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Habitat Management and Monitoring Plan

Site Address:

Wythenshawe Campus, Howard House, Brownley Road, Wythenshawe, Manchester, M22 9UH

Client:

The Manchester College

Assessment Date:

10th December 2025

Project:

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

Proposed new brick workshop with covered external work area.

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Guidelines

A Habitat Management and Monitoring Plan (HMMP) is a key document in the long-term stewardship of habitats created, enhanced, or restored as part of a development. It is essential in the context of Biodiversity Net Gain (BNG), a legal requirement under the Environment Act 2021, which mandates that developments must deliver a minimum 10% net gain in biodiversity and ensure its maintenance for at least 30 years. The HMMP outlines how newly created or enhanced habitats will be managed, monitored, and maintained to achieve their intended ecological value over time, ensuring compliance with BNG commitments.

The HMMP is designed to align with UK regulatory frameworks, including Natural England's guidance on habitat management, local planning authority policies, and the National Planning Policy Framework (NPPF) such as the 'British Standard 42020 (2013) 'Biodiversity – Code of Practice for Planning and Development'.

Proportionality

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> This approach is enshrined in Government planning guidance, for example, paragraph 174 of the National Planning Policy Framework for England. The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

In consequence of the scale and intensity of the proposed development, this plan-led report is considered adequate and proportionate. It communicates all relevant information necessary to determine a planning application or support the recommendations for further surveys.

Validity

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Harry Brindle BSc (Hons), Consultant ecologist	10/12/2025
Final	1.0	Harry Brindle BSc (Hons), Consultant ecologist	12/12/2025
Updated	2.0	Harry Brindle BSc (Hons), Consultant ecologist	08/01/2026

1.0 Introduction and Context

1.1 Background

Arbtech Consulting Limited was commissioned to produce a Habitat Management and Monitoring Plan for a proposed development at Wythenshawe Campus, Manchester College, M22 9UH (hereafter referred to as the site).

This report should be read in conjunction with the following documents:

- Statutory BNG Wythenshawe Campus, Manchester College, M22 9UH (Arbtech, August 2025)
- BNG Assessment for Wythenshawe Campus, Manchester College, M22 9UH (Arbtech, August 2025)

1.2 Project Description

This report is prepared to inform a planning application with the Manchester City Council. The proposal is for new brick workshop with covered external work area. A plan showing the proposed development is provided in Appendix 1.

1.3 Site Context

The survey site is centred on National Grid Reference SJ 82803 87761 and has an area of approximately 0.092ha. The site comprises a series of structures associated with a variety of teaching activities for the college. The site is located within the suburb of Wythenshawe, in southern Manchester. The site is located within the grounds of Manchester College, positioned in the western corner of the wider site. The site is bound by the college to the east and south, St John Fisher and Thomas More Catholic Primary School and a nursing home to the west. The wider landscape is dominated by extensive areas of built form, associated with Manchester. The underlying soil type for the site comprises slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, while the underlying geology comprises Bollin Mudstone Member - Mudstone.

1.4 Scope of This Report

The aims of this HMMP are to provide habitat management and enhancement prescriptions to ensure the effective installation and long-term success of the proposed new habitats in accordance the associated BNG assessment. Furthermore, this HMMP aims to provide definitive detail relating to species-specific mitigation and enhancement requirements as informed by previous ecological assessment. This, combined with the associated BNG assessment will therefore demonstrate an effective Biodiversity Net Gain in compliance with legislation (Environment Act 2021).

2.0 Ecological Baseline Conditions Relevant to This Report

The baseline ecological conditions of relevance to this report were determined as a result of the previous ecological assessments undertaken at the site.

2.1 Habitats recorded on Site

Full condition assessments for each habitat type (where relevant) are given in 'BNG report - Manchester College, M22 9UH - v2 - 24-10-25' (Arbtech, August 2025).

Habitats recorded comprise:

- Developed land; sealed surface – Condition assessment N/A
- Bare ground – Poor condition
- Ruderal/Ephemeral – Good condition
- Bramble scrub – Condition assessment N/A
- Urban tree – Moderate condition

2.2 Habitat Retention, Enhancement and Creation

A net gain of >10% has been achieved for habitat units through the following design strategies:

- Ruderal/Ephemeral – Retained – Good condition
- Urban tree – Retained – Moderate condition
- Developed land – Created – Condition assessment N/A
- Urban tree – Created – Moderate condition
- Mixed scrub – Enhanced from bramble – Moderate condition

3.0 Habitat Management and Monitoring Plan

The responsibility for implementing the management regime described within this Habitat Monitoring and Management Plan (HMMP) lies with the applicant, Manchester College, or any successor in title. It is the responsibility of the applicant to ensure that all monitoring and reporting requirements are carried out by a suitably qualified and experienced professional. Manchester City Council or any subsequently formed local authority under devolution is responsible for reviewing the monitoring reports submitted to the authority and assessing whether enforcement action is required if the management actions and objectives described in this gain plan are not met throughout the 30-year period.

3.1 Enhancement

Enhancement of the site and subsequent management prescriptions to ensure the ongoing biodiversity value post-construction are detailed in Table 1 below. No management prescriptions are given for developed land or ruderals as none are required to ensure viability.

Table 1: Habitat Creation and Enhancement Prescriptions

Ecological receptor	Specification
Retained Trees	Trees located to the north of the site boundary will be retained as shown on the proposed landscape plans and post development BNG habitat plan (see Appendix 1 & 4). It is considered necessary to install protective fencing in order to effectively delineate these boundaries during works to prevent indirect impacts through encroachment of activity such as excessive vehicular and pedestrian movement, and materials storage. Protective fencing will be required, in accordance with BS 5837:2012 - "Trees in relation to design, demolition and construction – Recommendations". The fencing specification is included within Figure 1 overleaf. The fencing must be installed prior to any development works and be left in-situ until the development is complete.

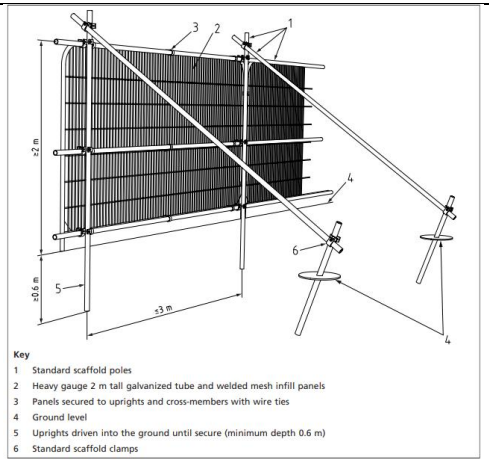


Figure 1. Default protective barrier specification (British Standards Institute 2012).

Table 1.1. Retained tree management prescriptions over a minimum 30-year term.

Management	When	Rationale	BNG condition criteria compliance
Protect root zones from compaction by avoiding heavy machinery, storage of materials, or pedestrian access. Use fencing or mulch rings where appropriate.	At all times	Prevents damage to fine feeder roots essential for water/nutrient uptake. Preserves long-term health and structural stability.	D, F
Maintain grassland or low vegetation under canopy using light-touch methods	1–2 times annually	Reduces competition for moisture/nutrients while preserving habitat value and avoiding root disturbance.	F
Retain all standing and fallen deadwood within	Ongoing	Deadwood supports fungi,	E

	safety limits. Hollow trunks and dead limbs should be retained where there is no risk to people or property.		beetles, birds, and bats.	
	Avoid crown lifting, pollarding, or heavy pruning unless required for safety or access. Retain natural form where possible.	As needed; outside bird nesting season (Sept–Feb)	Minimises stress to mature trees and avoids creation of large wounds.	B, C, D, E, F
	Do not use fertilisers or pesticides within the rooting zone.	At all times	Preserves soil damage and prevents chemical harm to roots.	F
Tree planting and Shrub Enhancement	Native trees will be planted to the east of the site, and native scrub will be enhanced from the bramble to the north of the site as shown on the proposed landscape plans and post development BNG habitat plan (see Appendix 1 & 4). Four proposed trees to be native crab apple, will be planted in accordance with supplier's recommendations and BS 8545 and BS3936-1. The native scrub will be enhanced though the planting of native species comprising: hawthorn, blackthorn, and elder, as well as the retention of some of the larger bramble specimens. ***Objectives*** • To plant a range of trees that will provide pollinating, foraging, commuting, and refuge opportunities for protected and/ or notable species groups including amphibians, bats, birds, hedgehogs, and reptiles. • Ensure that good horticultural practice is employed to encourage the long-term health and vitality of all trees and shrubs. • Ensure well-balanced crowns and/ or natural shape by preventing over-competition.			

Creation/Enhancement Method

- **Ground preparation and planting**

  Prior to the planting of new scrub species the bramble will be cut back and uprooted to ensure it does not grow back as a dominant species. Mature specimens can be retained to help create a more diverse mixed scrub.

  Each tree/scrub will be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls will be soaked thoroughly in water before planting and root balls will be loosened to expose restricted roots before planting. The planted trees and shrubs will then be backfilled ensuring there are no air pockets around roots or any roosts protruding out of the ground.

  Trees will be planted in a staggered row, with each specimen being planted ~5m apart. This will reduce the chance that trees will fail.

- **Timing**

  It is best to prepare the land during the summer ready for planting between November and March. Planting trees and shrubs before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season.

Table 1.2: Native scrub and tree management prescriptions over a minimum 30-year term. Criteria beginning with 'T' relate to scattered trees and criteria beginning with 'S' relate to scrub habitat.

Management	When	Rationale	BNG condition criteria compliance
At the end of each growing season all plant failures are to be 100% replaced	When required; checked annually in Autumn.	To maintain amenity and wildlife value.	TA, SA, SB
If required, provision of stakes and guards. Guards to be left on for a minimum of 5 years	N/A	Protect from damage	TD, SD, SE
Stakes will be checked and any broken	When required; checked	Maintain protection	TD, SD, SE

	or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed	annually in Autumn.		
	Remove weeds	When required; checked twice annually in early spring and in Autumn.	Reduce competition for resources nutrients etc. by weeds	TF, SA, SC
	Application of bark mulch at a depth of 50 mm	Immediately after planting and then when required; checked annually in Autumn.	Reduce competition for resources nutrients etc. by weeds	TC, TE, TF, SD, SE
	Do not apply chemical fertilisers	At all times.	The use of chemical fertilisers will encourage vigorous grasses and weeds to grow	TD, SA, SC, SD, SE
	Apply a light dressing of well-rotted manure	Annually in the winter	Note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.	TB, TC, SA, SB
	Removal of spent flowers from perennial plants will be removed through ‘deadheading’	Twice annually, late spring and in the Autumn.	Allows plants to place more energy into re-growth.	SA
	Cut back and remove bramble.	Bramble will be checked annually and cut back if it becomes dominant in the scrub.	To ensure the mixed scrub habitat is retained.	SA
	Watering will be undertaken before and after planting out and as necessary for the continued thriving of all planting.	When required; provide more water during periods of draught and less water during times of prolonged rain.	Ensures plants do not dry out and subsequently fail.	TB, TC, TD, TD, TF, SA, SB, SD

3.2 Timing/Monitoring

Monitoring Term

Monitoring will take place for at least 30 years post-development to ensure that the net gain is maintained for at least the minimum legal term. Maintenance and monitoring will be carried out by the grounds keeping team at Manchester college.

Creation period

Habitat enhancement and creation work will be scheduled to take place following the completion of major development works to ensure newly created habitats are not damaged during construction activities. On-site biodiversity gain works will be implemented within 6 months of the completion of construction, and the 30-year management period will commence from the date of completion of all biodiversity enhancement works. The proposed timeline is as follows:

1. Pre-Development (Prior to Construction)
    - Identify and protect any existing ecological features that must be retained.
    - Implement measures and avoid to areas designated for habitat creation to prevent soil compaction or contamination.
    - Cut back and uproot bramble a majority of the bramble scrub to the rear of the site, retaining mature specimens.
2. Post-Development (After Major Construction Works)
    - Soil Preparation
        - Remove any construction debris and de-compact soil as necessary.
        - Introduce appropriate soil treatments to optimize conditions for target grassland species.
    - Seed Sowing and Planting (between November and March)
        - Plant tree and scrub species
    - Initial Establishment and Maintenance (First 1–2 Years)
        - Implement a sensitive cutting regime as to not destroy the habitats.
        - Control competitive species such as dominant bramble to encourage plant diversity.
        - Avoid the use of herbicides and artificial fertilisers to maintain habitat integrity.

- Long-Term Management
  - Continue appropriate management strategies outlines in table 1.
  - Adjust management practices if required having discussed this with the monitoring individual.

This phased approach ensures that the habitat establishment aligns with best practices and maximizes biodiversity benefits while avoiding damage from construction activities.

New Habitats

Monitoring and reporting will take place on years 2,5,10,15,20,25,30 following the year that major development works are completed and the 30-year BNG period begins.

Monitoring reports as referenced above shall be sent to the local authority by November 1st of each year in which monitoring is undertaken. As a minimum these reports shall contain:

- A summary of management actions taken over the previous monitoring period and their timing
- A summary of problems encountered in meeting management objectives and any mediation actions taken or planned to address problems
- A current UK habitat condition assessment for each post-development habitat accompanied by the following supporting evidence:
  - species composition and % cover quadrat data for grassland habitats following sampling methods of the National Vegetation Classification
  - species composition and whole feature assessment of hedgerow habitat and trees
  - photographs of each habitat parcel.
  - Conditions will be compared to previous monitoring reports to highlight the direction of travel for each attribute target.

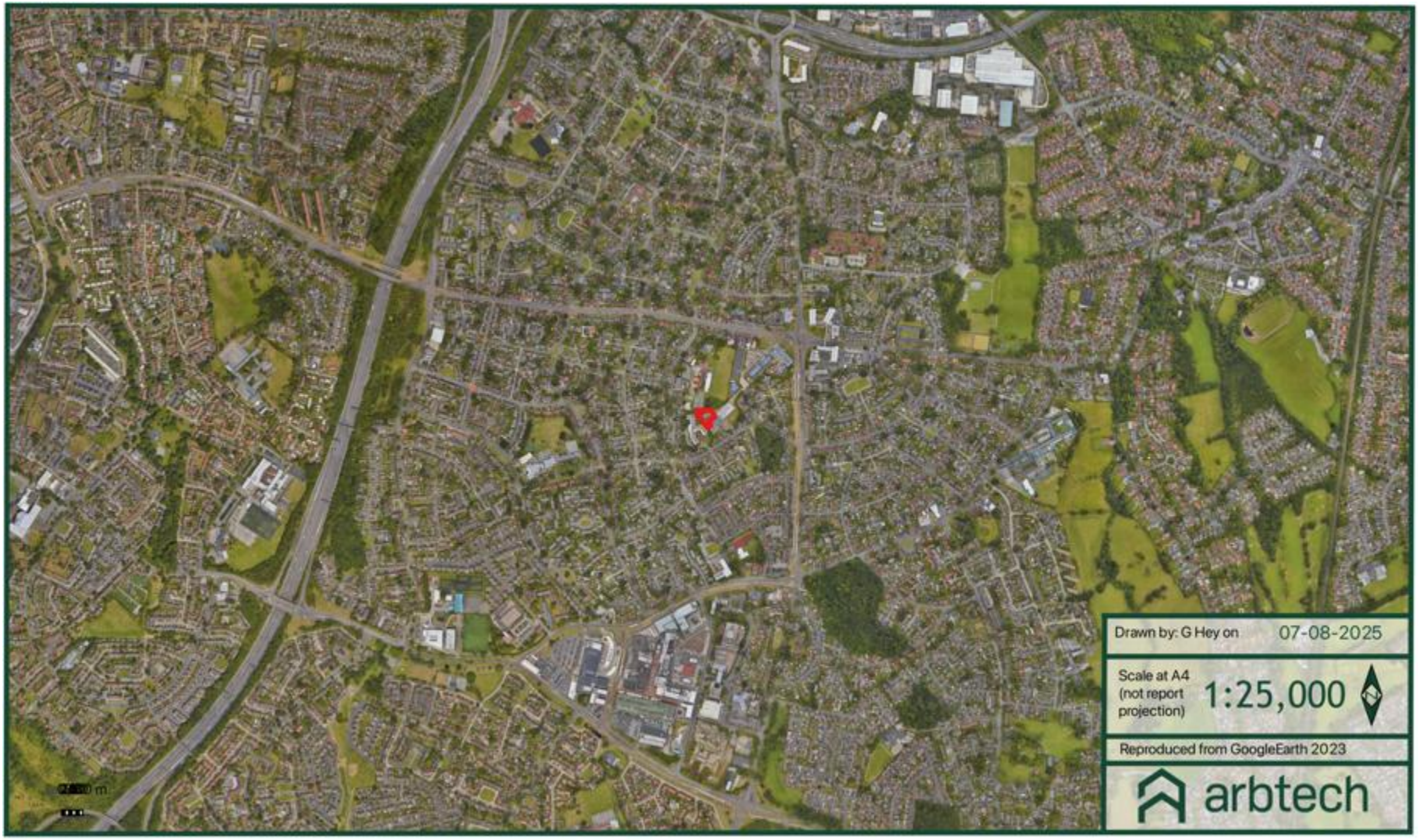
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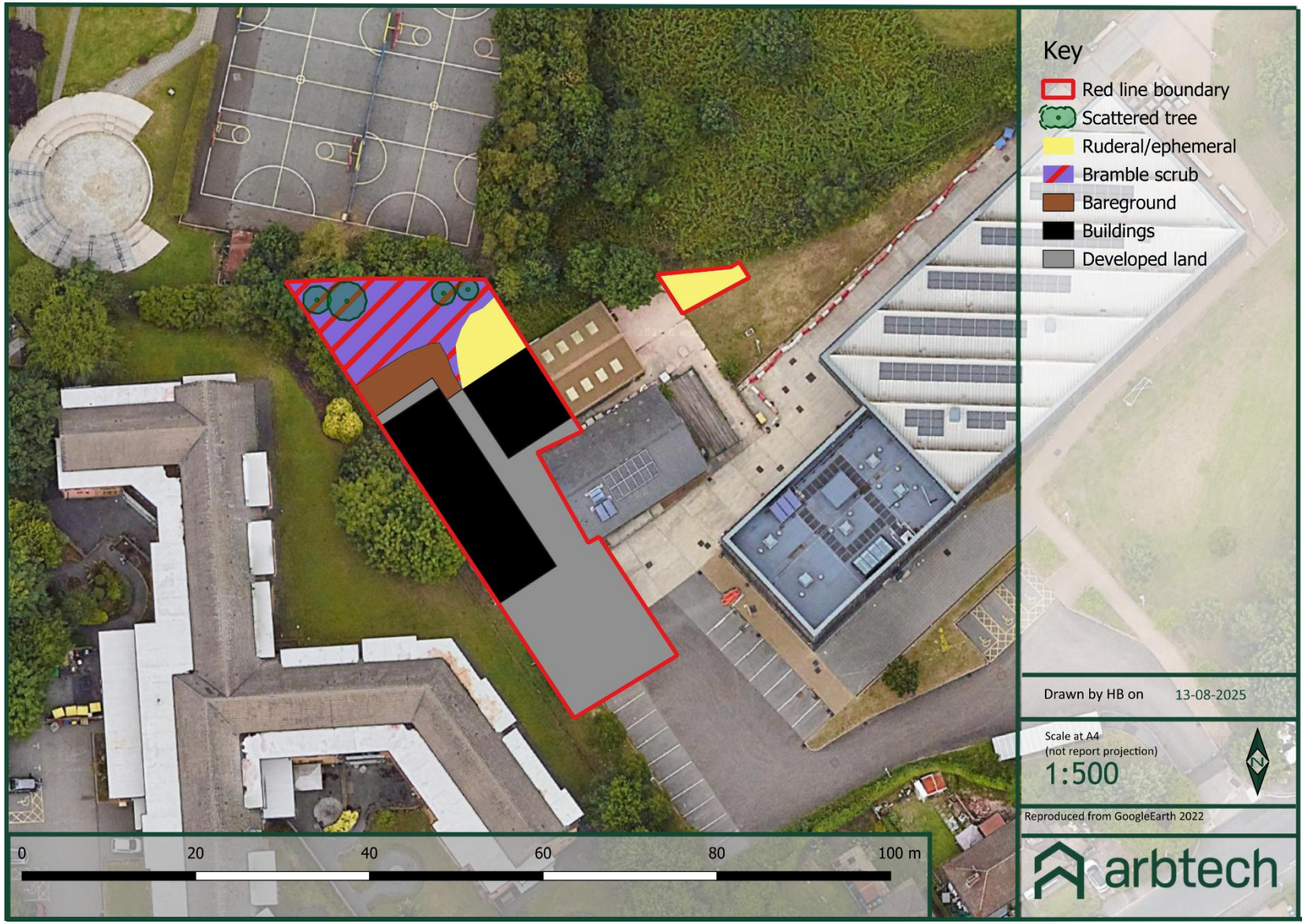
Appendix 1: Proposed Development Plan



Appendix 2: Site Location Plan



Appendix 3: Baseline Habitat Plan



Appendix 4: Post Development Habitat Plan

