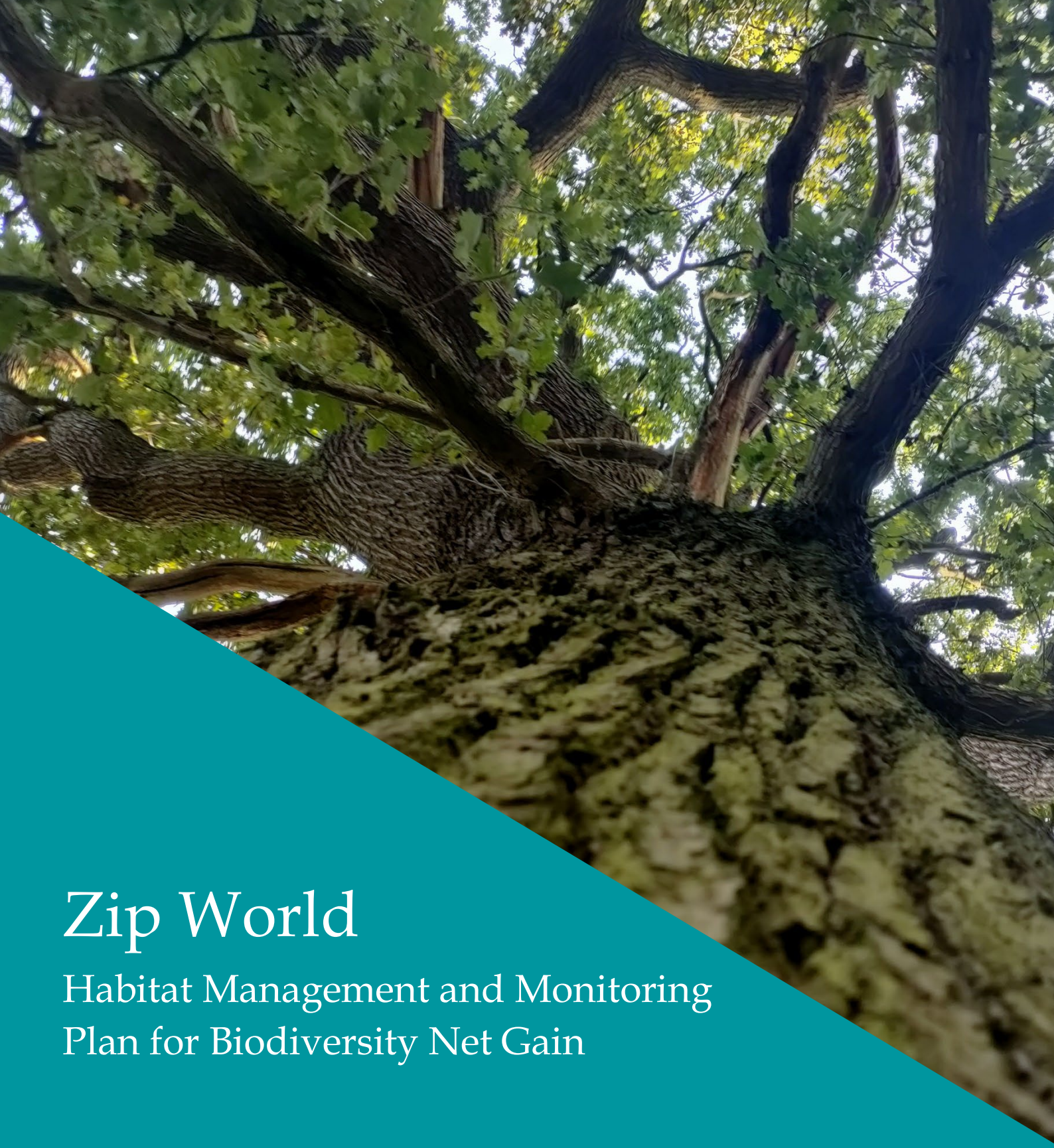

Zip World

Habitat Management and Monitoring Plan for Biodiversity Net Gain

Stephenson Halliday

December 2025

Seeker Ecology Ltd

Quality Assurance

Report For:

Prepared for:	Prepared by:
Stephenson Halliday Mark Jackson Spring Lodge, 172 Chester Road, Helsby, Cheshire, WA6 0AR	Seeker Ecology Ltd 48 Sancroft Road, Spondon, Derby, DE21 7EU

Main Contributors:

Version History	Date	Author	Reviewer	Authoriser
Version 1	04 December 2025	MCG	PB	SCG

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1. Project Background

Site Overview PB-B01	
Site	Treetop trek Heaton Park, Manchester, M25 2GT
Client	Mark Jackson, Principal Planner, Stephenson Halliday.
Commissioned Survey	Habitat Management and Maintenance Plan for Biodiversity Net Gain
Development Proposal	The project is to create a tubing experience in this sloping area which is currently bisected by Zip World's circular ground walkway
Author Organisation	Seeker Ecology Ltd
Landowner	Manchester City Council
Tenant / Lease holder	Darren Stevens/ Zip World Limited
Land Manager	Darren Stevens/ Zip World Limited & Manchester City Council
Responsible person/organisation for creating or enhancing the habitat	Darren Stevens/ Zip World Limited & Manchester City Council
Period covered by this Management Plan	Start/end point of 30+ year period and 5-year updates (including phasing if applicable)
Planning Authority	Manchester City Council
Planning Reference (if applicable)	141761/FO/2024
BNG Register Reference (if applicable)	N/A
Central OS Grid Reference	SD 82903 04495
Metric Revision/Title	Version 1
Are any Irreplaceable Habitats present on Site?	Yes: ☐ No: ☒

The Site Baseline Boundary Plan, showing habitat composition and layout is shown within Figure 1 and the Site Context Plan is shown within Figure 2.

1.1 Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02
Habitats retained: - • Other Woodland; Broadleaved (0.24ha); however, a portion (approximately 0.096ha) of this woodland will be partially degraded due to the usage of this area as part of the development. Habitats created: - • 20 Rural Individual Trees (0.0814ha – calculated utilising the BNG Tree Calculator). Habitats enhanced: - • Other Woodland; Broadleaved (0.145ha).
Timescales for Actions PB-B03
Following completion of the conditions listed within the planning permission, the development will commence, and all habitats will reach target condition prior to/upon the 30-year management and maintenance commitment under Biodiversity Net Gain (BNG). Please note, the land is leased (at the time of writing this report) by the land owner (Manchester City Council) to Zip World Ltd for the next 7 years (lease to end circa 2032) unless the lease is extended, the HMMP will be taken forward by the landowner (Manchester City Council) from the end of the lease onwards to HMMP 30 year period completion circa 2055. **Key Dates/Periods:** • Year 1 – partial vegetation clearance and construction of development alongside the habitat creation and enhancement measures; • Years 1, 5, 10, 20 and 30 for Habitat Monitoring (woodland enhancement) to be undertaken; • Years 1-30 to undertake the Monitoring and Adaptive Management of the Site. • Years 1, 2, 5, 10, 20 and 30 to submit monitoring reports to the LPA detailing habitat condition and changes to management plan/design.
Monitoring Requirements PB-B04
Monitoring requirements: - • Creation of new habitats; • Enhancement of retained habitats.
Required Consents and Licences PB-B05
Completion of Planning Conditions: • Planning Condition 8 : Precautionary Working Method Statement (PWMS); • Planning Condition 9 : Working Method Statement for the control of Himalayan Balsam and Snowberry; • Planning Condition 11 : Wildlife Mitigation and Enhancement Measures Plan; and • Planning Condition 12 : Provision of Habitat Management and Maintenance Plan (HMMP).
Funding PB-B06
This project will be undertaken and funded by the Client and Landowner.
Legal Agreement PB-B07
The delivery of the HMMP is captured within the Planning Consent provided by the Manchester City Council.

1.2 Phasing Strategy

Will the proposed work measures be delivered in phases? PB-B08	Yes ☐ No ☒
No, the proposed works are planned to start in the first year with monitoring and management continuing for the next 30 years.	

1.3 Roles and Responsibilities

Provide details of the responsible persons and organisation(s) for delivering this management plan.

Ecologist or Other Professional Responsible for HMMP PB-B09				
Name or Initials:	M. Cooling-Green.			
Organisation:	Seeker Ecology Limited			
Responsibility	Start Date:	18th August 2025	End Date:	18th November 2025
Responsible to produce this HMMP and undertake subsequent reviews as and when required.				
Statement of Competency				
Martin Cooling-Green is Co-Director and Associate Ecologist of Seeker Ecology Ltd. Martin has worked for small-to-large ecological/environmental consultancies for over 15 years with an additional two years' experience as a field ecologist, habitat conservation volunteer, working on a variety of projects across England, employing a broad range of survey and management techniques. Martin's field survey experience encompasses; reptiles, including smooth snake and sand lizard, great crested newts (GCN), bats, hazel dormice, otter, water voles and badgers, as well as habitat classification and identification utilising UKHAB classifications, conducting extended habitat surveys, GLTA, PRA's, Roost Characterisation Surveys, Environmental Impact Assessments, LEMPS. Martin is an experienced Ecology Project Manager, and species lead with a technical specialism in bats, whereby he has provided technical input into large infrastructure schemes designing the mitigation, impact assessment and ensuring legislative compliance.				

Landowner or Land Manager PB-B10				
Name or Initials:	Manchester City Council			
Organisation:	Manchester City Council			
Responsibility	Start Date:	8th August 2025	End Date:	8th August 2055
The Landowner is responsible for overseeing of the delivery of the habitat management, enhancement activities detailed within this HMMP.				
Statement of Competency				
The Landowner is the City Council for Manchester, who run and manage various parks and other greenspaces throughout the City. These other locations all contain the same or similar composition of habitat captured within the Site, they therefore have sufficient experience and capabilities to undertake and oversee the work proposed within the HMMP.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials:	Darren Stevens			
Organisation:	Zip World Limited			
Responsibility	Start Date:	8th August 2025	End Date:	8th August 2032
The Management Organisation is the current Lease Holder of the Site, this lease covers the first 7-years of the HMMP, whereby the initial habitat management and enhancement will be undertaken. Following the completion of the lease, the management of the Site will fall upon the Landowner (see Section PB-B10 above).				
Statement of Competency				
The Management Organisation will be working alongside the Landowner in completing the enhancement and management works detailed within this HMMP.				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials:	Manchester City Council			
Organisation:	Manchester City Council			
Responsibility	Start Date:	8th August 2025	End Date:	8th August 2055

1.4 Land Use Summary

1.4.1 Overview of Baseline Site Use PB-B13

The Site, (see redline boundary plan, within Figure 1, Appendix A); comprises Woodland, Individual Trees, Bare Ground and Invasive Species, for full details of species composition see the Ecological Appraisal report[1].

Other Lowland Mixed Deciduous Woodland (w1f7)

The Site as a whole is an area of Other Lowland Mixed Deciduous Woodland habitat of Moderate condition. The woodland comprised; bramble, wood avens, meadow buttercup, broad-leaved willowherb, cleavers, creeping buttercup, herb Robert, nettle, wavy bittercress, rough meadowgrass, smooth meadowgrass, Himalayan balsam, Spanish bluebell, sycamore, hawthorn, wild cherry, holly, elder, broad buckler fern, lady fern, soft rush, short-fruited willowherb, English oak, Norway maple, bittersweet, enchanter's nightshade, pendulous sedge, grey willow, snowberry, beech, silver birch, rough-stalked feather-moss, common feathermoss.

Individual Trees

A sycamore tree was felled in advance of the project in 2023. It was 12m+ in height with a DBH of 36cm making this a Medium sized tree, an assessment was undertaken, and it was determined to be of Good condition.

An elder tree, lying prone under the felled sycamore tree, has a DBH of 18cm, making this a Small sized tree, an assessment was undertaken, and it was determined to be of Good condition.

Bare Ground

The walkways / footpaths that run through the Site are bare partially compacted earth within a woodland area.

Invasive Species

Himalayan balsam, rhododendron and snowberry was recorded within several areas of the Site and surrounding woodland habitat.

1.4.2 Overview of Proposed Site Use PB-B14

The project is to create a tubing experience in this sloping area which is currently bisected by Zip World's circular ground walkway - in summary, a tubing experience consists of ground-based netting on which riders sit in a large inner-tube and ride a tubing slide to the bottom of the slope. It is suitable for all ages but will be particularly attractive for children.

The location has been identified to maximise the natural topography on the site and to minimise the impact on trees within the woodland.

The woodland, individual trees and bare ground will be retained, however, during the BNG assessment it was determined that the equipment being utilised to create the tubing experience will likely cause the habitat to degrade to a lower condition due to shading, increased foot traffic etc. (see Figure 9, Appendix A).

[1] Dave Bentley Entomological and Ecologist Services (2025) *Extended Preliminary Ecological Assessment and Statement on Biodiversity Net Gain and Biodiversity Net Gain Plan and Condition Assessment.* Version 2.1

Woodland enhancement and tree planting is proposed to balance the loss of habitat condition with additional planting (hedgerow creation) and enhancement (removal of invasive species) being undertaken as part of the park as a whole.

1.5 Site Context Photos PB-P03

Plate 1: Eastern Upper Section

Plate 2: Eastern Upper Section

Plate 3: Path dividing Eastern Upper Section and Middle Section, showing Middle Section

Plate 4: Middle Section

Plate 5: Middle Section, typical of this woodland clearing showing tree base and fallen trunks

Plate 6: Path diving Western Lower Section and Middle Section

Plate 7: Lower Western Section also showing one of two Snowberry patches centre rear

Plate 8: Western Lower Section (North part) Bare ground below the shading canopy

Plate 9: Western Lower Section from beyond the stream (showing Rhododendron and Himalayan Balsam)

Plate 10: The single elder tree requiring removal (Middle Section)

A Baseline Habitat Plan of the Site is provided within Figure 4 - Baseline Distinctiveness in Figure 5, and Baseline Condition within Figure 6, Appendix A.

1.6 Site Baseline, Environmental Information and Associated Impacts Checklist TB-T01

Baseline and Environmental Information	Prompts for when these may be relevant	Check box if included	Document Reference or Reason if not included
Statutory / Non-statutory Designated Sites	Will your proposals lead to direct or indirect effects on designated sites?	☒	No direct or in-direct impacts upon designated sites are considered likely, full details available within the Ecological Appraisal report[1].
Protected and Notable Species	Does the presence or proximity of specific species on or near your site present any constraints or opportunities to project design or management?	☒	Protected and notable species may be present but do not form a constraint to the development.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?	☒	Himalayan Balsam, Rhododendron and Snowberry is present in parts of the Site, measures to eradicate and prevent its spread will be implemented through management as far as practical and is captured within a separate planning condition. Details on location of the Himalayan Balsam, Rhododendron and Snowberry is available within Ecological Appraisal report[1]
Biological Records Plan - Sites and Species	Does the presence of designated sites or specific species on or near the site present any constraints or opportunities to proposals?	☒	Details on the presence of designated sites and specific species are provided within Ecological Appraisal report[1].
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	Dave Bentley Entomological and Ecologist Services (2025) Extended Preliminary Ecological Assessment and Statement on Biodiversity Net Gain and Biodiversity Net Gain Plan and Condition Assessment. Version 2.1[1]
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☐	The park is a public green space being utilised as a play park. Therefore, public safety, footpaths and considerations have been considered in the design of the development.
Climate	Are local climate conditions and, or climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	The land is currently an open public greenspace owned by Manchester City Council. Therefore, there is no scope for the Site to be used for agricultural management or purposes.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	N/A
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	N/A
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☒	The existing hydrology is not considered to cause a constraint upon the development.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☒	The Site is not within a flood risk zone.

Baseline and Environmental Information	Prompts for when these may be relevant	Check box if included	Document Reference or Reason if not included
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	N/A
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	N/A
Historic Environment and Earth Heritage	Are there any historic environment designations? What are the implications for your plan?	☐	N/A
Other – please specify	Any other details - for example underground services or overhead powerlines, which may impact habitat management.	☐	N/A

1.7 Baseline and Environmental Information

1.7.1 Designated Sites BO-T01

Statutory Designated Sites

Site Name	Designation[2]	Distance	Potential Impact	Opportunities & Constraints
Blackley Forest	LNR	1.09km Southwest	None	N/A

Non-Statutory Designated Sites

Site Name	Designation[3]	Distance	Potential Impact	Opportunities & Constraints
Heaton Park Reservoir (East)	SBI	0.16km Northeast	None	N/A
Hazlitt Wood	SBI	0.45km Southwest	None	N/A
Lakeside Woodland in Heaton Park	SBI	0.72km Southwest	None	N/A
Blackley Forest & Heaton Vale Reservoir	SBI	1.09km Southwest	None	N/A
Bowker Vale Reservoir	SBI	1.65km Southeast	None	N/A

1.7.2 Protected and Notable Species

A search of NBN Atlas and iRecord revealed no records for the site itself.

However, in the locality mammals recorded in Heaton Park are Badger (Badgers Act), Hedgehog (Section 41, Red Data Vulnerable), Mole, Red Fox, Wood Mouse, Brown Rat, Shrew, Rabbit (alien naturalised) and Grey Squirrel (invasive alien).

iRecord has records of amphibians - Smooth Newt, Common Frog and Common Toad (Section 41 Priority Species). Dave Bentley surveyed Heaton Park Reservoir on 12/06/2004 and recorded Smooth Newt eggs, a Smoothy Newt adult and Common Toad in the water. Dave Bentley surveyed all the watercourses and ponds in Heaton Park for Greater Manchester Ecology Unit (and Manchester CC) in 1998 and located Common Toad, Common Frog and Smooth Newt. Zip World staff have confirmed that Common Toad (Priority Species) has been found in terrestrial habitat within the perimeter fence.

The terrestrial/ woodland birds recorded (with their statuses) at Heaton Park are:

iRecord: Swift (Red), Jackdaw, Magpie, Carrion Crow, Jay, Woodpigeon (Amber), Collared Dove, Rock Dove, Sparrowhawk (Amber), Buzzard, Red Kite (Protected), Tawny Owl (Amber), Goldfinch, Chaffinch, Blue Tit, Great Tit, Coal Tit, Long-tailed Tit, Robin, Song Thrush (Section 41, Amber), Mistle Thrush (Red), Starling (Section 41, Red), Blackbird, Redwing (Protected, Amber), House Sparrow (Section 41, Red), Dunnock (Section 41, Amber), Wren (Amber), Tree Creeper, Pied Wagtail, Chiffchaff, Lesser Redpoll (Section 41, Red), Great Spotted Woodpecker,

Additional species on NBN Atlas: House Martin (Red), Sand Martin, Swallow, Red-rumped Swallow, Raven, Rook (Amber), Stock Dove (Amber), Harris' Hawk (alien), Kestrel (Amber), Bullfinch (Section 41, Amber), Greenfinch (Red), Brambling (Protected), Common Linnet (Section 41, Red), Common Redpoll (Red), Reed Bunting (Section 41, Amber), Yellowhammer (Section 41, Red), Siskin, Marsh Tit (Section 41, Red), Nuthatch, Tree Sparrow (Section 41, Red), Woodcock (Red), Kingfisher (Protected), Green Woodpecker, Lesser Spotted Woodpecker (Red), Blackcap, Garden Warbler, Willow Warbler (Amber), Goldcrest, Tree Pipit (Section 41, Red), Meadow Pipit (Amber), Rock Pipit, Grey Wagtail (Amber), White Wagtail (Vagrant), Yellow Wagtail (Section 41,

[2] Designation references: Local Nature Reserve (LNR), Site of Biological Interest (SBI).

[3] Designation references: Site of Biological Interest (SBI).

Red), Skylark (Section 41, Red), Fieldfare (Protected, Red), Common Redstart (Amber), Whinchat (Red), Wheatear (Amber), Ring-necked Parakeet (alien).

Water and waterside birds found on NBN and iRecord will not occur in the woodland habitat and so are not listed. Several of the above species are grassland /reedbed species so equally will not be found in woodland in Heaton Park.

BoCC 5 Red List[4] are species with severe population/range declines. BoCC 5 Amber List are species with moderate population/range declines. Section 41 refers to Priority Species in England.

A variety of common garden butterflies and well-recorded insects are recorded.

The above text has been taken from the ecological report for the development, with further information available therein[1].

[4] Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., and Win I. 2021. *The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands, and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain*. British Birds 114: 723-747.

1.7.3 Baseline Habitats Survey

Name or initials:	Dave Bentley
Organisation:	Dave Bentley Entomological and Ecological Services
Survey Date	3rd June 2024

Statement of Competency

The survey of the Site was undertaken by Dave Bentley, Ecologist, and Steven Higginbottom, Birder, from Dave Bentley Entomological and Ecological Services. The name and competency of the surveyors who undertook all the surveys on Site are not known at the time of writing this HMMP.

Survey conditions and limitations

None detailed within the ecological report provided alongside the Planning Application[1].

1.7.4 Habitat Degradation

Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? BI-B05.
The felling of a single tree occurred ahead of the planning proposal in 2023; this was left in-situ. It is not considered that this was a deliberate act to devalue the Site.

If habitats have been purposefully degraded, provide details of how this has been accounted for BI-B06.
The loss of the tree has been captured within the BNG metric and accounted for as a loss as part of the development.

1.7.5 Baseline Habitats Descriptions and Condition Habitats BI-04

Baseline Habitats Descriptions and Condition Habitats BI-04						
Parcel Ref:	Habitat Type and Code	Irreplaceable?	Priority	Description and Condition Justification	Condition	Area / Length
1	Lowland Mixed Deciduous Woodland (w1f7)	No	No	An area of woodland comprised of; sycamore, hawthorn, wild cherry, holly, elder, English oak, Norway maple, beech and silver birch with terrestrial vegetation composed of wood avens, meadow buttercup, broad-leaved willowherb, cleavers, creeping buttercup, herb Robert, nettle, wavy bittercress, rough meadowgrass, smooth meadowgrass, Himalayan balsam, Spanish bluebell, broad buckler fern, lady fern, soft rush, short-fruited willowherb, bittersweet, enchanter's nightshade, pendulous sedge, snowberry, rough-stalked feather-moss, common feathermoss. The woodland was assessed against the Woodland Habitat Condition sheet and following completion of each criteria score, this habitat achieved Moderate habitat condition**Error! Bookmark not defined.**.	Moderate	0.226ha
2	Rural Tree (Individual tree)	No	No	Two individual trees (a mature sycamore and elder tree). The two trees were individually assessed against the Individual Trees Condition Assessment sheet and following completion of each criteria score, this habitat achieved Moderate habitat condition**Error! Bookmark not defined.**.	Good	0.0204ha
3	Bare Ground	No	No	This habitat is partially compacted earth with limited to no vegetation present. The presence of invasive plant species is present within and in vicinity to this habitat. The bare ground was assessed against the Urban Condition Assessment sheet and following completion of each criteria score, this habitat achieved Moderate habitat condition**Error! Bookmark not defined.**.	Moderate	0.0154ha

Further detail and species composition is available within the Site's Ecological Assessment and Biodiversity Net Gain Assessment report[1].

1.7.6 Priority and Irreplaceable Habitats

Summary of Priority and Irreplaceable Habitats (BI-B07)
The woodland within the Site is identified within Magic Map as being a Priority deciduous woodland habitat. This woodland area will be impacted from habitat degradation due to the proposed works There are no Irreplaceable Habitats present within the Site.

Potential Constraints and Opportunities for Project (BI-B08)
The woodland within the Site will be enhanced through management and invasive plant species management and eradication. The surrounding woodland will be protected in the long-term as it is located outside of the Site footprint.

1.7.7 Baseline Habitat Photos BI-F04

Plate 11: Middle Section, typical of this woodland clearing showing tree base and fallen trunks

Plate 12: Path diving Western Lower Section and Middle Section

A Baseline Habitat Plan of the Site is provided within Figure 4, Baseline Distinctiveness in Figure 5, and Baseline Condition within Figure 6, Appendix A.

1.7.8 Land Tenure and Public Access

Relevant Land Tenure Information (EI-B01)
The land is owned by the Manchester City Council and is currently leased to Zip World Ltd for the next 7 years. Therefore, the management of the Site and habitats (including the remaining 30-year management of the habitats being created/enhanced will fall onto the Landowner unless a new lease or a management company is instructed to complete these works.

Potential Impact to Scheme (EI-B02)
No Impact to the Scheme is expected.

Public Access Information (EI-B03)
The Site is a public open greenspace, and therefore there are public footpaths and access to the Site and surrounding area.

Potential Impact to Scheme (EI-B04)
No Impact to the Scheme is expected.

2. Planned Management Activities

2.1 Aims and Objectives PM-B01

The aim of the development is to utilise the woodland area within the Site to increase recreational opportunities through the creation of further slides, netting, walks etc. as part of the Zip World Experience.

In addition to the proposed works, the eradication of invasive plant species alongside the creation and enhancement of habitats as part of the proposed works will be undertaken in accordance with the planning permission and planning conditions.

2.2 Design Principles Informed by Baseline Information PM-B02

The design of the development has been undertaken to minimise the loss of habitat and individual trees as far as possible, by incorporating the existing geology, topography and layout/location of the trees present within the woodland habitat.

2.3 Habitat and Condition Targets PM-T01

Baseline Habitat Type	Target Habitat Type	Parcel/Feature Refs	Baseline Condition	Target Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Woodland	Other Woodland; Broadleaved	N/A	Moderate	Good	15	Retention of woodland parcel to enhance to higher condition level through standard woodland management practices and invasive species eradication and management.	
Woodland	Other Woodland; Broadleaved	N/A	Moderate	Poor	0	There is a risk that the woodland habitat will degrade in condition from the development.	
Individual trees	Rural Tree	N/A	Good	Moderate	30	The loss of two Good condition trees will be balanced with the planting of 20 small trees within the site to be managed to achieve Moderate condition within the 30-year HMMP period.	
Urban	Bare ground	N/A	Moderate	Moderate	0	Retention and continued management of the footpaths surrounding the development	

2.4 Habitat Retention

2.4.1 Measures to be Implemented to Protect Retained Habitats PM-03

Habitats to be retained, (see Figure 8, Appendix A) within the Site include several areas of Woodland.

The woodland in Moderate condition being retained and not affected by the development will be managed and maintained throughout the 30-year period to achieve a higher condition level (Good).

The woodland in Moderate condition being retained but which will be indirectly affected by the development will see a reduction in condition to Poor, but will continue to be managed alongside the other retained woodland that is unaffected.

2.4.2 Specification of Protective Measures to be Used PM-04

Due to the specific impact area being an open public greenspace, protective measures are limited to temporary markings and barriers, which will be implemented throughout construction period.

2.4.3 Habitat Retention Plan PM-F01

A Habitat Retention Plan has been provided within Figure 7, Appendix A.

2.5 Woodland Enhancement and Management Targets and Prescriptions WO-T01

2.5.1 Woodland (Medium Distinctiveness) Enhancement and Management Summary

Target Habitat: Other Woodland; Broadleaved of Good Condition.

Condition Assessment Criteria			Current Score	Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
A	Age distribution of trees	Three age classes present	3	3	-	-	-	Current conditions to be maintained.
		Two age classes present						
		One age class present						
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland	3	3	-	-	-	Current conditions to be maintained.
		Evidence of significant browsing pressure is present in 40% or less of whole woodland						
		Evidence of significant browsing pressure is present in 40% or more of whole woodland						
C	Invasive plant species	No invasive species present in woodland	2	3	-	-	Eradication and management of invasive species to remove them from the woodland habitat.	Contracting of specialist contractor/management regime for eradication of invasive species.
		Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, other invasive species <10% cover						
		Rhododendron or laurel present, or other invasive species) 10% cover						
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel	3	3	-	-	-	Current conditions to be maintained.
		Three to four native tree or shrub species found across woodland parcel						
		Two or less native tree or shrub species present across woodland parcel						
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understorey shrubs are native	3	3	-	-	-	Current conditions to be maintained.
		50 – 80% of canopy trees and 50-80% of understorey shrubs are native						
		<50% of canopy trees and <50% understorey shrubs are native						

Condition Assessment Criteria			Current Score	Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
F	Open space within woodland	10-20% of woodland has areas of temporary open space. Unless woodland <10ha in which case 0-20% temporary open space is permitted.	1	2	-	-	The creation of temporary open spaces within the woodland to encourage regrowth and ground vegetation development, with possibility of coppicing/additional planting etc.	The management to be undertaken following standard woodland practices management and cycling the regime to capture different parts of the woodland to enhance it.
		21-40% of woodland has areas of temporary open space						
		<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.						
G	Woodland regeneration	All three classes present in woodland; trees 4-7cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth	2	2	-	-	-	Current conditions to be maintained.
		One or two classes only present in woodland						
		No classes or coppice regrowth present in woodland						
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback	3	3	-	-	-	Current conditions to be maintained.
		11% to 25% mortality and/or crown dieback or low risk pest or disease present						
		Greater than 25% tree mortality and or any high-risk pest or disease present						
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	2	2	-	-	-	Current conditions to be maintained.
		Recognisable NVC plant community at ground layer present						
		No recognisable NVC plant community at ground layer present.						
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	2	2	-	-	-	Current conditions to be maintained.
		Two storeys across all survey plots						
		One or less storey across all survey plots						
K	Veteran trees	Two of more veteran per hectare	1	1	-	-	-	Current conditions to be maintained.
		One veteran tree per hectare						
		No veteran trees present in woodland						

Condition Assessment Criteria			Current Score	Target Score	Relevant Parcels	Creation Approach	Enhancement Approach	Management Approach
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems and stumps, or an abundance of small cavities.	3	3	-	-	-	Current conditions to be maintained.
		Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.						
		Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or steams, stubs and stumps, or an abundance of small cavities.						
M	Woodland disturbance	No nutrient enrichment or damaged ground evident	2	3	-	-	Reduction of enrichment activities.	Management of the woodland is to be undertaken to reduce artificial enrichment and incorporate natural growth and regeneration activities only.
		Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground						
		More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground						
Total Score (out of a possible 39)			30	33				
Condition Assessment Result		**Condition Assessment Score**						
Total score >32 (33 to 39)		Good (3)		X				
Total score 26 to 32		Moderate (2)	X					
Total score <26 (13 to 25)		Poor (1)						

2.5.2 Additional Management Prescriptions (WO-B01)

Alongside habitat management activities detailed within this HMMP; an invasive species management plan is being produced for the Site as part of Planning Condition 9 and a wildlife mitigation and enhancement opportunities will be undertaken within the Site as part of Planning Condition 11, to enhance the Site for specific species.

2.5.3 Woodland Enhancement and Management Summary WO-T02

Action	Relevant Parcels	Timing	Prescriptions
Eradication of Invasive plant species	All	In accordance with the Invasive Species Management Plan, captured within a separate report.	
Open space within woodland		During the winter period (December to March inclusive)	Undertaken by qualified arborists, small areas of woodland (minimum of 10m x 10m in size) to be created across the 30-year period. The creation of the open spaces will be through specific woodland felling, coppicing and management works to open the woodland floor area and encourage natural and assisted regeneration.
Woodland disturbance		All year round	Reduction of artificial enrichment activities to be incorporated into the current management regime of the woodland.

2.5.4 Woodland Species List WO-T03

No woodland creation to be undertaken, therefore the provision of a detailed species list has not been undertaken.

2.5.5 Other Supporting Information

Supporting Information WO-B02

Please use this space to provide any additional information where relevant.

2.6 Individual Trees Creation, Enhancement and Management Targets and Prescriptions (UT-T01)

2.6.1 Individual Trees (Medium Distinctiveness) Creation, Enhancement and Management Summary

Target Habitat: Individual Trees of Moderate Condition.

Condition Assessment Criteria		Targeted	Relevant Features	Creation Approach	Enhancement Approach	Management Approach
A	The tree is a native species (or more than 70% within the block are native species).	No	N/A	-	-	-
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).	No	N/A	-	-	-
C	The tree is mature (or more than 50% within the block are mature).	Yes	N/A	Tree planting within the Site	-	Tree planting to be undertaken during the winter period (November to March inclusive) during suitable weather conditions.
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	N/A	-	-	Trees are to be planted within suitable environment with tree guard to protect from herbivorous damage and from members of the public.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Yes	N/A	-	Log pile creation	Creation of log piles within suitable locations of the Site to encourage vertebrate and invertebrate interest.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	No	N/A	-	-	-

2.6.2 Additional Management Prescriptions (UT-B01)

Alongside habitat management activities detailed within this HMMP; an invasive species management plan is being produced for the Site as part of Planning Condition 9 and a wildlife mitigation and enhancement opportunities will be undertaken within the Site as part of Planning Condition 11, to enhance the Site for specific species, please see separate report.

2.6.3 Individual Tree Creation, Enhancement and Management Summary UT-T02

Provide detailed prescription for the creation and management of the habitat.

Action	Relevant Features	Timing	Prescriptions
Tree Planting	All	During the winter period (November to March inclusive).	Utilising suitable equipment, the planting of trees are to be undertaken within the Site. This will be during suitable weather conditions i.e. no frost and where the trees will not become waterlogged. Native species of local provenance are to be planted; these are expected to be whips and/or standards.
Tree Protection		During planting of trees.	Appropriate tree guards and stakes to be used to ensure the safety of the trees following planting.
Wildlife Enhancement		Any time of year.	Utilising locally available materials from the woodland habitat, log piles are to be created in suitable locations (outside of heavily publicly trafficked areas).

2.6.4 Tree Species List UT-T03

Suitable tree species of local provenance to be planted, and up to 20 trees may be planted.

Common name	Scientific Name	Abundance / %	Comments
Sycamore	*Acer pseudoplatanus*	50%	
English Oak	*Quercus robur*	50%	

2.6.5 Other Supporting Information

Supporting Information UT-B02

Please use this space to provide any additional information where relevant.

2.7 Habitat Creation and Management – Risk Register and Remedial Measures PM-T02

Risk Identification Date	Habitat Type	Risk Factor	Trigger for Action	Remedial Measure
November 2030	Woodland	Eradication of invasive non-native plant species	Continued presence and spread beyond current areas.	Reapply management and guidance practices detailed within separate report.
		Open Space within woodland	Failure of woodland regeneration within created open space within woodland	Undertake a round of planting of both tree, shrub and ground species to encourage growth and future regeneration.
November 2030	Individual Trees	Newly planted trees failing to establish	10% of targeted number of newly planted trees found to be dead during years 1-5.	Undertake a second round of planting, replacing failed specimens on a like-for-like basis

3. Monitoring Schedule

3.1 Monitoring Strategy MS-B01

Before and after photographs to be taken, this includes woodland footprint and areas of invasive species.

Photographs will be taken annually during habitat management, enhancement and creation phase, Years 1-5 in June/July and November/December and then in Years 7, 10, 15, 20, 25 and 30.

Targeted monitoring survey work will be taken on the woodland and individual trees as described below to ensure that the good habitat condition is achieved for the woodland and moderate condition for individual trees, primarily focusing on the targets listed, especially the number of species present. Year 1 will provide the baseline.

For Monitoring Plan MT-F01 see Figure 9, Appendix A.

3.2 Monitoring Methods and Intervals MS-T01

The Monitoring is the responsibility of the Landowner and Lease Holder/Management Organisation as detailed within Section 1.3, PB1-B10.

Habitat	Schedule	Periods
Woodland	All woodland areas are to be monitored. Complete BNG Condition Sheet assessment of each woodland area, with photographs included within reporting (to show growth heights, percentage cover, damage, loss etc.).	Woodland Condition Survey to be undertaken annually for the first 1-5 years and then every 5-year intervals. Surveys to be completed during the peak botanical season (ideally May to August). Management to be undertaken annually between Y1 and Y30.
Individual Trees	All individual trees are to be monitored. Complete BNG Condition Sheet assessment of each individual tree, with photos included within reporting (to show growth heights, percentage cover, damage, loss etc.).	Surveys/Assessment to be undertaken in Years 1-5, 7, 10, 15, 20, 25 & 30. Surveys to be completed between May and August.

3.3 Monitoring Reports

3.3.1 Monitoring Report Schedule MS-T02

Monitoring reports and periods detailed below, including periods of each year where the Management Plan for each Habitat should be reviewed to ensure functionality and to achieve the target habitat condition.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	September	December to January	Report on results of initial woodland enhancement and individual tree creation measures.
Y2	September	December to January	Report on results of woodland and individual tree management and development.
Y3	September	December to January	Report on results of woodland and individual tree management and development.
Y4	September	December to January	Report on results of woodland and individual tree management and development.
Y5	September	December to January	Report on results of woodland and individual tree management and development.
Y10	September	December to January	Report on results of woodland and individual tree management and development.
Y15	September	December to January	Report on results of individual tree management and development.
Y20	September	December to January	Report on results of woodland and individual tree management and development.
Y25	September	December to January	Report on results of individual tree management and development.
Y30	September	December to January	Report on results of woodland and individual tree management and development.

3.4 Adaptive Management MA-B02

3.4.1 Broadleaved Woodland

Monitoring

Monitoring results will feed into the management plan to ensure a good habitat condition score is achieved and maintained.

Establishment

Monitoring needed to ensure suitable establishment – feedback into management plan in Years 1-5, where additional planting and woodland management (clearance etc.) will occur if triggered.

Management

Ongoing surveys through Years 1 to 5 will monitor management strategy. If target criteria drop in quality/achievement, modification of management and planting/clearance etc. can be changed to achieve target condition score.

3.4.2 Individual Trees

Monitoring

Monitoring results will feed into the management plan to ensure a moderate habitat condition score is achieved and maintained.

Establishment

Monitoring needed to ensure suitable establishment – feedback into initial planting success and management plan for Years 1-5, where additional planting will occur if triggered.

Management

Ongoing surveys through Years 1 to 5 will monitor management strategy.

Appendices

Appendix A - Figures

Figure 1 – Site Boundary Plan PB-F01

Key

Red Line Boundary

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Date: 31/10/2025

Drawing Title

Site Boundary Plan

Project Title

Zip World Ltd

Client

Stephenson Halliday

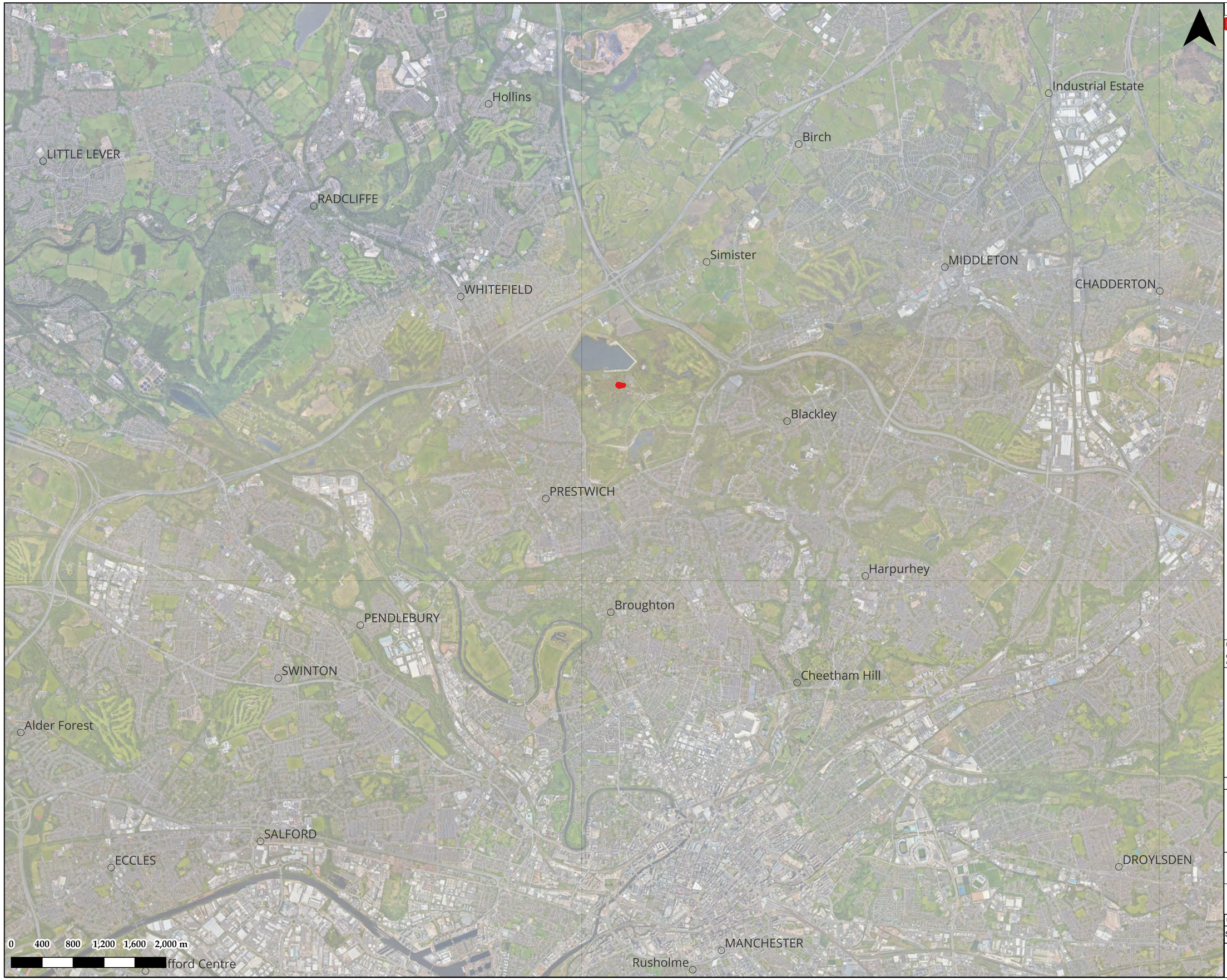
Drawn:	MC-G	Reviewed:	SC-G

Scale@A3: 1:2,756

Drawing Status

FINAL

Figure 2 – Site Context Plan PB-F02



Key

Red Line Boundary

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Stephenson Halliday

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Figure 3 – Baseline Habitats Plan BI-F02

Key

Other woodland; broadleaved

Red Line Boundary

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Site Habitat Plan

Project Title

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Figure 4 – Baseline Distinctiveness Plan BI-F03

Key

- Other woodland; broadleaved Medium Distinctiveness
- Red Line Boundary

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Figure 5 – Baseline Condition Plan BI-F03

Key

Other woodland; broadleaved
Moderate Condition

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Figure 6 – Habitat Retention Plan PM-F01

Key

- Other woodland; broadleaved Retained
- Red Line Boundary

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Figure 7 – Habitat Creation, Enhancement and Management Plan

Key

- Other woodland; broadleaved
- Red Line Boundary

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Figure 8 – Habitat Creation, Enhancement and Management Plan ~ Proposed Tree Planting Area

Key

- Tree Planting Area
- Other woodland; broadleaved
- Red Line Boundary

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Site Habitat Creation/Enhancement and Management Plan ~ Proposed Tree Planting Area

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Figure 9 – Monitoring Plan

Key

- Other woodland; broadleaved
- Tree Planting Area
- Red Line Boundary

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Drawing Title

Site Monitoring Plan (Capturing woodland management and tree planting areas)

Project Title

Zip World Ltd

Client

Stephenson Halliday

Drawn:	MC-G	Reviewed:	SC-G

Scale@A3: 1:344

Drawing Status

FINAL