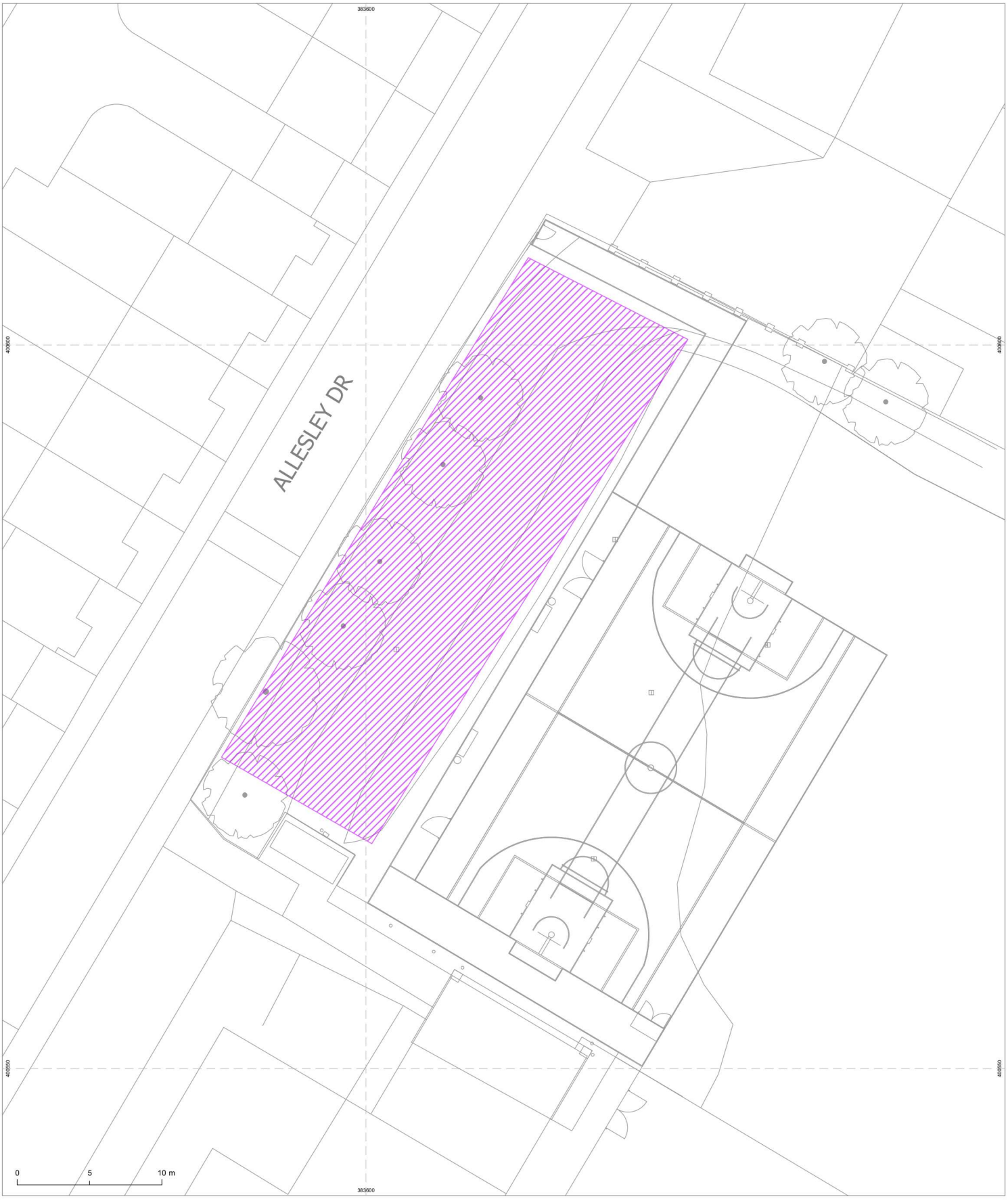
Baseline Habitat Type	Target Habitat Type	Baseline Condition	Targeted Condition	Area / Length (hectares /km)	Habitat Management Area
Habitats Created					
Amenity Grassland	Other Neutral Grassland (Wildflower Grassland)	Poor	Moderate	0.04	**Wildflower Grassland**

Table 2.1: Target Habitat Types, Conditions, Areas and Management Areas

Table 2.2 sets out the aims and management objectives for all habitat features described in Table 2.1. The location and extent of all management areas detailed below is depicted on Middlemarch Drawing C182463-01.

Management reference	Habitat Type / Landscape Feature	Aim	Time Until Target Condition (Years)	Management Objectives	Target Condition Criteria to be Achieved
Wildflower Grassland (Neutral Grassland)					
WG	Wildflower Grassland	• Enhance **0.04 ha** of existing habitats into Neutral Grassland in **Moderate Condition.**	**5**	• Increase diversity of grass species and flowering plants to at least 9 sp per m^2. • Control scrub and undesirable weed (nettles, docks and thistles) at threshold values (<5%). • Improve the sites' ability to support, invertebrates, small mammals, and birds.	• A, D, E and F

Table 2.2: Aims and Management Objectives



Legend

Wildflower area

Project	Unity Primary School
Drawing	Management Area Map
Client	Labosport
Drawing Number	C182463-01
Revision	00
Scale @A3	1:250
Date	June 2025
Approved By	ER
Drawn By	CD

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C182463-01

3. Delivery Plan

[Natural England HMMP Template (JP058) codes: PM-03, PM-04, PM-TO2, 'Habitat Ref Code'-TO1, 'Habitat Ref Code'-BO1, 'Habitat Ref Code'-TO2 & 'Habitat Ref Code'-TO3]

Table 3.1 describes the management prescriptions that will be implemented on-site. Table 3.2 details the years within which these management prescriptions should be enacted (considering years 1-10). The management prescriptions are designed to deliver the aims and management objectives detailed in Section 2. Management timings provide a guide as to the recommended months for carrying out the proposed management prescriptions. The tables below also include measures to be implemented to protect retained habitats and incorporate methods of working to be used to avoid accidental harm to protected and priority species which may occur on-site.

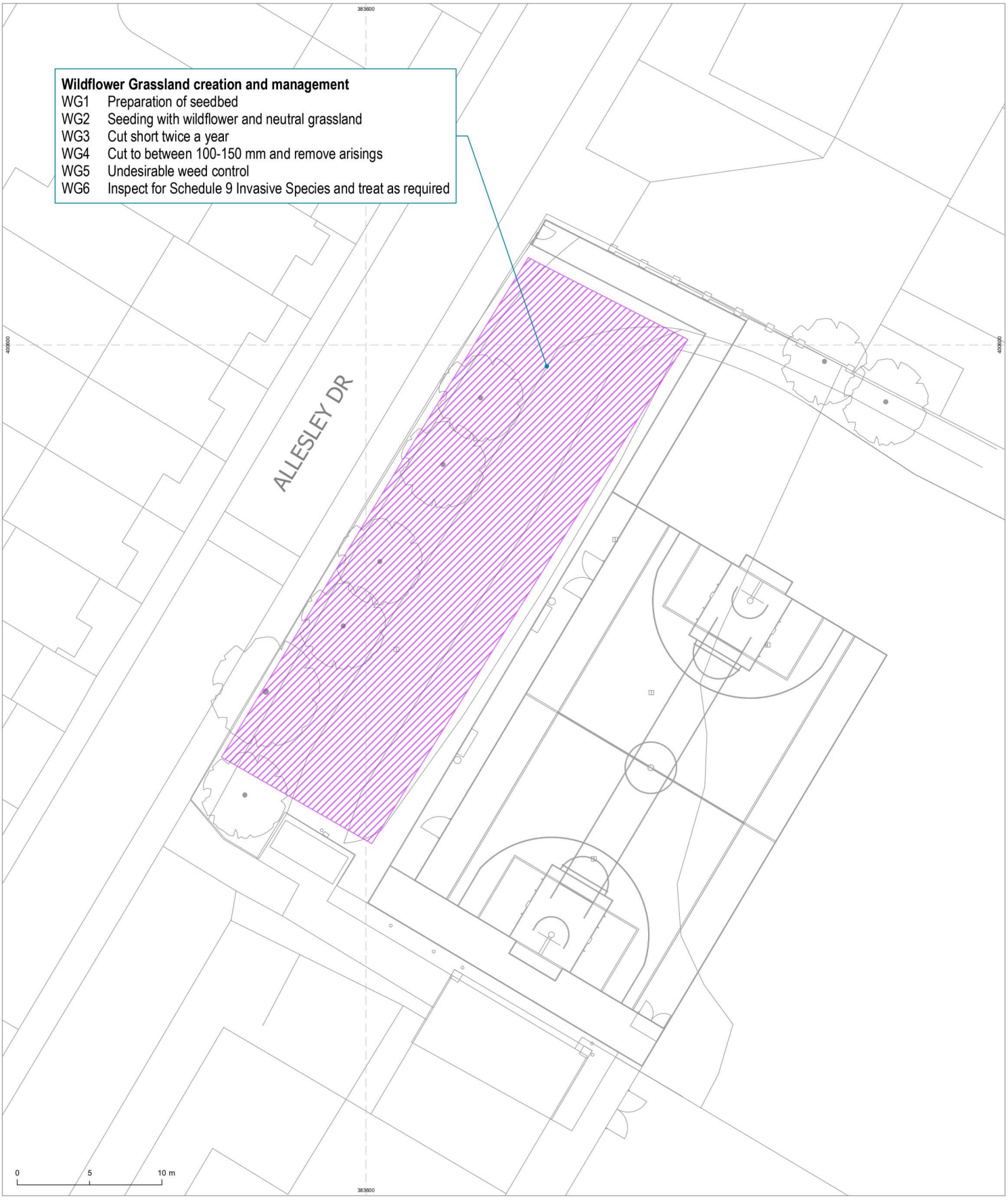
Ref	Management Activity	Duration	J	F	M	A	M	J	J	A	S	O	N	D	Notes
Wildflower Grassland (Neutral Grassland)															
WG1	Removal of turf and topsoil and scarification to create a nutrient poor seedbed.	Year 1 prior to seeding		X	X										End of February but depending on weather could occur in early March.
WG2	Seeding of prepared area with appropriate wildflower mix[3] at a sowing rate of 4 g per m^2.	Year 1 only			X	X									Once seed is applied it should be over-raked to encourage germination and reduce losses to foraging birds and small mammals.
WG3	To reduce soil nutrient levels, twice a year cut all grassland areas between 50 – 100 mm. Cuttings should then be removed from site.	Twice Annually (Years 2 and 3)				X	X		X	X					End of April or early March for first cut, mid-July to mid-August for second cut.
WG4	Cut all grassland areas to between 100– 150 mm. Ideally cuttings should be left on site for one week to dop seed, and then removed. A 1 m wide strip of shorter grass can be left at the border to provide a variable sward height.	Once Annually (Years 3 – 10)								X	X				Cutting can be brought forward to late-August in drier years. Cuttings to be removed from site.
WG5	Cut, pull or chemically control the spread of weed species (docks, nettles, and thistles) if they exceed threshold of 5% cover of the grassland area or individual stands greater than 5 m^2.	As Required (Years 3 – 10)				X	X	X	X	X	X				Weeds should be pulled prior to their flowering. Remove pulled weeds from site. If chemical control is to be used it should be reserved for large monoculture stands only and should only consist of Glyphosate.
WG7	Inspect the area for invasive non-native plant species (Schedule 9 species). If found cut, dig-out or chemically treat (as appropriate dependent on species).	One Annual Inspection Treatment as Required (Years 1 – 10)	**Site inspection in May, treatment times vary dependent on invasive species.**												Site inspection should occur in May. All cut vegetation and contaminated soils are controlled waste, and as such must be disposed of at a suitably licensed or permitted landfill.

Table 3.1: Management Prescriptions

		Year / s Management Activity Occurs									
Ref	Management Activity	1	2	3	4	5	6	7	8	9	10
Wildflower Grassland (Neutral Grassland)											
WG1	Preparation of seed bed	X									
WG2	Seeding with wildflower and neutral grassland seed	X									
WG3	Cut short twice a year and remove arisings		X	X							
WG4	Cut to between 100-150 mm and remove arisings			X	X	X	X	X	X	X	X
WG5	Undesirable weed control	**Every year, as required**									
WG6	Inspect for Schedule 9 Invasive Species and treat as required										

Table 3.2: Years Management Prescriptions Enacted

[3] Such as, Emorsgate Seeds, Standard General Purpose Meadow Mixture EM2. Details of approximate species percentages within seed mixtures is available at: https://wildseed.co.uk/mixtures/wild-flower-only-mixtures/



Wildflower Grassland creation and management

WG1	Preparation of seedbed
WG2	Seeding with wildflower and neutral grassland
WG3	Cut short twice a year
WG4	Cut to between 100-150 mm and remove arisings
WG5	Undesirable weed control
WG6	Inspect for Schedule 9 Invasive Species and treat as required

Legend

Wildflower area

Project	Unity Primary School
Drawing	Delivery Plan
Client	Labosport
Drawing Number	C182463-01
Revision	00
Scale @A3	1:250
Date	June 2025
Approved By	ER
Drawn By	CD

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C182463-01

4. Monitoring Schedule

[Natural England HMMP Template (JP058) codes: MS-B01, MS-B02, PB-B04, MS-T01, MS-TO2]

To deliver BNG, a robust monitoring strategy is essential to determine if planned habitat creation / enhancement is progressing in accordance with the proposed plans, and that the condition of those habitats continues to improve at a temporal rate which is reflective of the 'target condition year' detailed within the accompanying Statutory Metric (See report RT-MME-181392-02) Routine monitoring is also integral to informing the regular review of the management plan (every 5 years), allowing for management prescriptions to be added, removed or amended as necessary as part of an iterative approach to achieving the planned BNG uplift within the management area.

Monitoring of the delivery of the HMMP will comprise of two routine actions:

- An Annual Management Audit; and,
- Periodic Field Survey Monitoring.

4.1 Annual Management Audit

An annual summary of management works will be compiled by the principal contractor at the end of each year. The annual management review will list all actions that were proposed, and were to be carried out, in any given year and provide evidence to demonstrate that the works have been carried out. Acceptable evidence of works could include:

- Invoices/receipts from enhancement/management contractors; and,
- Timestamped photos of any management works taken before and after implementation.

Information relating to the above will be compiled using the Annual Management Review form template, provided in Appendix B.

The party responsible for compiling the Annual Management review is:

Countrywide Grounds Maintenance Ltd, or their appointed contractor

4.2 Field Survey Monitoring

Monitoring will comprise field surveillance visits carried out at regular intervals during the management period by a suitably qualified ecologist. These visits will be carried out in scheme years **1, 5, 10, 15, 20, 25** and **30**, and will comprise two principal components:

- A habitat survey completed using a standard habitat survey method (e.g., UK Habitat Classification); and,
- A habitat condition assessment using standardised condition criteria.

Field visits will principally be carried out in between late May - June to align with the optimal period for habitat surveys.

Data compiled during this surveillance visit will be summarised within a Field Monitoring Report. Each habitat will be assessed against the relevant habitat type description and condition criteria to establish if the target habitat type, extent and condition are fulfilled within the time threshold proposed.

The party responsible for field surveillance is:

Unity Primary School, or their appointed contractor/ecologist.

Upon completed of each field survey monitoring reports it will be submitted to:

- The Local Planning Authority, **Manchester City Council**

4.3 Adaptive Management

A review of the HMMP will be undertaken **every 5 years**, or before if monitoring shows that the target habitat or condition thresholds are not achieved or maintained by the target date. Information from the both the Annual Management Audits and all completed Field Survey Monitoring will feed into the review to determine the relevant management response, which could include short-term contingency measures (e.g., compensatory mowing due to disrupted growing season) or longer-term changes to the HMMP.

This will ensure that:

- The provisions of the management prescriptions are fulfilled in accordance with the terms of habitat management proposals; and,
- The management remains appropriate and adaptable to achieve the targeted Aims and Objectives for each management area.

Should it be determined that management prescriptions within the HMMP need to be amended (either in works prescribes, time of year enacted, frequency, etc.) a revised version of the HMMP will be submitted to the Local Planning Authority / Responsible Body with which the management plan was agreed and bound to be enacted on the site via either a Section 106 agreement or Conservation Covenant.

The revised HMMP is to be approved in writing by the Local Planning Authority / Responsible Body and then enacted thereafter by Unity Primary School.

Appendix A

Proposed Planting Species and Seeding Mixtures

Proposed Other Neutral Grassland Wildflower Species

Examples of species and seeding mixes for wildflower grassland can be found at: Standard General Purpose Meadow Mixture EM2. Details of approximate species percentages within seed mixtures https://wildseed.co.uk/mixtures/wild-flower-only-mixtures/

Within the first five years after planting, any grass areas that have failed to establish should be re-seeded.

Appendix B

Annual Management Audit Form

To be completed by the principal contractor at the end of each management year.

Site	
Address	
National Grid Reference	
Report Completed by:	
Date Completed	
Signed	

Table 1.1 below outlines the habitat management prescriptions proposed for Add in Year / Period.

Management Area	Action	Date Complete	Evidence Provided
e.g. *G1*	*Enter habitat creation works or management prescription for management year*		*Reference**
**All evidence should be referenced and appended to this report*			

Table 1.1 – Habitat enhancement/management proposed for year / period

This section highlights if any of the above management prescriptions could not be delivered and why and what if any, additional contingency measures or long-term HMMP changes are needed to remedy any management shortfalls.

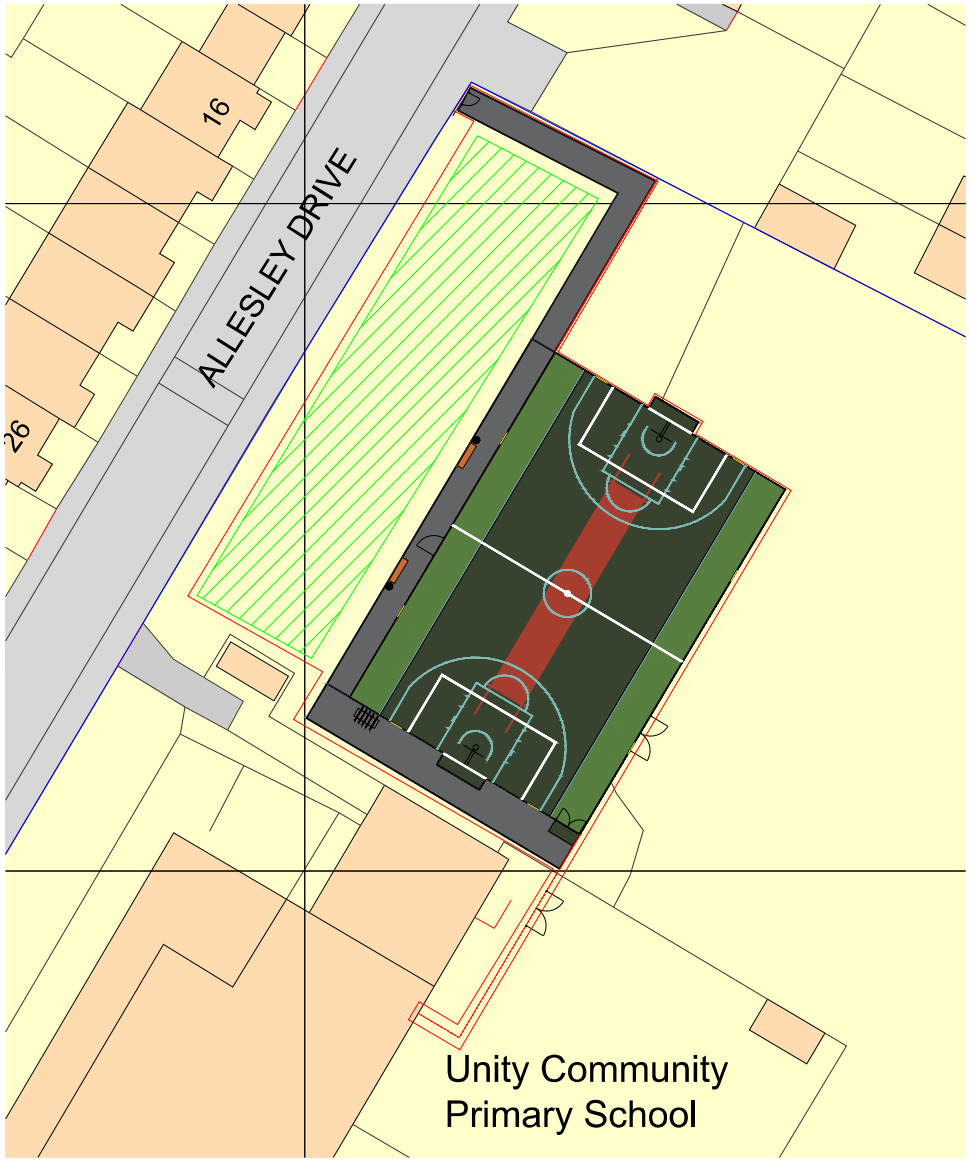
Were all habitat enhancement/management works scheduled for this year carried out?
Yes/No - If no, list which measures that weren't completed.
What works were not complete, explain reasons why (reference evidence)?
Yes/No - If no, list which measures that weren't complete
What contingency measures are proposed in the next management year to address management constraints this year?
Yes/No - If no, list which measures that weren't completed

Appendix C

Drawings

Development Layout Plan-LSK 24-0479-03P-Labosport

DEVELOPMENT LAYOUT



0 5M 10M 15M 20M 25M

FACILITY TYPE
FOOTBALL / BASKETBALL / CRICKET
SAND DRESSED SYNTHETIC TURF SURFACED PLAYZONE WITH PERIMETER FENCING, FLOODLIGHTING, HARD-STANDING AREA AND EQUIPMENT

CONSTRUCTION
FORMATION LAYER
STONE SUB BASE LAYER
POROUS ASPHALT (MACADAM) LAYER
IN-SITU SHOCKPAD LAYER
SAND DRESSED SYNTHETIC TURF LAYER

DIMENSIONS
FENCE TO FENCE = 30 X 20M
2NR GOAL RECESSES = 3.66 X 1M
HARD STANDING SPECTATOR AREA = 30 X 2M
ACCESS ROUTES =
NEW PATHWAY CREATED TO NORTH FOR PUBLIC ACCESS
NEW PATHWAY AROUND SOUTH END TO ALLOW TOILET ACCESS AND SCHOOL ACCESS ROUTE

LINE MARKING
FOOTBALL GOAL BOXES = 10.0 X 5.0M
CRICKET PITCH MARKING
BASKETBALL COURT MARKINGS

PERIMETER FENCING
3.0M HIGH TWIN BAR PANEL FENCING (RAL 6005 - DARK GREEN)
AND 4.0M HIGH TWIN BAR PANEL FENCING (RAL 9016 - WHITE OR SIMILAR)

3NR DOUBLE GATE(S) *(1NR FOR PLAYZONE MAINTENANCE ACCESS, 1NR FOR STORAGE AREA AND 1NR FOR ACCESS BETWEEN SCHOOL AND PLAYZONE AREA)*

1NR SINGLE GATE MOUNTING FRAME FOR CIA / CLUBSPARK GATE
1NR SINGLE GATE FOR COMMUNITY ACCESS FROM ALLESLEY DRIVE

ADDITIONAL FENCING REQUIRED TO SEPARATE NEW PLAYZONE FROM THE SCHOOL, TO ALLOW SUFFICIENT SAFEGUARDING FOR THE SCHOOL FROM EXTERNAL USERS OF THE FACILITY

LED FLOODLIGHTING
AVERAGE LUX = 200LUX / UNIFORMITY = 0.65

EQUIPMENT
2NR GOALS (INTEGRAL TO FENCING)
2NR BENCHES
2NR WASTE BINS
1NR STORAGE CONTAINER
8NR ADDITIONAL CRICKET WICKET SIGNAGE INTEGRAL TO FENCING
2NR BASKETBALL HOOP SYSTEMS

BIODIVERSITY GAIN
0.04HA OF WILDFLOWER TYPE SPECIES RICH GRASSLAND
9 SPECIES PER M2

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- SYNTHETIC TURF
- HARD STANDING AREAS
- PLAYZONE PERIMETER FENCING
- NEW BOUNDARY FENCING
- BENCHES
- BINS
- SINGLE GATE
- DOUBLE GATE
- BIODIVERSITY GAIN AREA
- STORAGE AREA
- BICYCLE RACK

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THE FOOTBALL FOUNDATION / SIS (UK) LTD

UNITY SCHOOL
PLAYZONE FACILITY DEVELOPMENT

DEVELOPMENT LAYOUT

PLANNING	V/O	02
LSUK 24-0479	20/02/2025	24-0479 03P
A1	1:200	