NATURAL ENGLAND

Department for Environment Food & Rural Affairs

Habitat Management and Monitoring Plan

Site Name:	Wythenshawe Park Sports Hub, Wythenshawe Road, Wythenshawe, Manchester M23 0PH
Date:	10/06/2026
Version:	2.0



Author:

arbtech

Client:

Etec Contract Services Ltd

Contents

1. Project Background 2

Summary of Management Plan 2
Site Boundary Plan PB-F01 3
Site Context Plan PB-F02 4
Phasing strategy 5
Roles and Responsibilities 5
Land Use Summary 6
Site Context Photos PB-F03 6
Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01 7
Baseline and Environmental Information 8

2. Planned Management Activities 10

Principles Informed by Design Stage 13
Habitat and Condition Targets PM-T01 14
Habitat Retention 24
Habitat Retention Plan PM-F01 24
Creation, Enhancement and Management Targets and Prescriptions ..... **Error! Bookmark not defined.**
Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 ..... **Error! Bookmark not defined.**

3. Monitoring Schedule 25

Monitoring Strategy 25
Monitoring Methods and Intervals MS-T01 25
Monitoring Reports 27
Adaptive Management 28

Version Control

The version control is used for updates to the content. Record the initial version and further version control details in this table each time the management plan is altered throughout the management and monitoring period.

Version	Issue Status	Prepared by / Date	Approved by / Date
0.1	Draft	David Hill-Chambers – Graduate Ecologist	10/06/2026
0.2	Proof	Elen Griffin – Senior Ecologist	12/06/2026
1.0	Final	David Hill-Chambers – Graduate Ecologist	15/06/2026
2.0	Updated	David Hill-Chambers – Graduate Ecologist	27/07/2026
3.0	Updated	David Hill-Chambers – Graduate Ecologist	03/08/2026

Document Details

Provide ownership, copyright and licensing information within this table.

Authorship Details
Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.
© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

1. Project Background

Summarise the key aspects of your management plan in this section. Table PB-B01 can be extended to suit the specific needs of individual projects.

Site Overview PB-B01	
Project type	On-site
Development Name and Address	Wythenshawe Park Sports Hub, Wythenshawe Road, Wythenshawe, Manchester M23 0PH
BNG Project Name and Address	Wythenshawe Park Sports Hub, Wythenshawe Road, Wythenshawe, Manchester M23 0PH
Author Organisation	Arbtech Consulting Limited
Landowner	Manchester City Council (Parks, Leisure and Recreation Service)
Land Manager	Manchester City Council (Parks, Leisure and Recreation Service)
Responsible person/organisation for creating or enhancing the habitat	Etec Contract Services Ltd
Period covered by this management plan	Establishment works, then 30 years including the option of phased 30-year periods of habitat creation
Planning authority	Manchester City Council
Planning reference (if applicable)	***144282/VO/2025***
BNG register reference (if applicable)	N/A - using for on-site
Central OS grid reference	SJ 81012 89862
Metric revision/title	Statutory Biodiversity Metric - Wythenshawe Park - M23 0PH - 38561556 - 3.0 - 24092025
Are any Irreplaceable Habitats present onsite	Yes: ☐ No: ☒

Summary of Management Plan

Habitats to be Retained, Created and Enhanced PB-B02

This report is prepared to inform a planning application with Manchester City Council. The proposal is described as: “The construction of a new leisure facility, with associated outdoor sports areas.”

The following habitats will be created and enhanced within the site:

- Created other neutral grassland (Moderate condition) – 0.08ha
- Enhanced other neutral grassland (Moderate condition) – 1.26ha
- Created scattered trees (Moderate condition) – 0.36ha (88 native trees)
- Created native hedgerow (Poor condition) – 0.084km

The following habitat units will be retained within the site and are not subject to any management proposed within this HMMP:

- Modified grassland (Poor condition)
- Developed land, sealed surface
- Buildings
- Existing athletics track

Timescales for Actions PB-B03

The creation of the habitats on site will be after the Local Planning Authority (LPA)/Responsible Body (RB) is notified. This would be the whole site. This will be completed in accordance with the parameters stated in the legal agreement and in accordance with this HMMP.

Monitoring Requirements PB-B04

The habitats created on site will be subject to ecological monitoring surveys. These will start in year 1 of each phase (if more than 1), then years 2, 5, 10, 15, 20, 25 and 30. The surveyor will complete a monitoring schedule after each monitoring visit which will outline the habitat types and conditions present and recommend remedial measures if required.

As such, this management plan is considered iterative and may be updated on the results of monitoring visits to achieve the stated habitat aims. The responsible authority will be consulted if any significant changes in the number or type of units are foreseen before the end of the 30-year period.

Required Consents and Licences PB-B05

None required.

Funding PB-B06

Manchester City Council (Parks, Leisure and Recreation Service)

Legal Agreement PB-B07

Habitat creation does not require a legal agreement as agreed with the Local Planning Authority and Responsible Body.

Site Boundary Plan PB-F01



Site Context Plan PB-F02

This plan should show the location of the site, including the LPA, boundary, national character area, and any relevant landscape scale policy or guidance information.



Phasing strategy

Will the proposed work measures be delivered in phases? PB-B08	**Yes: ☐ No: ☒**
The management plan will be created in a single effort. Management works afterwards will follow the monitoring requirements for the 30-year period.	

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		David Hill-Chambers MSc (Hons) BSc (Hons0 – Graduate Ecologist		
Organisation		Arbtech Consulting Ltd.		
Responsibility	Start Date:	The start of establishment works	End Date:	The date that the HMMP is secured under a legal agreement.
Arbtech Consulting Ltd. are responsible for the HMMP, and providing ecological advice for the creation, management and monitoring of the habitat bank as well as other constraints towards achieving the site aims e.g. any protected species presence.				
Statement of Competency				
Arbtech Consulting has provided ecological consultancy services since 2006 and have expertise with Biodiversity Net Gain, including the metric, BNG plans and management plans for habitat banks. The author of the HMMP is an ecologist of 3 years' experience, accredited on a level 1 bat licence.				

Landowner or Land Manager PB-B10	
Name or Initials	Manchester City Council (Parks, Leisure and Recreation Service)
Organisation	Manchester City Council (Parks, Leisure and Recreation Service)

Responsibility	Start Date:	Commencement of works	End Date:	30 years following completion of the last establishment works
Manchester City Council will be responsible for following and realising the aims of the HMMP on site including arranging for the personnel and equipment for the creation and management steps.				
Statement of Competency				
Manchester City Council has directly relevant management experience of habitat creation and management from their current land holdings.				

Management Organisation(s) Responsible for Implementing the HMMP PB-B11				
Name or Initials		Etec Contract Services Ltd		
Organisation		Etec Contract Services Ltd		
Responsibility	Start Date:	Commencement of works	End Date:	30 years following completion of the last establishment works
Etec Contract Services Ltd will be responsible for following and realising the aims of the HMMP on site including arranging for the personnel and equipment for the creation and management steps.				
Statement of Competency				
Etec Contract Services Ltd has directly relevant management experience of habitat creation and management from their current land holdings.				

LPA or Responsible Body for Reviewing HMMP PB-B12				
Name or Initials		Manchester City Council		
Organisation		Manchester City Council		
Responsibility	Start Date:	Commencement of works	End Date:	30 years following completion of the last establishment works

Land Use Summary

Overview of Baseline Site Use PB-B13

The survey site is centred on National Grid Reference SJ 81012 89862 and has an area of approximately 4.7ha. The site comprises numerous built structures used to facilitate the sports hub, with areas of grassland and hardstanding used for recreational purposes. The site is situated in an urban setting approximately 8 km south of Manchester City Centre. It is bordered by extensive areas of deciduous woodland, with grassland and dense residential housing to the south. Several ponds are located within the surrounding woodland, alongside a brook that flows along the site's southern boundary. In the wider landscape, the area becomes increasingly urbanised, with dense residential and commercial developments interspersed with small pockets of green space. To the east, larger areas of parkland featuring grassland and woodland provide additional natural habitats.

Overview of Proposed Site Use PB-B14

The proposed development will result in the partial loss of modified grassland, sparsely vegetated urban land, buildings and areas of sealed surface to facilitate the construction of a new leisure facility and associated outdoor sports areas. However, areas of modified grassland and the existing athletics track will be retained, whilst significant habitat creation and enhancement is proposed across the site.

Area habitat:

- Modified grassland, existing area of 4.53ha with 1.45ha retained.
- 1.26ha of modified grassland enhanced to other neutral grassland with a moderate condition target.
- 0.08ha of other neutral grassland created with a moderate condition target.
- Existing scattered trees, 0.0896ha retained.
- 88 additional native trees to be planted (0.3583ha total) with a moderate condition target.
- 0.084km of native hedgerow to be created with a poor condition target.
- Existing athletics track and associated sealed surfaces retained where shown on the proposed plans

Site Context Photos PB-F03

Please include two overview photographs of the site in its current form here. Include additional photographs in an appendix if needed. Tick if additional photographs are provided in the Appendices

☒ Reference: Click or tap here to enter text.





Site Baseline, Environmental Information and Associated Impacts Checklist PB-T01

Consider the Baseline and Environmental Information listed below. These are likely to be appropriate factors informing your proposals and project design. They can provide the reviewer with important contextual information for the management prescriptions provided later in this document. Use your professional judgement to determine which factors are relevant to your specific project.

Please use the check box to indicate which are included in your plan. For any not included, provide brief reasons why the factor is not relevant to your project using your professional judgement. Where this information is provided elsewhere, you can reference existing reports and, or, plans that have informed your decisions. For the templates for each heading see pages 3-20 of the Companion Document.

Baseline and Environmental Information	Prompts for when these may be relevant. This is not an exhaustive list. Use your professional judgement to determine which are required for your HMMP	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?	☐	N/A – One designated sites is within 2km of the site but is closer than 500m with no anticipated impacts from the development.
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?	☐	N/A – The proposed habitats will provide additional habitat opportunities for protected and notable species. The loss of the bat roost will be mitigated under an EPSL.
Invasive Non-Native Species (INNS)	Are any INNS present onsite that could affect the proposals?		N/A – No invasive, non-native species present.
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?	☐	N/A - Habitats present on site and schedule for creation are unlikely to significantly impact any protected species.
Baseline Habitats Survey	Is this current and important HMMP information located in a separate document? If so, provide details on where it is located.	☒	EcIA - Wythenshawe Park Sports Hub - M23 0PH - 38561556 - 2.0 - 24092025
Public Access	Has public access, or proposals to allow public access, influenced your management prescriptions? If so, how?	☒	Yes - The site will be used by the public, for recreational, sport and leisure purposes. Habitats creation considered significant will be appropriately protected from such recreational pressures.
Climate	Are local climate conditions and, or, climate change likely to impact the target habitat retention, creation or enhancement?	☐	N/A - No significant constraints.
Geology and Topography	Any geological or topographical constraints or opportunities?	☐	N/A - Site topography is not considered a constraint.
Agricultural Land Status	Does the site support any land favourable for agricultural management? Could this affect the proposals?	☐	N/A – Site is urban.
Soils and Substrates	Do soils and substrates present any constraints or opportunities?	☐	N/A - Local soil is not thought to present a significant obstacle to the habitat bank creation.
Contaminated Land	If there is any contaminated land, will this present any constraints?	☐	None known
Hydrology and Drainage	Will the site hydrology present any constraints or opportunities?	☐	N/A - No significant constraints.
Flood Risk Zones	Is the site within a flood risk zone? Will that present any site management risks?	☐	N/A - No significant constraints.
Landscape Character and Designations	Does the landscape character of the site present any constraints or opportunities?	☐	None, no foreseen visual constraints.
Historic Land Use	Does the historic land use present any constraints or opportunities?	☐	None, no foreseen historic constraints.
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

Baseline and Environmental Information

Baseline Habitats Survey

Ecologist responsible for baseline surveys (BI-T03)	
Name or Initials	David Hill-Chambers – Graduate Ecologist
Organisation	Arbtech Consulting Ltd.
Survey Date	17th March 2025 and 27th August 2025
Statement of Competency	
David Hill-Chambers has been a professional ecological surveyor for over 3 years and is experienced with habitat and protected species surveys including UKHab and BNG condition assessment, as well as completing the Statutory BNG metric.	
Survey conditions and limitations	
The initial survey was undertaken outside of the optimal survey season; however, this is unlikely to have affected the survey results given the current site usage and the species assemblage present on-site.	

Habitat Degradation

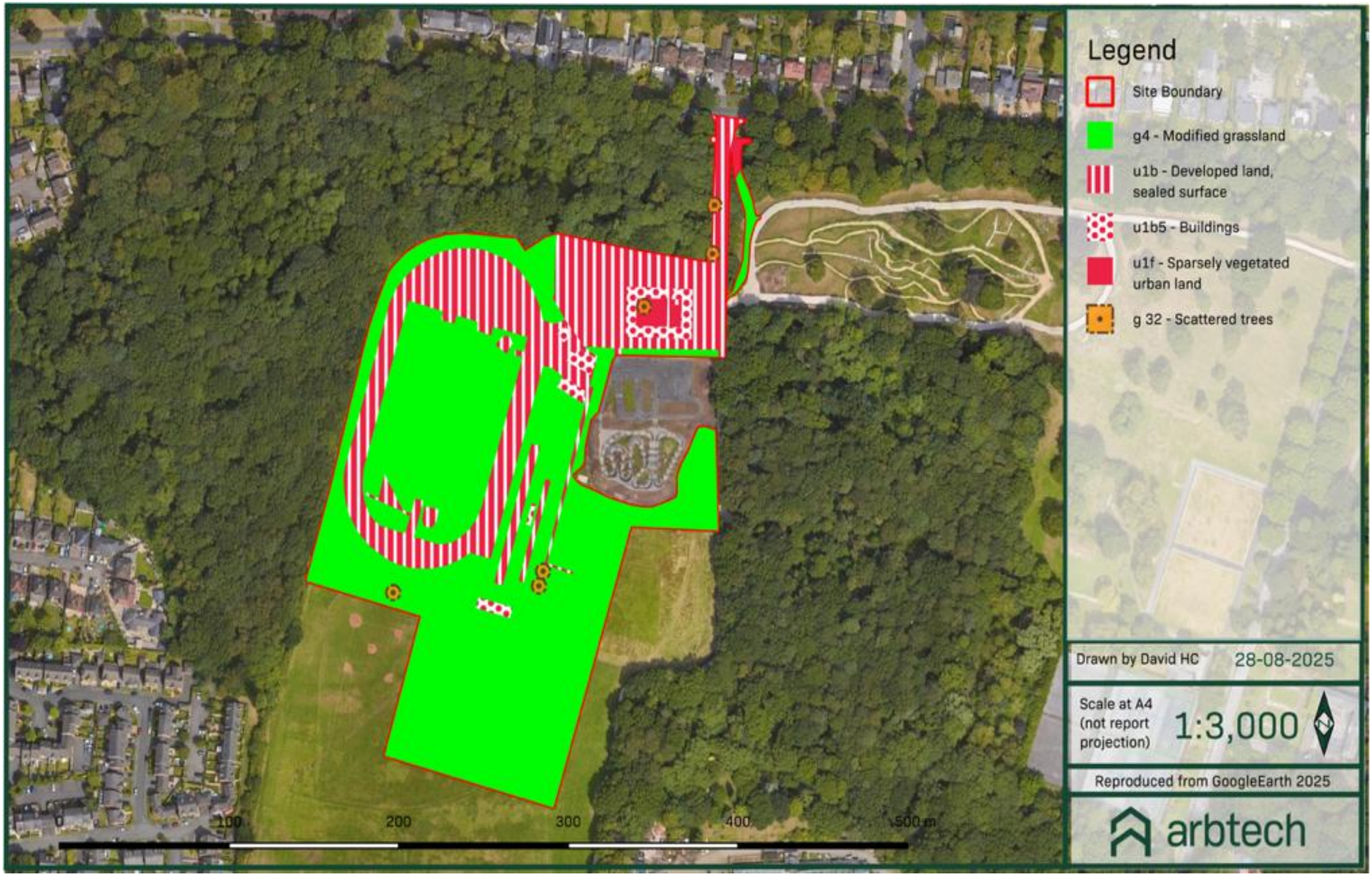
Are there any signs or evidence that the baseline habitats have been purposefully degraded since 30th January 2020? (BI-B05)
The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident of satellite imagery obtained from Google Earth, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since January 2020.
If habitats have been purposefully degraded, provide details of how this has been accounted for (BI-B06)
N/A – No habitat degradation.

Baseline Habitat Descriptions and Condition

Use the following tables to provide details of the relevant baseline habitats information. Provide a concise overview of the justification for the condition chosen for each parcel(s) in the appropriate column.

Habitats (BI-T04)

Parcel Refs	Habitat Type and Code	Irreplaceable	Priority	Description and Condition Justification	Condition	Area (ha)
Urban	**u1b** Developed land, sealed surface	No	No	Areas comprising hardstanding, sports surfaces, paths, access roads and other sealed surfaces associated with the existing sports hub. Habitat condition is not assessed under the Statutory Biodiversity Metric and is assigned no intrinsic biodiversity value.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	1.33941ha
Urban	**u1b5** Building	No	No	Built structures associated with the sports hub and ancillary facilities. Habitat condition is pre-determined as not applicable under the Statutory Biodiversity Metric, although buildings may provide ecological value for protected species as assessed separately.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	0.11203ha
Urban	**u1c** Sparsely vegetated urban land	No	No	Areas of disturbed ground supporting scattered ruderal vegetation and limited plant cover. The habitat is species-poor and provides only limited ecological value, resulting in an assessment of poor condition.	***Poor Condition*** Passes 1 of 3 criteria. Assessed using the 'urban' habitat condition sheet.	0.04411ha
Grassland	**g4** Modified grassland	No	No	Species-poor grassland dominated by Yorkshire fog, maintained through regular mowing for recreation. The sward is generally uniform with limited botanical diversity, supporting fewer than 6–8 vascular plant species per square metre. Assessed as being in poor condition.	***Poor Condition*** Passes 5 of 7 criteria but fails essential criterion A. Assessed using the 'grassland low' habitat condition sheet.	3.21556ha
Grassland	**g4** Modified grassland	No	No	The modified grassland comprises a large open area managed through a biannual mowing regime to maintain a short, relatively uniform sward. Yorkshire fog is the dominant species, with occasional occurrences of creeping buttercup, white clover, perennial ryegrass, red clover, curled dock and common ragwort. The habitat supports fewer than 6–8 vascular plant species per square metre and lacks scrub, bracken, bare ground and invasive non-native species. The grassland is regularly used for recreation and is assessed as being in poor condition.	***Poor Condition*** Passes 4 of 7 criteria but fails essential criterion A. Assessed using the 'grassland low' habitat condition sheet.	1.30958ha
Tree	**32** Scattered trees	No	No	Individual and small groups of trees distributed throughout the site, providing structural diversity and ecological connectivity. The existing trees are assessed as being in moderate condition and contribute habitat for birds, invertebrates and other wildlife.	***Moderate Condition*** Passes 4 of 6 criteria. Assessed using the 'individual tree' habitat condition sheet.	0.0896ha


Legend
Site Boundary
g4 - Modified grassland
u1b - Developed land, sealed surface
u1b5 - Buildings
u1f - Sparsely vegetated urban land
g 32 - Scattered trees
Drawn by David HC
28-08-2025
Scale at A4 (not report projection)
1:3,000
Reproduced from GoogleEarth 2025
arbtech
0
100
200
300
400
500 m


Legend
Enhancement Site Boundary
g4 - Modified grassland
Drawn by David HC
01-09-2025
Scale at A4 (not report projection)
1:2,000
Reproduced from GoogleEarth 2025
arbtech
0
50
100
150
200
250
300
350 m

Baseline Habitats Photos (BI-F04)

From Preliminary Ecological Assessment (PEA) survey



Figure 1: Developed land, sealed surface



Figure 2: modified grassland



Figure 3: Sparsely vegetated urban land



Figure 4: Building



Figure 5: Scattered trees



Figure 6: Modified grassland

2. Planned Management Activities

Provide the site-wide aims and objectives. These should consider the Project Background information section outlined above as well as the outcomes of the Metric.

Management Plan Aims and Objectives PM-B01

The main aim of this management plan is to enhance areas of species-poor modified grassland to other neutral grassland and create native tree and hedgerow planting to provide sufficient Biodiversity Net Gain units to offset the loss of habitats associated with the construction of the new leisure facility and associated outdoor sports areas. The created and enhanced habitats will also provide additional foraging, sheltering and commuting opportunities for a range of taxa.

The objectives are:

Area and Linear Habitats

- Enhance 1.26ha of modified grassland to other neutral grassland, targeting moderate condition.
- Create 0.08ha of other neutral grassland, targeting moderate condition.
- Plant 88 native trees (0.36ha total habitat area) throughout the site, targeting moderate condition.
- Create 0.084km of native hedgerow adjacent to the sports hub and car park.
- Retain 1.45ha of existing modified grassland in poor condition.
- Retain the existing athletics track and associated sealed surfaces.

Principles Informed by Design Stage

The project's BNG target(s) should be set and documented early in the design process. Outline how background and baseline information influenced key design principles for the project from an early stage. This can provide useful context for the proposed retention, creation and enhancement measures.

Design Principles Informed by Baseline Information PM-B02

The project design has been guided by key principles such as landscape character, baseline habitats, strategic significance and climate. Each of these factors has been meticulously considered during the design stage of the habitat creation proposals to ensure the project's feasibility and success.


Legend
Site Boundary
u1b - Developed land, sealed surface
g4 - Modified grassland
g3c - Other neutral grassland
u1b5 - Buildings
32 - Scattered trees
u1 847 - Urban introduced shrub
h2a - Native hedgerow
Drawn by David HC
28-08-2025
Scale at A4 (not report projection)
1:3,000
Reproduced from GoogleEarth 2025
arbtech
0
100
200
300
400
500 m


Legend
Site Boundary
g3c - Other neutral grassland
g4 - Modified grassland
g 32 - Scattered trees
Drawn by David HC
24-09-2025
Scale at A4 (not report projection)
1:1,400
Reproduced from GoogleEarth 2025
arbtech
0
50
100
150
200
250 m

Habitat and Condition Targets PM-T01

This table presents a summary record of what you have agreed to deliver based on the biodiversity metric. These habitat condition targets form the basis of what the management plan is setting out to achieve. Include the relevant 'Area', 'Hedgerow', and 'Watercourse' types to be implemented and managed throughout the period of 30 years or more.

Baseline Habitat Type	Target Habitat Type	Parcel / Feature Refs	Baseline Condition	Targeted Condition	Years to Targeted Condition	Condition Assessment Targets	Comments
Modified grassland	Other neutral grassland	1.25658ha	Poor	Moderate	10	Moderate condition targeting criteria A, B, C, D, and E	
N/A	Other neutral grassland	0.080006ha	N/A	Moderate	10	Moderate condition targeting criteria A, C, D, and E	
N/A	Urban tree	0.1954ha	N/A	Moderate	27	Moderate condition targeting criteria A, B, and F	
N/A	Native hedgerow	0.084ha	N/A	Poor	5	Poor condition targeting criteria B1, B2, D1, D2	

Creation, Enhancement and Management Summary (UT-T01)

Individual Trees

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 9. Individual Trees

Target Habitat:			Individual trees in 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).	Yes	Site individual trees	New proposed trees, 12 No. native small trees in moderate condition (type Birch and Wild Cherry)	N/A	Ground preparation and planting. Each tree should be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls should be soaked thoroughly in water before planting and root balls should be loosened to expose restricted roots before planting. The planted trees and shrubs should then be backfilled ensuring there are no air pockets around roots or any roots protruding out of the ground. Species planted should be native in order to achieve a moderate condition. Timing It is best to prepare the land during the summer ready for planting between November and March. Planting trees before the new year helps ensure better rooting and subsequent establishment including faster growth during the first growing season.
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no	Yes	Site individual trees	Individual native trees will be planted across the site at appropriate spacing to allow for healthy crown development at maturity without excessive competition. Trees will be distributed to contribute to overall canopy	N/A	Trees will be monitored annually during the establishment period for signs of poor growth, damage, disease or mortality. Any failed specimens will be replaced during the next available planting season with matching native species. Appropriate watering, mulching and protection measures will be maintained during establishment to

	individual gap being >5 m wide (individual trees automatically pass this criterion).			connectivity across the site and wider landscape. Species selection will comprise native species appropriate to the local area, including birch and wild cherry.		encourage healthy crown development and long-term canopy continuity. Pruning will be limited to removal of dead, damaged or crossing branches and undertaken in accordance with arboricultural best practice to maintain healthy canopy structure.
C	The tree is mature (or more than 50% within the block are mature).	No	Site individual trees	N/A	N/A	As the trees will be newly planted the suggested species would not reach maturity within the expected time to target condition and therefore is not targeted.
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.	No	Site individual trees	N/A	N/A	Managed through and general management activities.
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	Site individual trees	N/A	N/A	As the trees will be newly planted the suggested species would not reach a maturity to develop ecological niches within the expected time to target condition and therefore is not targeted.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Site individual trees	The tree planting area is located with an area of modified grassland	N/A	Management of the grassland should ensure that the percentage coverage of bare ground does not exceed 5% of the total area and will therefore ensure that the trees are oversailing vegetation.

Individual Trees

Creation, Enhancement and Management Detailed Methods (UT-T02)

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

Action	Timing	Prescriptions
Management	Establishment works (Year 0)	Each tree should be planted within a hole three times as wide of the supplied pot and of a similar depth. Root balls should be soaked thoroughly in water before planting and root balls should be loosened to expose restricted roots before planting. The planted trees and shrubs should then be backfilled ensuring there are no air pockets around roots or any roosts protruding out of the ground. Species planted should be native in order to achieve a moderate condition.
Aftercare	When required, checked annually in autumn (Year 1-5)	Provision of stakes and biodegradable guards. Guards to be left on for a minimum of 5 years. At the end of each growing season all plant failures are to be 100% replaced.
Short term management	When required, checked annually in autumn (Year 5-10)	Stakes should be checked and any broken or damaged stakes during this time would be removed (as above) and replaced with ties re-fixed

Long term management	Year 10+	No application of chemical fertilisers. Management will ensure well-balanced crowns and/ or natural shape by preventing over competition. Management should ensure that good horticultural practice is employed to encourage long-term health and vitality of all trees.
Supplementary fertilising	Annually in the winter (Year 1-10)	Apply a light dressing of well-rotted manure, note the overuse of manure fertilisers will encourage vigorous grasses and weeds to grow.

Hedgerow

Creation, Enhancement and Management Summary (HD-T01)

Provide details of the approach to delivering each of the targeted condition criteria and hedgerow type. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 8. Hedgerow

Target Hedgerow Type:			Native hedgerow in poor condition			
Condition Assessment Criteria		**Targeted?**	**Relevant Features**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A1	Height >1.5m average along length.	No	Native hedge	N/A	N/A	N/A
A2	Width >1.5m average along length.	No	Native hedge	N/A	N/A	N/A
B1	Gap – hedge base Gap between ground and base of canopy <0.5m for >90% of length.	Yes	Native hedge	Planting will be undertaken at a high density using a staggered double row arrangement to encourage dense basal growth and minimise gaps at the base of the hedgerow. Any failures within the first five years will be replaced during the next planting season.	N/A	The hedgerow will be managed through periodic trimming to encourage dense lower growth. Gapping-up will be undertaken where necessary using matching native species to maintain canopy continuity and minimise basal gaps.
B2	Gap – hedgerow canopy continuity Gaps make up <10% of total length; and no canopy gaps >5m.	Yes	Native hedge	Native shrub species will be planted at appropriate spacing to ensure canopy connectivity as the hedgerow matures. Planting will avoid excessive spacing and include species with varied growth forms to encourage a continuous canopy structure.	N/A	The hedgerow will be inspected for excessive gaps or poor establishment. Any dead or diseased specimens will be replaced, and rotational cutting will be used to maintain a continuous canopy with gaps kept below target thresholds.
C1	Undisturbed ground and perennial vegetation >1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: • measured from outer edge of hedgerow, and	No	Native hedge	N/A	N/A	N/A

	• is present on one side of the hedge (at least)					
C2	Nutrient-enriched perennial vegetation Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	No	Native hedge	N/A	N/A	N/A
D1	Invasive and neophyte species >90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA) and recently introduced species.	Yes	Native hedge	The hedgerow and adjacent buffer will be established using native species only. Imported soils and materials will be sourced responsibly to minimise the risk of introducing invasive or non-native plant species.	N/A	Annual inspections will be undertaken to identify invasive or non-native species. Any such species identified will be removed promptly using appropriate manual or chemical control methods in accordance with relevant guidance and legislation.
D2	Current damage >90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	Yes	Native hedge	Protective measures, including fencing or marker posts if required, will be installed during establishment to prevent trampling, vehicle damage or compaction associated with construction and site activities.	N/A	The hedgerow will be protected from regular vehicle overrun, storage of materials and excessive pedestrian pressure. Any damaged sections will be repaired promptly, and ongoing inspections will monitor for signs of anthropogenic damage.

Hedgerow

Creation, Enhancement and Management Methods (HD-T02)

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

Action	Timing	Prescriptions
Management	Establishment works (Year 0)	Prepare the ground by cultivating a strip approximately 60–90cm wide and one spade depth deep. Native hedgerow species of local provenance will be planted in a staggered double row approximately 45–60cm apart, with plants spaced approximately 90cm apart within each row to promote a dense hedgerow structure. Species will include hawthorn Crataegus monogyna, blackthorn Prunus spinosa, hazel Corylus avellana, holly Ilex aquifolium and field maple Acer campestre. Plants will be set back sufficiently from hardstanding and boundaries to allow the hedgerow to mature without excessive cutting. Planting will be undertaken between November and March in accordance with BS 4428:1989. Mulch and guards/stakes will be installed where required to aid establishment and protect against damage.
Aftercare	When required, checked annually in autumn (Year 1-5)	Newly planted hedgerows will be inspected annually for signs of plant failure, drought stress, disease, vandalism or browsing damage. Any failed or dead specimens will be replaced during the following planting season using matching native species. Weeds and competitive vegetation will be removed twice annually in spring and autumn, and bark mulch maintained to reduce nutrient competition and retain soil moisture. Watering will be undertaken during prolonged dry periods. Stakes, ties and guards will be checked annually and replaced or adjusted where required.
Short term management	When required, checked annually in autumn (Year 5-10)	Once established, the hedgerow will be managed to encourage a dense structure at the base and continuity of canopy cover. Cutting will be undertaken on a rotational basis outside of the bird nesting season (March–August inclusive), ensuring the hedgerow maintains an average

		height and width exceeding 1.5m. Any gaps that develop will be infilled using native species. A minimum 1m strip of natural vegetation will be retained adjacent to the hedgerow base to maintain ground flora and reduce disturbance.
Long term management	Year 10+	The hedgerow will continue to be managed through sympathetic rotational cutting to maintain structural diversity, canopy continuity and dense basal growth. Management will aim to maintain the hedgerow in moderate condition in accordance with the Statutory Biodiversity Metric condition criteria. Invasive or non-native species will be removed where identified, and excessive disturbance, compaction, storage of materials and nutrient enrichment adjacent to the hedgerow will be avoided. Monitoring will continue periodically throughout the 30-year management period to ensure the target condition is maintained.
Supplementary fertilising	Annually in the winter (Year 1-10)	If required, a light dressing of well-rotted manure may be applied during winter months to aid establishment and growth. Chemical fertilisers will not be used, as they may encourage dominance of coarse grasses and undesirable vegetation, reducing the ecological value of the hedgerow and adjacent buffer strip.

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Summary (GH-T01)

Provide details of the approach to delivering each of the targeted condition criteria and habitat. Conditions from Statutory Biodiversity Metric habitat condition assessment sheets – Sheet 6. Grassland Med High and V. High.

Target Habitat				Moderate condition		
Condition Assessment Criteria		**Targeted**	**Relevant Parcels**	**Creation Approach**	**Enhancement Approach**	**Management Approach**
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. **Note – this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.**	Yes	ONG	N/A	An area of other neutral grassland (0.044ha) will be created in moderate condition. Topsoil / Subsoil: Topsoil shall be spread to min 450mm depth over planting beds and 150mm depth over turf areas and graded to fall. Topsoil should be in accordance with BS3882:2015 and where subsoil is required, to be in line with BS8601:2013. Grass Seeding: Sow late summer to mid autumn. Prepare ground by removing any existing vegetation, large stones and roughly levelling. An application of non-residual systemic glyphosate containing weedkiller may be required. Grass seed should be spread at 50g per metre squared After sowing, lightly rake over area and water After sowing, seeds will be 'bedded' in by trampling or light rolling. Bulb Planting: Plant spring flowering bulbs (e.g. daffodils, tulips, spring flowering crocus) in autumn and autumn flowering (e.g.	Recommended management prescriptions over a minimum 30-year term: Cut grassland twice annually. In late March/early April and late august/early September. This ensures the meadow does not grow excessively long and become rank but allows wildflowers to set seed and invertebrates to breed. This will also allow a diverse sward of varying lengths to naturally occur in accordance with growth characteristics of each species. Cutting twice annually will also prevent encroachment of scrub and bracken. **Targets BNG condition criteria A, B, and E.** Cut grass as to provide a heterogeneous habitat structure aiming to maintain at least 20% of grass <7cm and 20% >7cm.
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) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	Yes	ONG	N/A		
C	Cover of bare ground between 1% and 5%, including localised areas, for example, rabbit warrens.	Yes	ONG	N/A		

D	Cover of bracken *Pteridium aquilinum* less than 20% and cover of scrub (including bramble) less than 5%.	Yes	ONG	N/A	autumn crocus, cyclamen) bulbs in late summer. Plant bulbs at 25 per m2. Plant bulbs at a depth 2-3 times their height with the shoot facing upwards. Refill the holes and lightly compact soil to avoid damaging bulbs. Seed mix specified: WFT Landscape 34 by Wild Flower Turf (or similar approved): Flora (80%): Autumn Hawkbit, Betony. Birdsfoot Trefoil, Bladder Campion Common Cat's Ear, Common Knapweed, Common Sorrel, Common Toadflax, Common Vetch, Cowslip, Field Scabious, Kidney Vetch Lady's Bedstraw, Meadow Buttercup, Meadow Cranesbill Meadowsweet, Musk Mallow, Ox Eye Daisy, Perforated St John's Wort, Ragged Robin, Red Campion, Ribwort Plantain Rough Hawkbit, Salad Burnet, Self-heal, Tufted Vetch, White Campion, Wild Carrot, Wild Marjoram, Wild Red Clover, Yarrow Grasses (20%): Crested Dogstail Sheep's Fescue Soil compaction is likely to have occurred during construction on site. A site inspection should be carried out by a landscape professional to assess the level of soil compaction, including drainage testing to see if the ground is likely to become waterlogged. If the ground is deemed to be too compacted for plant growth and to drain adequately then remediation works should be carried out. This could include rotavation of the soil using a push along rotavator and/or ground being broken up with spades or small machinery. A second site inspection should then take place to ensure that the soil is fit for purpose.	As such, each cutting phase must cut 20% of the area to ground level, 60% of the area to 15cm, and the remainder to 30cm. These areas must be rotated each year to maintain a diverse sward In late March / early April and– late August/ early Sept. This will retain a diverse sward whilst limiting impacts to protected species potentially present at ground level and ensuring the natural germination of seeds. **This targets BNG condition criteria B.** Post cut, turning and drying the cut grass over 3-5 days before removing arisings off Site will allow the seeds to drop encouraging species diversity and invertebrates to relocate unharmed. **This targets BNG condition criteria A and B.** Do not apply chemical fertilisers, as the use of chemical fertilisers will encourage vigorous grasses and weeds to grow or cause large areas of bare ground due to inhospitable growing. **This targets BNG criteria C.** Management will need to remain vigilant to ensure continued absence, and if required removal of non-native species and undesired species including Bracken (*Pteridium aquilinum*) following best practice recommended for species identified. As allowing non-native and undesired species for the grassland type to grow could allow a monoculture to develop and inhibit species diversity. **This targets BNG condition criteria D.**
E	Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging activities) accounts for less than 5% of total area. If any invasive non-native species (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.	Yes	ONG	N/A		

F	There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type. **Note – this criterion is essential for achieving Good condition for non-acid grassland types only.**	No	N/A	N/A	N/A	N/A

Grassland (Medium, High, and Very High Distinctiveness)

Creation, Enhancement and Management Detailed Methods (GH-T02)

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

Action	Relevant Parcels	Timing	Prescriptions
Management – Seed mix	Site grassland	Establishment works (Year 0)	Topsoil / Subsoil: Topsoil shall be spread to min 450mm depth over planting beds and 150mm depth over turf areas and graded to fall. Topsoil should be in accordance with BS3882:2015 and where subsoil is required, to be in line with BS8601:2013. Grass Seeding: Sow late summer to mid autumn. Prepare ground by removing any existing vegetation, large stones and roughly levelling. An application of non-residual systemic glyphosate containing weedkiller may be required. Grass seed should be spread at 50g per metre squared. After sowing, lightly rake over area and water After sowing, seeds will be 'bedded' in by trampling or light rolling. Bulb Planting: Plant spring flowering bulbs (e.g. daffodils, tulips, spring flowering crocus) in autumn and autumn flowering (e.g. autumn crocus, cyclamen) bulbs in late summer. Plant bulbs at 25 per m2. Plant bulbs at a depth 2-3 times their height with the shoot facing upwards. Refill the holes and lightly compact soil to avoid damaging bulbs. Soil compaction is likely to have occurred during construction on site. A site inspection should be carried out by a landscape professional to assess the level of soil compaction, including drainage testing to see if the ground is likely to become waterlogged. If the ground is deemed to be too compacted for plant growth and to drain adequately then remediation works should be carried out. This could include rotavation of the soil using a push along rotavator and/or ground being broken up with spades or small machinery. A second site inspection should then take place to ensure that the soil is fit for purpose.
Aftercare – Seed mix	Site grassland	Year 1	Begin long-term management; by cutting the grass twice annually, this will ensure the grass area does not grow excessively long to become rank. But allows wildflowers to set seed and invertebrates to breed. The sward is anticipated to be kept short, this will be aided as species diversity increases and through the reduction of vigorous grasses by use of hemi-parasitic plants such as the yellow rattle. Additional seeding: In response to poor establishment, 'top-up' seeding can be carried out using methods like broadcasting, plug planting, or spreading green hay from a nearby species-rich meadow on similar soils. Sowing should be done in still wind conditions and when the soil is saturated but not flooded or frozen.

Short term management	Site grassland	Year 2-5	Maintain the grassland through annual cuts unless a management review suggests an alternative approach. This dynamic review will ensure that the condition of the grassland is not compromised by inappropriate management practices. The mowing regime should be reviewed annually as part of the monitoring process. If the grassland condition is improving, maintain the current mowing regime. If the grassland condition is stable or declining, the frequency of mowing must be reduced to alleviate pressure on the grassland.
Long term management	Site grassland	Years 5+	From years 5 to 30, continue to manage the grassland through annual hay cutting. This management should be maintained indefinitely unless a review suggests changing practices to meet the grassland condition requirements. If pernicious weeds or invasive species establish despite these efforts, manage these areas through strimming and/or hand pulling, typically in late summer. If these methods are ineffective, spot treatment with herbicide, such as glyphosate spray, may be used as needed.
Supplementary seeding	Site grassland	As required	Apply supplementary seeding with UK native wildflower seed mixes, sourced locally, when possible, to areas with poor uptake from previous seed applications. If monitoring reviews reveal low species diversity or dominance by grass species, consider plug planting of yellow rattle to control the dominant grasses.

Habitat Retention

Provide a concise description of the habitats that are to be retained in their baseline condition. Habitats being retained may still require ongoing measures to maintain their baseline condition.

Measures to be Implemented to Protect Retained Habitats PM-03

Habitats to be retained on site in accordance with the proposed development are as follows:

• Modified grassland – 1.45231ha
• Developed land, sealed surface (existing athletics track) – 0.708ha

Retained habitat coverage as detailed above and within the BNG assessment must be maintained in full for the required 30-year term. The retained modified grassland is currently assessed as being in poor condition and should be managed to maintain this baseline condition throughout the management period.

The retained athletics track and associated sealed surfaces will remain in situ and are not subject to habitat management. Retained habitats should be protected throughout construction and the 30-year management period to prevent accidental damage, encroachment or loss.

Habitat Retention Plan PM-F01

Provide a plan with the locations of habitats to be retained (including whether to be protected and, or, enhanced) and those to be created under this HMMP. Include parcel references if needed. Tick box if any additional plans are provided in the Appendices ☐ . Reference: Click or tap here to enter text.



3. Monitoring Schedule

To deliver BNG, a robust strategy is critical to monitor successes and challenges. Routine monitoring informs progress and facilitates the required management plan updates at set intervals.

Monitoring Strategy

Provide details of the monitoring strategy to encourage successful implementation of the management plan (MS-B01)
Habitat monitoring will commence as soon as the planting / creation and enhancement of each habitat has been completed. Annual walkovers will be conducted to evaluate the success of tree planting and hedgerow creation and management activities to identify any necessary remedial actions up to Year 5. Additionally, habitats will be assessed to determine if they meet the target criteria or are in progress to within the time to target condition required and to identify any necessary measures. The Progress Towards Habitat and Condition Measures tables from the companion document for each habitat type will be used to inform the monitoring. After Year 5, the checks will consist of a full habitat type and condition assessment with botanical surveys where required. A monitoring report, summarizing the progress on-site, will be submitted to the Local Planning Authority (LPA) in November of a monitoring year for the duration of the monitoring period. This will include an update to the Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 table from the companion document with any remedial measures.

Monitoring Methods and Intervals MS-T01

Provide details of the methods you will use to adequately monitor the progress towards the targets stated in the management plan and as agreed with the Local Planning Authority.

Monitoring methods and frequency need to be considered according to habitat type. The text below is only for illustrative purposes. Plan according to your own project and habitat requirements.

Habitat Type	Monitoring Methods	Monitoring Interval and Timing
Individual trees	To be undertaken on the planted trees Assess the habitat against its specific BNG condition criteria with a habitat survey. Establishment Phase: During the initial establishment phase of the trees on-site, monitoring efforts will concentrate on assessing the relative abundances of species throughout the sward using the DAFOR or DOMIN scales. This will involve determining if an adequate number of species from the planting have successfully established. Long-term Monitoring (Years 10–30): From years 10 to 30, the following factors will be reviewed: • Percentage cover of native species • Connectivity of the tree canopy • Presence of mature trees • Levels of vandalism or herbicide damage • Presence of ecological niches Percentage of the tree canopies oversailing vegetation	Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August

Native hedgerow	To be undertaken on the planted native hedgerow. Assess the habitat against its specific BNG condition criteria through a hedgerow condition assessment. Establishment Phase: During the initial establishment phase of the hedgerow, monitoring efforts will focus on assessing establishment success, species survival rates and the development of a continuous hedgerow structure. This will include assessing the relative abundance and condition of planted species, evidence of gaps, browsing damage, disease, invasive species and weed competition. Long-term Monitoring (Years 10–30): From years 10 to 30, the following factors will be reviewed: Average hedgerow height exceeding 1.5m • Average hedgerow width exceeding 1.5m • Presence of continuous canopy cover with limited gaps • Presence of dense basal growth with minimal gaps beneath the hedge line • Presence and condition of the adjacent 1m vegetated buffer strip • Evidence of invasive or non-native species • Evidence of anthropogenic damage, excessive cutting or nutrient enrichment • Overall structural diversity and suitability for wildlife Monitoring surveys will also assess whether replacement planting, additional management or remedial works are required to maintain the hedgerow in its target condition.	Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30 Surveys to be completed between May and August.
Other neutral grassland	To be undertaken area of creation and enhancements. Undertake quadrat sampling to identify the habitat type that is establishing and then number of species per m^2. Estimate percentage of bare ground, bramble and bracken cover. Collect a botanical species list across grassland to check against target species list	Annually from years 1-5, then every 5 years. Surveys to be completed between May and August

Monitoring Reports

Following completion of habitat creation and initial enhancement works, prepare for your monitoring report for the Local Planning Authority or Responsible Body. You should monitor each habitat type comprising the BNG project. Provide sufficient detail for the reviewing authority to assess the progress. The 'Monitoring Report Template' can help you do this. The requirements and regularity with which the monitoring reports are required are at the discretion of the LPA or Responsible Body. Prepare the monitoring requirements below.

Monitoring Report Schedule MS-T02

Provide details of the person or organisation that will be responsible for submitting the monitoring reports. Also state the responsible organisation for receiving and reviewing the reports.

Organisation Responsible for Submitting the Monitoring Reports	Organisation Receiving and Responsible for Reviewing Reports
Debbie and Willian Eastwood – Wythenshawe Parks Team	Debbie and Willian Eastwood - – Wythenshawe Parks Team

Provide details of when the monitoring surveys and reports will be undertaken and submitted. You can extend the table and adjust according to your required schedule.

Project Year	Month Report to be Submitted	Month Management Plan to be reviewed	Comments
Y1	November	September - October	Yearly Site Walkover and Reporting Walkover: A site walkover will be conducted, accompanied by a progress report. Reporting Schedule: During the establishment phase, reports will be submitted to the Responsible Body by January of the following year. Report on results of initial habitat creation measures, start of iterative Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 table for monitoring.
Y2	November	September - October	Report on progress of habitat creation and early remedial measures required for creation. Update PM-T02
Y3	November	September - October	Report on progress of habitat creation and remedial measures required for creation/management. Update PM-T02
Y4	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y5	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y10	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y15	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y20	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y25	November	September - October	Report on progress of habitat creation and remedial measures required for management. Update PM-T02
Y30	November	September - October	Final report. Update PM-T02

Adaptive Management

Summary of Adaptive Management Approaches (MS-B02)

A monitoring report is to be created for the 30 years that the habitat has to be maintained for in each targeted monitoring year, with survey and remedial actions to meet the management aims outlined per parcel per monitoring year.

- The BNG monitoring report shall be produced by a suitably qualified and experienced ecologist and shall include the following:
  - Credentials of the ecologist undertaking the monitoring (an appointed appropriately experienced ecologist).
  - Assessment of habitats against the objectives defined in the management plan
  - Any presence recorded of target species
  - Date stamped photos accompanied by detailed site notes on extent of growth and condition using indicators in the management plan with any other notes of interest
  - If the target species /habitat is not present, provide detailed site notes on factors that are / could hinder growth or establishment
  - Detailed specific recommendations (where appropriate) on management actions to promote growth /establishment of target species / habitats including timescales for undertaking actions and marked site plans to show the actions
  - Photographs from the fixed monitoring points detailed in the management plan using high quality images.
  - Each report will include evidence of source-identification for any local plants as necessary.
  - Include and update the Habitat Creation and Management – Risk Register and Remedial Measures PM-T02 table from the companion document with any remedial measures.

The aim is to have a feedback loop between monitoring, then reporting, and how any proposed changes are subsequently reflected in this plan.

The management plan for the site will be updated every 5 years, with any remedial actions to meet the targeted habitat/conditions included.