

BRIDGE COLLEGE HABITAT MANAGEMENT and MONITORING PLAN

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Preamble

This document follows the format laid out in Habitat Management and Monitoring plan template issued by Natural England adapted for the particular circumstances of the project. Reference documents such as the biological net gain document are referred to in the Appendix.

1 PROJECT BACKGROUND

Author:

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(Stephen Martlew Landscape Architecture)
Unit 2 8a Loom Street Manchester, M4 6AN.

Client:

The Together Trust
Schools Hill
Cheadle
SK8 1JE

The project is located in Clayton East Manchester and includes an extension to and remodelling of the existing school buildings, as well as extended car parking provision and vehicular access. The school is managed by the Together Trust and specialises in education for special needs students aged between 16 & 25.

The architectural design and site planning work was carried out by Walker Simpson Architects. Civil Engineering works and inputs on remediation of the site was carried out by Civic Engineers.

1a Project Information

The original project was completed in 2013 and much of the site investigation completed at that time is still relevant.

The project received planning approval on October 3rd 2025 from Manchester City Council.

The original landscape is dominated by formal hedge and tree planting dominated visually by clipped Beech and Hornbeam hedges and semi mature standard trees -predominantly Himalayan Birch (*Betula jacquemontii*).

The Envance consultancy was appointed to carry out an Ecological Impact Assessment and Biodiversity Net Gain Assessment leading to a Biodiversity net gain plan.

A tree survey and Arboricultural impact assessment was also commissioned.

The site consists of Buildings associated with the college; car parking and vehicle access;

Development name and address:

Bridge College, Whitworth Street, Manchester M11 2GR

Project type -mixed on site and off site

Author Organisation :

The project author is Stephen Martlew a Chartered Member of the Landscape Institute since 1987.

Stephen Martlew Landscape Architecture , Unit 2 ,8a Loom Street ,
Manchester M46AN

Land Owner: Manchester City Council. The land is leased on a long-term basis to The Manchester College and sub-leased to The Together Trust

Responsible person/organisation for creating or enhancing the habitat:

The Together Trust

Period covered by this management plan. 2026 -2056

1b Planning Condition

PLANNING AUTHORITY Manchester City Council

PLANNING REFERENCE Permission number 142222/FO/2025 Condition 19

Planning approval was achieved on October 3rd 2025

1c ROLES & RESPONSIBILITIES

Ecological consultancy:

Envance

Westminster House ,10 Westminster Road ,Macclesfield SK10 0BX

Responsibilities: Ecological Impact Assessment / Biodiversity Net Gain Assessment /Biodiversity net gain plan.

Landscape Architectural Consultancy: Stephen Martlew Landscape Architecture, Unit 2 8a Loom Street, Manchester M46AN

Responsibilities:

Incorporation of Biodiversity Net Gain assessment and plan into planning and construction issue drawings incorporating species and specifications

Description of site use -Baseline .

Bridge college and the landscape around it consists of college buildings; car parking and vehicle access and circulation. The surrounding landscape has matured and is well maintained. The college has an ongoing contract with a Landscape maintenance company. There are more formal amenity type landscapes with mature trees and amenity shrubs and grassland close to the college and more natural grassland and hedgerow further away from the college. It should be stated that the baseline ecological assessment gave low scores for much of the existing landscape in terms of Biodiversity.

A detailed breakdown of existing baseline habitats was produced by Envance as part of the Biodiversity Net gain report.

Description of site use -Proposed

The proposals for the college include extensions to the college buildings, extensions to the car parking capacity and enhancements to the landscape to provide a 10% uplift to the biodiversity of the site.

The BNG proposals incorporated into the landscape plan include:

Native tree planting 35 in total.

Species Rich Hedgerow with native species 56 linear metres.

Wildflower meadow 105 sq.m.

The landscape plan approved by planning also includes reinstatement of formal hedging, shrub planting and amenity grassland.

2 MANAGEMENT PLAN AIMS AND OBJECTIVES

2.a Overview of proposed Habitat aims and objectives

To establish and maintain the newly planted areas of both Amenity planting and grassland and the newly planted areas fulfilling the BNG requirements as well as maintaining or improving the existing landscape elements at their current level of biodiversity or better.

The aim of the management plan is to establish these areas in the first 5 years and thereafter to ensure that the areas are adequately maintained in the following 30 years.

2b Retained and enhanced habitat protection measures

Construction phase

Protection of existing trees and habitat areas following the tree protection plan Issued for construction.

Protection and restoration of habitat areas affected by construction (chiefly affecting the modified and neutral grassland in areas affected by construction, excavation and storage of spoil on site).

Post Construction

The Together Trust will appoint a Landscape Maintenance Company to carry out agreed maintenance operations in a continuation of their current arrangements, expanded to incorporate the BNG net gain areas.

2c Habitat management proposals

Outline of stages

Stage1 Construction

Works will be carried out by the appointed Construction contractor who will be responsible for supervising all aspects of the works via an appropriate groundworks and landscape contractor. These will include site stripping and accommodation of retained spoil and soils on site in compliance with the approved Remediation Strategy.

The contractor will ensure that all existing trees and retained vegetation will be adequately protected during construction works.

The construction works will include the planting and establishment of all works required to achieve the approved Biological net gain. These works will include planting Native Hedgerow, native trees and meadow seeding.

The initial establishment of the planted elements of the project will be covered by one year's defects to cover any plant losses in the first year period.

The meadow seeding normally requires up to 3 years to fully establish and it is likely that the first year (within contract) maintenance will include removing any weed growth and allowing for a first cut of the meadow in October after the first year's growth plus allowing for overseeding of any areas of seed which have not germinated.

STAGE 2- 1-10 years Establishment

Formative maintenance of Hedgerow and trees.

Continued mowing of meadow area with annual cutting and overseeding if required.

STAGE 3 -beyond 10 years.

Management of tree and hedgerow planting incorporating potential thinning and pruning of the hedgerow.

Meadow areas to be maintained on an annual cutting cycle with an assessment of species diversity every 5 years. Gradually the species diversity should increase in the meadow areas

There will be annual reporting back by the appointed maintenance contractor on operations to be carried out and any problems or issues arising. At the same time management of existing habitats will be running alongside this.

3 ESTABLISHMENT AND MANAGEMENT

Principles informed by the design stage

The need to re-assess the Biodiversity net gain for the site arises from the redevelopment proposals for the site as well as existing Landscape treatment framed around a formal ornamental approach to landscape design close to the building, with clipped hedges and semi mature trees many of which are non-native species together with amenity shrub planting and grassland.

Further away from the building semi native shrub and hedgerow planting alongside modified grassland and semi neutral grassland.

Retained and protected Habitats

The BNG assessment highlighted a number of baseline habitat zones with calculations leading to the proposals for BNG enhancement exceeding 10% above the current levels on site.

The site is 0.54 ha in area and contains the following baseline habitats:

Built linear features 0.18 ha

Developed land (sealed surface) 0.13ha

Introduced shrubs 0.01 ha

Modified grassland 0.15ha

Other neutral grassland.0.19ha

Habitat and Condition targets

The BNG proposals incorporated into the landscape plan include:

Native tree planting 35 in total.

Species Rich Hedgerow with native species.56 linear metres.

Wildflower meadow 105 sq.m.

The landscape plan approved by planning also includes reinstatement of formal hedging ;shrub planting and amenity grassland.

These are calculated to offset losses caused by the development.

Habitat Retention.

The management of the site post construction involves restoring or maintaining exiting habitats to their current level of biodiversity or better as well as establishing and maintaining the BNG net gain works.

Creation Enhancement and Management targets and Prescriptions

Habitat feature type	Target condition		Habitat Creation or Enhancement and Management Prescriptions
Native tree planting	Mature tree growth		Establishment of trees in first 5 years replacing any failed trees-remove tree stakes . Carry out any formative pruning required to ensure healthy growth and development. After 10 years monitor need for crown lifting and thinning to eliminate shading of meadow areas beneath trees.
Species Rich Hedgerow with native species.	Mature hedge with a diversity of species and understorey		Years 1-5 maintain and establish healthy growth. Weed out any invasive/unwanted species. Year 5 onwards maintain hedging to produce healthy growth cutting back or laying hedgerow species to maintain at height of up 3-7m. Coppice hazel planting on a 7-10-year cycle for hurdles and stakes or 12-15 years for thicker wood for fuel. Monitor for increased species diversity over time.
Wildflower meadow	Established wildflower meadow with an increasing diversity of species annually		Cut annually in October removing cuttings from site. Aim to maintain low fertility in soil and monitor for increased species diversity and adaptation of species to environmental issues such as increasing shade from trees.

Habitat creation and management-Risk register and remedial measures

Risk factor	Habitat	Trigger for action	Remedial measures
Plant diseases Climatic change Drought Stability of trees and hedging	Native tree planting Hedgerow	Monitor for signs of die back or poor growth. Maintain an awareness of trends and issues affecting plant communities	Ascertain issue or problem and assess potential treatments. Allow for watering in drought conditions year 1-3 Carry out remedial pruning to cut out unhealthy growth/or remove and replace sections of affected planting. Refirm or replace unstable trees and hedging plants.
	Meadow	Signs of die back and poor growth within the meadow area.	As with all natural habitats meadow areas change over time and species ratios will alter based around environmental conditions such as soil moisture and shading .It is to be expected that over a 50 year period climatic conditions will change towards greater warmth and higher rainfall overseeding areas to address the change in balance of species will be required at 10 year intervals following assessment of the state of the meadow area.

MONITORING SCHEDULE

Habitat Monitoring Methods Monitoring interval and timing. Management Targets and prescriptions

New habitats

Habitat	Target Condition	Monitoring interval and timing	Habitat creation
Native tree planting	Mature trees	1 per year Annual inspection and reporting after year 5 Formative maintenance of Hedgerow and trees year 1-5 monitor growth and health of plants. Watering in drought conditions where required Adjust tree stakes and ties. Remove stakes after 5 years.	Mature healthy native trees
Species Rich Hedgerow with native species.	Mature hedgerow with species diversity and species rich ground layer	Site inspection-removal of weed growth by hand weeding. Allow for formative pruning and reduction in height beyond 5m height. Allow for coppicing on a 7-10-year cycle for Hazels and laying to 1m. height for Hawthorn and Blackthorn	A mature species rich hedgerow with an increasingly rich ground flora
Wildflower meadow	Wildflower meadow with increasing biodiversity	Annual cutting down to 25mm In October cuttings taken offsite. Meadow to be monitored annually for increased biodiversity.	A mature species rich meadow

Existing habitats

Habitat	Monitoring Methods	Monitoring interval and timing
Modified grassland	Proceed with general maintenance regime	As per cutting schedule allow for minimum 4 cuts per year down to 25mm.
Other neutral grassland	Proceed with general maintenance regime	As per cutting schedule allow for minimum 4 cuts per year down to 25mm.
Introduced shrubs	Proceed with general maintenance regime	4 per year or less. Remove weeds by hand.
Tall forbs	Proceed with general maintenance regime	1 per year strim back in late winter /early spring annually
Individual trees	Proceed with general maintenance regime	Annual inspection and reporting after year 5
Non-native and ornamental hedgerow	Proceed with general maintenance regime	Trimming annually November-March
		REPORTING BACK AND ASSESSMENT OF BIODIVERSITY ON A 5 YEAR CYCLE

4 MONITORING

Monitoring Strategy

The Together Trust will manage the management and maintenance process on site post completion of construction with a contract let to an approved Landscape Maintenance company. The current arrangement for maintenance is that the Landscape Management company work to an agreed schedule and report any issues back to the college. Attendance onsite is monitored and the Company sign in and indicate the procedures carried out on a return sheet

Monitoring Methods and intervals

Monitoring reporting

The landscape maintenance company will report back to the Together Trust on issues such as replacement planting and would report back on issues such as replacing any elements of the scheme which may have failed. The contractor will be working to a maintenance schedule issued by the Together Trust. Any replacements will be carried out at the appropriate time and season. The maintenance regime would cover the establishment of the new planted elements of the project in a more intensive way for the first 5 years as well as general maintenance of the rest of the site.

The landscape maintenance company will report back to the Trust on general maintenance operations being carried out with an annual report form and a 5-yearly reassessment of the Biological Net Gain.

Timing

Interim reporting back to the Trust by the Maintenance Company will be on an annual basis. Site visits with different operations will comply with the management schedule and the contractor will report back following each visit detailing operations carried out and highlighting any issues.

On a 5 year cycle an assessment of the Biodiversity of the site will be carried out by a suitably qualified and competent person to ascertain how the Biodiversity of the site compares to the Baseline and Target metrics of the project using the same methods of calculation. The 5-year assessment should use the Biodiversity Metric rules and principles

Reporting back to the Local Authority or other Responsible body will provide an update of the Biodiversity on the site listing the Habitat types from both the

baseline study to the agreed BNG strategy and compare back across the timescale to chart progress. The reporting will aim to be as concise as possible but complying with requirements of the Local Planning authority.

Creation Enhancement and Management Targets and Prescriptions

Habitat type	Target condition	Habitat Creation or Enhancement and Management Prescription
Native tree planting	Mature trees	Monitor for pests and diseases. Carry out formative pruning such as crown raising where necessary. Remove tree stakes and ties at year 5
Species Rich Hedgerow with native species	A mature hedgerow with species diversity.	Allow for. Formative pruning. Coppice Hazels on a 7-10-year cycle
Wildflower meadow	Species rich wildflower meadow	Allow for continued annual cutting in October down to 50mm. Do not use fertilisers and aim to maintain low fertility.
Existing habitats		
Introduced shrubs	Maintain in current condition or better	Follow existing maintenance regime allow for formative pruning
Modified grassland	Maintain in current condition or better	Cut down to 20mm 10 minimum cuts per year.
Other neutral grassland	Maintain in current condition or better	Cut down to 20mm 5 minimum cuts per year.
Existing tree planting	Maintain in a healthy condition	Allow for formative pruning to maintain trees in a healthy and safe condition

REPORTING BACK AND ASSESSMENT OF BIODIVERSITY TO TAKE PLACE ON A 5 YEAR CYCLE

Monitoring strategy for each habitat

Habitat Feature type	Monitoring methods	Monitoring intervals and timing
Native tree planting	General maintenance on an annual cycle after trees are established. 2 visits per year monitoring for pests and diseases.	Annually with 5 yearly assessment of biodiversity gain from the baseline
Species Rich Hedgerow with native species	Annual maintenance on an annual cycle. Reporting back after annual maintenance cycle to recommend actions such as replacing any dead or dying planting.	Annually with 5 yearly assessment of biodiversity gain from the baseline
Wildflower meadow	Annual cut in October with report back annually on growth and species diversity increases.	Annually with 5 yearly assessment of biodiversity gain from the baseline

REPORTING BACK AND ASSESSMENT OF BIODIVERSITY TO TAKE PLACE ON A 5 YEAR CYCLE

Adaptive management

Subject to discussion and consultation there may be scope to enhance the biodiversity of existing areas of the site such as the modified and other neutral grassland through simple variation of mowing regimes and localised enhancements such as wildflower plug planting.

In the new meadow areas mixed in with tree planting shade patterns will increase which will affect the meadow beyond 5 years, so measures such as crown raising ought to be considered.

There is also scope to assess how climate change in varying degrees is affecting the landscape over a 30-year period.

Reference documents

Bridge College -Biodiversity Net Gain Assessment. September 2025

Author : Envance

Arboricultural Method Statement May 2025

Author Envance

