HABITAT MANAGEMENT AND MONITORING PLAN

DRAFT

OCTOBER 2024

AFG Wythenshawe, Millbrook
57 Wastdale Road
Wythenshawe
Manchester
M23 2RX

URBAN GREEN

QUALITY MANAGEMENT

Project Title:	Habitat Management and Monitoring Plan				
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Revision Status

Rev	Date	Comment	Prepared	Checked

Project Details

Project Type:	Healthcare
Project:	AFG Wythenshawe, Millbrook
Location:	AFG Wythenshawe, Millbrook, 57 Wastdale Road, Wythenshawe, Manchester, M23 2RX
Author Organisation:	Urban Green
Landowner:	Alternative Futures Group
Land Manager:	Alternative Futures Group
Responsible Person:	
Planning Authority:	Manchester City Council
Planning Reference (if applicable)	
BNG Register Reference (if applicable)	
Metric Revision/Title	Statutory Biodiversity Metric (January 2024)
Are any Irreplaceable Habitats presents onsite	Yes: ☐ No: ☒
Phasing Strategy	None

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Roles and responsibilities

NOTE: This document is currently in draft format. The following section is to be completed by the relevant parties once the document becomes live.

Ecologist or Other Professional Responsible for HMMP				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	**Start Date:**		**End Date:**	
Summarise the relevant responsibilities of the Ecologist or other professional responsible for the HMMP, both in terms of the production and implementation of this HMMP				
Statement of Competency				
A competent person is someone who can demonstrate they have acquired through training, qualifications or experience, or a combination of these, the knowledge and skills enabling that person to perform specified tasks.				

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Landowner or Land Manager				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	**Start Date:**		**End Date:**	
Summarise the relevant responsibilities of the landowner (or land manager if appropriate) in the production and, or, implementation of this HMMP				
Statement of Competency				
Demonstrate management and monitoring competency and, or, relevant site knowledge and skills through relevant training, qualifications or experience, or a combination of these.				
Management Organisation(s) Responsible for Implementing the HMMP				
Name or Initials		Add N/A if works being completed by the landowner or land manager		
Organisation				
Responsibility	**Start Date:**		**End Date:**	
Summarise the relevant responsibilities of the Management Organisation(s) in the production and, or, implementation of this HMMP.				
Statement of Competency				
Demonstrate the knowledge, skills and, or, experience to manage the habitats to achieve the BNG requirements, through relevant training, qualifications, experience, or combination of these.				

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LPA or Responsible Body for Reviewing HMMP				
Name or Initials		TBC		
Organisation		TBC		
Responsibility	**Start Date:**		**End Date:**	
Summarise the agreed relevant responsibilities of the LPA or Responsible Body in the review, auditing and, or, long-term involvement in the implementation of this HMMP (if applicable)				

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1 Introduction

1.1 Scope

1.1.1.1 Urban Green has been instructed by Alternative Futures Group (AFG) to complete a Habitat Management and Monitoring Plan (HMMP) for the land at Millbrook Independent Hospital in Wythenshawe (hereafter referred to as 'the site'). This is to support the Biodiversity Net Gain assessment which has been carried out for the development (Urban Green, 2024a).

1.1.1.2 The site is currently in use as a mental health care facility.

1.1.1.3 It is proposed to expand the existing site by the addition of an extension to the west of the Millbrook Independent Hospital.

1.1.1.4 There is no phasing strategy for the proposals.

1.2 Site Context

1.2.1.1 The site is located at National Grid Reference SJ 81007 87770 and comprises a total area of approximately 0.14ha (Appendix 1).

1.2.1.2 The site is located to the north of the Millbrook Independent Hospital in the Wythenshawe area of south Manchester. It is situated within a residential area, with the Wythenshawe hospital complex to the northwest, and a broad strip of agricultural land to the west and southwest. Access to the site is via Wastdale Road.

1.2.1.3 The existing site is comprised of modified grassland, part of a building, introduced shrub, developed land, artificial surfacing and a single urban tree. There is an area to the east of the site which has been retrospectively assessed as introduced shrub.

1.3 Purpose of Report

1.3.1.1 The purpose of this management plan is to provide a schedule for the management of habitats on site for a 30-year period, ensure that existing and proposed habitats are suitably maintained and ensure good establishment and continued improvement of habitat condition.

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2 Baseline Environmental Data

2.1 Desk Study

2.1.1.1 A desk study for relevant environmental data was completed for the site and has been summarised in Table 1.

Table 1 – Desk Study Sources of Information

Environmental Information	Data Source	Results
National Character Area	National Character Area Profiles – https://nationalcharacterareas.co.uk/	The site falls within National Character Area 55 – Manchester Conurbation.
Agricultural Land Status	Natural England (https://publications.naturalengland.org.uk/category/5954148537204736)	According to Natural England's Agricultural Land Classification map for the North West region, the site is currently classified as 'land predominantly in urban use'.
Soils and Substrates	Soilscapes Viewer, LandIS (https://www.landis.org.uk/soilscapes/)	The soil on site is likely to be slowly permeable, seasonally wet, slightly acid but base rich, with a loamy and clayey texture and moderate fertility. Due to the size and function of the site, and the low complexity of the habitats proposed, a full soil analysis of the site was not deemed necessary.
Flood Risk Information	Flood Map for Planning (https://flood-map-for-planning.service.gov.uk/)	The site lies within Flood Zone 1. Therefore, it has a low probability of flooding from rivers or the sea.
Landscape Character and Designations	Preliminary Ecological Appraisal (Urban Green, 2024b)	• No sites that form part of the National Site Network are located within 5km of the site • Ponds at Davenport Green (SBI) – 1km south
Climate Information	Time and Date https://www.timeanddate.com/weather/@2633432/climate	• Average yearly temperature – 10°C • Average Precipitation – 60.8mm • Average wind speed – 16mph
Historic Land Use	Digimap https://digimap.edina.ac.uk/historic	Millbrook Independent Hospital was constructed in the early 2000's, with no clear use of land prior to this

2.2 Preliminary Ecological Appraisal Summary

2.2.1.1 A Preliminary Ecological Appraisal (PEA) was conducted on the site in 2024 by Urban Green. This constituted a desk-based study and a field survey.

2.2.1.2 Key information obtained in the PEA is summarised in Table 2; full details can be found within the PEA.

Table 2 – Summary of the PEA

Site Aspect	Summary
Current Site Use and Adjacent Site Use	The site forms part of Millbrook Independent Hospital, as amenity space for residents, along with bare ground from recently cleared scrub. The surrounding environment comprises of residential development with associated green space and planting.
Potential Impacts on Designated Sites	No potential impacts on designated sites nearby to the site are anticipated to occur due to the proposed development. The site is located at a sufficient distance from nearby designated sites, and the proposed development activities have been considered.
Habitats	The site comprised predominantly bare ground and modified grassland, with associated hardstanding, buildings, hedgerows and urban trees.
Ecological Constraints	The following potential ecological constraints were identified during the assessment: • Suitable habitats for nesting bird species, common amphibians, foraging bats, hedgehog and commuting badger.
Recommended Ecological Mitigation	The following mitigation measures are recommended to minimise potential impacts due to the proposed development: • Reasonable Avoidance Measures for common amphibians and hedgehog. • Precautionary Working Methods during the construction phase for badgers and foraging bats. • If any vegetation requires removal, it should be completed outside of the breeding bird season (March to September, inclusive). If this is not feasible, a Nesting Bird Check is to be completed by a qualified ecologist within 48 hours before removal is completed.
Recommended Further Surveys and Reports	No further surveys are required for works to commence on site.
Recommended Ecological Enhancements	The National Planning Policy Framework (NPPF) (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended.

2.3 Biodiversity Net Gain Assessment

2.3.1 Methodology

2.3.1.1 The Biodiversity Net Gain Assessment and Report follows the user guidance produced by Department for Environment, Food & Rural Affairs (2024) and the good practice methodology as detailed within the *Biodiversity Net Gain: Good Practice Principles for Development* (Baker, et al., 2019).

2.3.1.2 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from Department for Environment, Food & Rural Affairs, using data obtained from the field surveys.

2.3.1.3 The calculation was performed by a technically competent and experienced person as detailed in British Standard BS8683 - Suitably qualified person – definition in BS8683:2020.

2.3.2 Baseline Habitat Assessment

2.3.2.1 The habitats present onsite prior to development have been summarised in the tables below, as well as the habitat units lost as part of the development.

Table 3 – Baseline Area Habitats

Habitat Parcel Reference	Total Area (ha)	Condition	Total Units	Units Lost
1 – 2) Modified grassland	0.02	Good	0.12	0.12
3 – 4) Introduced shrub	0.029	N/A	0.06	0.05
5 – 8) Developed land; sealed surface	0.079	N/A	0.00	0.00
9) Urban tree	0.016	Moderate	0.13	0.13
10) Artificial unvegetated; unsealed surface	0.017	N/A	0.00	0.00
Total	0.161	-	0.31	0.30

2.3.3 Post-Development Habitat Summary

Table 4 - Post Development Biodiversity Net Gain Calculation

		Habitat Unit Change					Net change in Biodiversity	
	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	Habitat units	%
Area Habitat Units	0.31	0.01	0.30	0.00	0.40	0.40	+0.10	**+31.66**

2.3.3.1 The current landscape proposals for the development of the site produce a 0.1 unit (31.66%) net gain in area habitats. No other habitat types were present on site. All trading rules have been satisfied by the landscape proposals.

2.3.3.2 Consequently, the development meets all local and national planning policy and off-site mitigation is not necessary.

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3 Habitat Management

3.1 Management Responsibilities

3.1.1.1 The detailed maintenance requirements outlined in this section must be followed at all times. Any deviations from the management plan must be highlighted to the site owners or management company.

3.1.1.2 The organisation implementing this plan will be a management company with the necessary certificates of competence to implement landscape management operation on site.

3.1.1.3 The managing organisation will ensure that all site management complies with good practice standards and all relevant health and safety procedures.

3.1.1.4 The managing organisation will also ensure that measures outlined to avoid pollution incidents, comply with protected species and habitats legislation, and ensure overall environmental protection are enforced.

3.1.1.5 Any transference of responsibility of this plan should be undertaken with the appropriate appointment of a competent organisation capable of delivering the management detailed within the document.

3.2 Habitats Covered

3.2.1.1 This management plan covers all proposed habitats which provide significant onsite enhancements, as assessed within the Statutory Biodiversity Metric. These include:

- habitats of medium or higher distinctiveness in the biodiversity metric;
- habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
- habitat creation or enhancement where distinctiveness or condition is increased relative to that of the habitat before development;
- areas of habitat creation or enhancement which are significant in area relative to the size of the development.

3.2.1.2 Habitats that do not provide significant on-site enhancements do not require detailed management regimes. However, many of these habitats still perform important functions and should receive some ecologically driven management.

3.2.1.3 Habitats that have not provided significant onsite enhancements, and basic management measures, are summarised in Table 5.

3.2.1.4 Modified grassland is a low distinctiveness habitat, however, this habitat contributes 65% (0.26 units) of the post-intervention value of the site and habitat creation measures and management objectives have therefore been provided.

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Table 5 – Habitats that do not provide significant onsite enhancements

Habitat Type	Justification	Management Measures
Developed Land; Sealed Surface	Developed Land; Sealed Surface is a very low distinctiveness habitat and contributes no units to the overall post-development unit value of the site.	• Regularly monitor tarmacked areas, and resurface/fill holes where necessary • Replace any lose paving stones
Introduced Shrub	Introduced shrub is a low distinctiveness habitat, and only contributes 0.01 units (<1%) of the overall post-development unit value.	• Pruning and cutting may be necessary, but should aim to maintain shape and vigour, promote flowering/fruiting, and create variation and diversity in height and structure. • Avoid cutting all specimens across the plot in a single period, particularly where this is likely to remove all flower/fruit interest for wildlife. • Avoid herbicide use, instead prioritise organic mulches.

3.3 Retained Habitats

3.3.1.1 The habitats to be retained post-development are an area of introduced shrub and a section of the existing hospital building. The condition of these habitats cannot be altered but the area of introduced shrub should be sufficiently protected to ensure that it is not lost during development.

3.3.1.2 The measures in Table 5 should be followed to ensure the retained habitats are sufficiently maintained.

3.4 Created Habitats

3.4.1.1 This section sets out the specific measures that will ensure that all proposed habitats that provide significant onsite enhancements are successfully created and can achieve their target condition within the targeted time period.

3.4.1.2 Habitats to be created are summarised in Table 6.

Table 6 – Proposed Habitat Creation

Habitat Type	Proposed Condition	Time to Target Condition (years)
Created Habitats		
Modified grassland	Good	7
Urban tree	Moderate	27

3.5 General Measures

3.5.1.1 Habitat creation on site will follow details set out in the Detailed Planting Plan (Urban Green, 2024c). The following general measures shall be met to ensure successful habitat creation and succession on site.

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- All planting is to follow guidance set out in the relevant British Standard or Horticultural Trades Association documents and carried out by a competent person.
- Planting is to remain undamaged, with healthy and vigorous growth, and is to be planted upright and well balanced. Trees and shrubs are to be of good shape and without elongated shoots, grown in a suitable environment and hardened off before being delivered to the site.
- All planting is to be true to name and free from pests, diseases, discoloration, weeds, fungus, and physiological disorders upon planting.
- If plants/trees are unobtainable alternatives are to be agreed with the Ecologist/Landscape Architect in writing prior to ordering.
- After planting ensure that the full depth of topsoil is wetted. Apply water evenly and without damaging or displacing plants or soil. Continue to water as necessary to ensure the successful establishment and continued thriving of planting.
- No tree/shrub/hedgerow works shall be completed during nesting bird season (March to September inclusive). If works are required within the nesting bird season, a check must be undertaken of all affected trees by a suitably qualified ecologist.

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Optimal timing for habitat creation

Unsuitable for habitat creation

3.6 Habitat Creation Measures

3.6.1 Grassland – Modified Grassland (Good)

3.6.1.1 Areas of amenity grassland are proposed around the new development. Earth will be seeded with an N14 Flowering Lawn Mixture, containing 80% grasses and 20% wildflowers. Species within the mix include common bent (*Agrostis capillaris*), crested dog's-tail (*Cynosurus cristatus*), birds-foot trefoil (*Lotus corniculatus*) and oxeye daisy (*Leucanthemum vulgare*).

Table 7 – Habitat Creation Activities for Modified Grassland

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation	• If necessary, reduce fertility through inversion ploughing or spreading with nutrient-poor soil.												
	• Remove weeds through repeated cultivation												
	• Plough or dig to bury the surface vegetation, harrow or rake to produce a medium tilth, and roll or tread, to produce a firm surface. Create a friable seedbed down to 150mm in depth.												
Sowing	• Seed with an N14 Flowering Lawn Mixture, as specified in the soft landscaping proposals • Seed at a rate of 5g/m² using appropriate lightweight machinery and roll or tread once all seeds are sown • If there is little/no rain, water with a light spray to avoid dislodging seeds												
Establishment	• Cut in the first autumn after sowing to 70-100mm, to reduce competition for wildflowers. Collect the arisings.												

3.6.2 Individual Trees – Urban Trees (Moderate)

3.6.2.1 Eleven urban trees will be planted, all of which will be native species, including field maple (*Acer campestre*), alder (*Alnus glutinosa*), hawthorn (*Crataegus monogyna*) and rowan (*Sorbus aucuparia*).

Table 8 – Habitat Creation Activities for Urban Trees

Habitat Creation Activity	Further Details	Indicative Timing of Operation											
		J	F	M	A	M	J	J	A	S	O	N	D
Ground Preparation (Bare Root/Root Ball)	• Dig a square hole the same depth as the tree's roots/rootball but three times as wide. Loosen the soil around the sides and base of the hole. Avoid planting during hot/dry, wet or freezing conditions. • Retain the topsoil and mix with compost.												
Planting (Bare Root/Root Ball)	• Soak the roots of the tree for 2 hours before planting. • Place tree into centre of hole, spread roots and fill hole with soil mixture, compacting once full to secure tree. • For trees >1.5m in height, add a stake on the side that will be facing the wind and tether the tree to it. • Water the soil generously.												
Establishment	• Water daily for the first two weeks, then weekly for the first year while the tree has its leaves. • Tear off any suckers that appear and readjust the tether to the stake to avoid damage to the trunk. Stakes can be removed after 3 years.												

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3.7 Management Prescriptions

3.7.1.1 This section includes detailed management techniques and annual schedule of works for each habitat that will be present within the proposed development, including retained, enhanced and created habitats. These management prescriptions should be followed for the next 30 years to ensure all habitats achieve their existing/proposed condition.

3.7.2 Grassland – Modified Grassland (Good)

3.7.2.1 Detailed management techniques for proposed modified grassland are described within Table 9, along with the corresponding condition criteria.

Table 9 - Management Objectives for Modified Grassland

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. There are 6-8 vascular plant species per m² present, including at least 2 forbs	• Mow to a sward height of approximately 5cm and remove arisings to prevent nutrient enrichment and the chance of a handful of species dominating	Monthly												
	• Reseeding of areas of bare ground with a suitable seed mix (N14 Flowering Lawn Mixture)	As required												
B. 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)	• This criterion has been failed within the BNG assessment as it is expected that the grassland will be mown to a short sward height due to its use as amenity space	N/A												
C. Any scrub present accounts for less than 20% of the total grassland area	• Manual removal of scrub regeneration upon discovery.	Annually from Year 2												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
D. Physical damage is evident in less than 5% of the total grassland area	• Reseed damaged areas of grassland with a suitable seed mix (N14 Flowering Lawn Mixture)	As required												
E. Cover of bare ground is between 1% and 10%, including localised areas	• Visual assessment of bare ground cover – if above 10%, carry out re-seeding	Annually												
F. Cover of bracken *Pteridium aquilinum* is less than 20%	• Manual removal of bracken regeneration upon discovery.	As required												
G. There is an absence of invasive non-native plant species	• Continuously monitor for, and removal of, invasive, non-native species and weeds (see Appendix 5).	As required												

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3.7.3 Individual Tree – Urban Tree

3.7.3.1 Detailed management techniques for proposed trees are described within Table 10 along with the corresponding condition criteria.

Table 10 - Management Objectives for Urban Trees

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
A. The tree is a native species (or at least 70% within a block)	• Replacement planting for failed trees according to landscape proposals	Root ball and bare root - As required												
		Containerised - As required												
B. The tree canopy is predominantly continuous C. The tree is mature or veteran D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities and no current regular pruning regime so the trees retain >75% of expected canopy	• Undertake regular arboricultural inspections to identify any structural risks, pests, diseases or other health issues.	Every year for the first 3 years and based on formal recommendations following												
	• Pruning of damaged or diseased trees to ensure tree canopy is balanced and consistent with the natural structure for the species. All pruning works must be carried out by a qualified professional. • Limit the use of damaging management practices e.g., herbicide use and unnecessary pruning. • Avoid undertaking management activities on all trees in a single month period to retain important resources for wildlife. Instead, rotate management across plots.	As required												
	• Water twice a month during warmer months.	Annually during warmer months or as needed in periods of hot weather												

Condition Criteria	Management Action	Timing of Management Action (Year)	Indicative Timing of Operation											
			J	F	M	A	M	J	J	A	S	O	N	D
	• Once trees reach semi-maturity, appropriate corrective surgery may be necessary and should be completed by a qualified professional	As required												
E. Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark	• Leave any micro-habitat features, such as ivy, loose bark and deadwood, in place and where it is safe and appropriate.	As required												
F. More than 20% of the tree canopy area is oversailing vegetation beneath	• Mulch forming 1m radius around tree, to control weeds. Use organic mulches (leaf litter, rotted hay or grass clippings, manure, wood chips), at a depth of 75mm.	Annually years 1 to 3												
	• Leave a 2m unmanaged buffer zone around any trees planted over vegetation to allow natural succession of surrounding vegetation. • Avoid use of herbicides within this zone.	As required												
	• Continuously monitor for, and removal of, invasive, non-native species and weeds (see Appendix 5).	As required												

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4 Habitat Monitoring

4.1 Monitoring Schedule

4.1.1.1 Following completion of habitat creation and initial enhancement works, habitats should be monitored to ensure that they are on track to achieve their predicted condition.

4.1.1.2 Monitoring should be carried out on Years 1, 2, 3, 4, 5, 10, 15, 20, 25 and 30.

4.1.1.3 All monitoring should be completed within the optimal botanical survey period (May to October) by a suitably qualified ecologist, using appropriate measures to assess the habitat against the Statutory Biodiversity Metric Condition Assessments (DEFRA 2024b) (e.g., photography, quadrat sampling, etc).

4.2 Monitoring Reports

4.2.1.1 Following completion of habitat creation and initial enhancement works, a monitoring report should be prepared and submitted to the Local Planning Authority or Responsible Body on the years detailed in Section 4.1.

4.2.1.2 Monitoring results inform necessary management changes to promote achieving BNG targets stated in the Statutory Biodiversity Metric and HMMP, allowing an adaptive management system to be followed.

4.2.1.3 For any habitats which aren't achieving their proposed condition within the target time period, reasons for failure and proposed remediation measures should also be recorded.

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4.2.2 Grassland – Modified Grassland (Proposed)

4.1.1.1 Table 11 details the habitat condition criteria for the elected habitat type and the condition, and the score for each year at which monitoring should take place. The expected condition of the grassland is **good.**

Table 11 – Monitoring Results for Proposed Modified Grassland

Condition Criteria	Target Condition Score	Year											Comments
		0	1	2	3	4	5	10	15	2	25	30	
A. There are 6-8 vascular plant species per m² present, including at least 2 forbs	Pass												Nutrient enrichment and areas of bare ground should be kept to a minimum
B. Sward height is varied	Fail												It is anticipated that management through mowing will result in a short sward height so the grass is suitable as amenity space
C. Any scrub present accounts for less than 20% of the total grassland area	Pass												Scrub regeneration should be manually removed upon discovery
D. Physical damage is evident in less than 5% of the total grassland area	Pass												Re-seeding should take place where damage occurs, and areas of bare ground arise
E. Cover of bare ground is between 1% and 10%, including localised areas	Pass												

F. Cover of bracken *Pteridium aquilinum* is less than 20%	Pass												Bracken regeneration should be manually removed upon discovery
G. There is an absence of invasive non-native plant species	Pass												Non-native invasive species must be removed/treated upon discovery
Condition Score	Good												

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4.2.3 Individual Trees – Urban Trees (Proposed)

4.1.1.1 Table 12 details the habitat condition criteria for the elected habitat type and the condition, and the score for each year at which monitoring should take place. The expected condition of the trees is **moderate.**

Table 12 – Monitoring Results for Proposed Urban Tree

Condition Criteria	Target Condition Score	Year											Comments / Remediation Measures
		0	1	2	3	4	5	10	15	20	25	30	
A. The tree is a native species (or at least 70% within a block)	Pass												Tree to be replaced like for like if failure occurs
B. The tree canopy is predominantly continuous	Pass												Essential pruning only to be carried out by suitably qualified contractors
C. The tree is mature or veteran	Fail												Trees are unlikely to reach maturity over a 30-year period
D. There is little or no evidence of an adverse impact on tree health by anthropogenic activities	Pass												Avoid damaging activities around trees and unnecessary works
E. Natural ecological niches present	Fail												Allow ivy growth and leave deadwood in situ
F. More than 20% of the tree canopy area is oversailing vegetation beneath	Pass												The grassland surrounding trees should be adequately maintained

Condition Score	Moderate												

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Wildlife and Countryside Act (1981).

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APPENDIX 1 – SITE CONTEXT

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Legend:
Red Line Boundary

0.4
Kilometers

N

Client: Alternative Futures Group	Issue: 01	
Project: Wythenshawe AFG	Scale @ A4: 1:5,000	
Title: Site Context	Approved by: HM	Checked by: HL
Drawing Ref: UG_2548_SITE_CONTEXT	Author: CL	Date: 11/06/2024

URBAN GREEN

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APPENDIX 2 – BASELINE HABITAT MAP

URBAN GREEN

381000 381010 381020 381030 381040 381050 381060 381070

387790 387780 387770 387760 387750 387740 387730

Wastdale Road

Wastdale

u1b 532 847

u 847

u1 847

u1b 532 847

u1b5

g4 106

u1b 532 847

g4 106

u1c 81
532 518

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Contains data from OS Zoomstack

URBAN GREEN

- Red Line Boundary
- Artificial unvegetated - unsealed surface
- Developed land - sealed surface
- Modified grassland
- Urban
- Building
- Built up areas and gardens
- Urban Tree

N

0 3 6 12 Meters



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Client: Alternative Futures Group		
Project: Wythenshawe AGF		
Title: UKHAB Habitat Map		
Issue: 01		
Drawn: CL	Checked: SB	Approved: SB
Project: UG2548	Scale @ A3: 1:250	Date: 25/09/2024
Dwg No: UG_2548_ECO_HM_01		Revision: 01

APPENDIX 3 – PRIMARY AND SECONDARY CODES

URBAN GREEN

Primary Code	Definition
g4	Modified grassland
u	Urban
u1	Built up areas and gardens
u1b	Developed land; sealed surface
u1b5	Building
u1c	Artificial unvegetated; unsealed surface
Secondary code	**Definition**
81	Ruderal or ephemeral
106	Mown
518	Neglected
532	Scattered grass
847	Introduced shrub

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APPENDIX 4 – PROPOSED LANDSCAPE PLAN

URBAN GREEN

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Contractors must check all dimensions from site

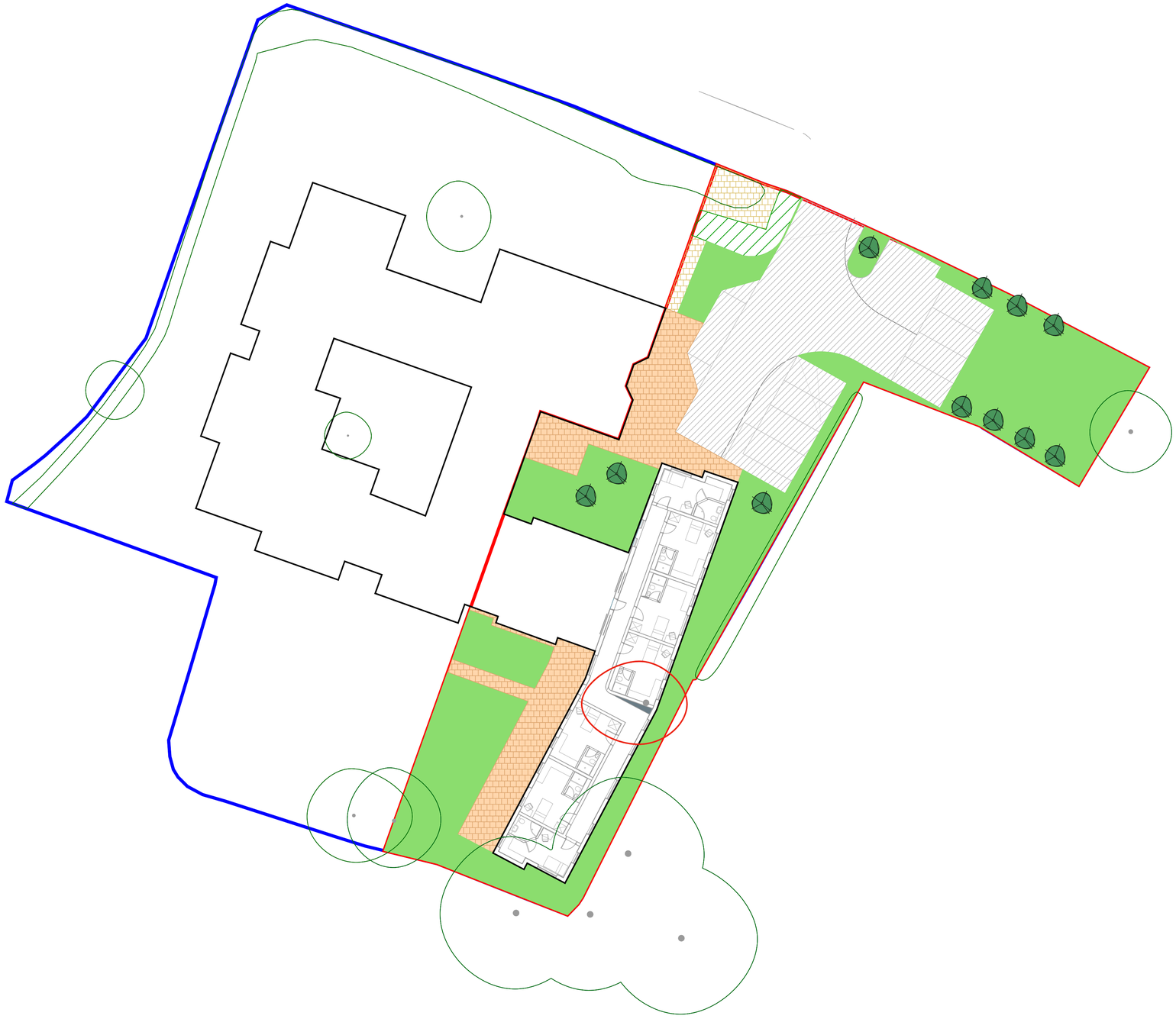
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Notes:-



m 0 2 4 6 8 10 12 14 16 18 20
SCALE
1:200

KEY

Development Boundary

Ownership Boundary

Hard Works

Vehicular Asphalt Surfacing
To roads
Black colour. *To engineer specification & recommendation*

Existing Paving
To paths

Precast Concrete Block Paving
To match existing.

Soft Works

Existing Tree
To be retained except if affected by works.

Existing Tree
To be removed.

Existing Ornamental Shrubs
To be retained except if affected by works.

Proposed Tree Planting
To be planted a minimum of 2m from hardstanding and a minimum of 5m apart.

Proposed Modified Grassland
To amenity spaces.

Existing Modified Grassland
To be retained.

REV.	DATE	DESCRIPTION	DRAWN	CHK'D
P04	02/10/24	UPDATE TO COMMENTS	TH	SA
P03	27/09/24	LAYOUT UPDATE	TH	SA
P02	27/09/24	UPDATE TO COMMENTS	TH	SA
P01	26/09/24	FIRST ISSUE	TH	SA

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G R E E N

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Client:
ALTERNATIVE FUTURES GROUP LIMITED

Project:
AFG WYTHENSHAWE

Title:
GENERAL ARRANGEMENT

Issue:
PLANNING

Drawn:	Checked:	Approved:
TH	RS	SA

Project:	Scale @ A1:	Date:
UG2548	1:200	26/09/24

Dwg No:	Revision:
UG_2548_LAN_GA_DRW_101	P04

APPENDIX 6 – INVASIVE, NON-NATIVE SPECIES

URBAN GREEN

5.1.1.1 An invasive, non-native species is a species that is present outside of its native range but has established populations after accidental or intentional introduction to a geographical region. These species have negative ecological impacts on the environments in which they are present by outcompeting native flora and fauna for resources, facilitating the spread of disease, and interrupting natural food webs.

5.1.1.2 Schedule 9 of the Wildlife and Countryside Act 1981 and the Invasive Alien Species (Enforcement and Permitting) Order 2019 list the species within the UK which are considered invasive and are damaging to biodiversity. It is the legal responsibility of the landowner to control populations of invasive species and prevent their growth and spread.

5.1.1.3 No invasive species were identified onsite; however, it should be noted that some invasive non-native plants are very fast spreading and therefore the potential for these species to be introduced to the site at a later date cannot be ruled out.

5.1.1.4 The table below details common invasive, non-native species listed on Schedule 9 and the Invasive Alien Species Order 2019 and how to identify them. If any are identified onsite, a professional management company that specialises in invasive species should be contacted immediately.

Common name (*scientific name*)	Identification	
Himalayan balsam (*Impatiens glandulifera*)	• Green or red stems • Serrated oval leaves growing in a whorl round the stem • Bright pink flowers	

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Giant Hogweed	• Up to 4m in height • Large white flower clusters • Green stem with purple blotches • Large compound leaves with serrated edges, up to 1.5m across	
Japanese knotweed (*Fallopia japonica*)	• Bamboo like stems with purple flecks • Large, shovel shaped leaved • Cream/white clustered flowers	
Rhododendron (*Rhododendron* spp.)	• Woody stems • Oval, dark green, glossy leaves • Dense clusters of flowers of various colours	

Montbretia (*Crocosmia x crocosmiiflora*)	• Low growing plant • Long, thin, light green leaves • Bright orange flowers	
Cotoneaster (*Cotoneaster* spp.)	• Genus of flowering plants • Dense, shrubby growth • Small, shiny, dark green leaves • Small white or pink berries with red berries in autumn	
Variegated yellow archangel (*Lamium galeobdolon subsp. Argentatum*)	• Low growth which forms carpets on the ground • Opposite, variegated leaves • Small, round, yellow flowers	