

Biodiversity Statement & Metric Assessment

Unity Primary School, Cheetwood, Manchester

A Report to: Labosport

Report number: RT-MME-181392-01

Date: December 2024

Project Information & Site Context	
Site Name & Location	Unity Primary School, Cheetwood, Manchester
Site Area (ha)	0.07 ha
Grid Reference	SD 83615 00578
Topography	Flat Topography
Project Background	In November 2024, Labosport commissioned Middlemarch to undertake a Biodiversity Metric Assessment associated with a proposed development at site Unity Primary School, Cheetwood, Manchester. The assessment is informed by an ecological assessment carried out at the site in November 2024 by Middlemarch. This was: ● Preliminary Ecological Appraisal (RT-MME-181392-04)
Summary of Proposals	The proposed development will comprise the construction of a modern artificial sports pitch with associated lighting. This assessment is based on the documentation provided by the client and detailed below: ● LSUK.24-0479-01D_PROPOSED LAYOUT_V2 – Labosport ● LSUK.24-0479-01P_UNITY LOCATION PLAN – Labosport ● LSUK.24-0479-02D_UNITY BNG PLAN - Labosport

Methods		
Biodiversity Metric	The biodiversity calculations used within this assessment were undertaken by Amy Carter MSc (Ecological Project Officer) and Ellie Rickman MSc. MCIEEM (Principal Ecological Consultant) using 'The Statutory Biodiversity Metric' ¹ and associated User Guide ² .	
Data Sources	The baseline habitat data and condition assessment for the site is detailed in Appendix 2. A Phase 1 Habitat Plan showing the extent and location of each habitat recorded on site pre-development is included in Appendix 1 (C181392-01). A post-development habitat map is included in Appendix 1 (C181392-02).	
Habitat Attributes	<i>Distinctiveness</i>	An automated score based on the type of habitat present and its value to wildlife. Highly diverse habitats such as those listed as Habitats of Principal Importance under the NERC Act (2006) or Annex 1 habitats in the Habitats Directive (1992) score highly in this category, whilst highly modified and low diversity habitats such as arable crops will have low distinctiveness scores.
	<i>Condition</i>	A score based on the quality of the habitat parcel against published condition criteria (See Appendix 2).
	<i>Strategic Significance</i>	A score based on information set out in local plans or policies. In this instance, a strategic location was defined as policies outlined within the Manchester Local Plan (Peoples Places For Everyone Adopted March 2024) ³ in the absence of the Lancashire Nature Recovery Strategy which is due to be completed by Spring 2025.
Constraints & Assumptions	The assumptions regarding target habitat types, or condition, in this report are founded on professional opinion with reference to the likely achievable habitat outcomes at the site, based on the proposed planting plans and presumed management resources. All target habitats presume the implementation of a long-term Management Plan to achieve these ends and a recommendation to this effect is given. Where the baseline value for any area, linear or watercourse features is zero (i.e. no such feature exists at the site), and where new creation of these features is proposed, the percentage uplift cannot be mathematically calculated, and the metric outputs 'N/A' in the headline results tab. However, it is accepted that any new creation where there was previously no area, linear or watercourse habitat, constitutes meeting the statutory biodiversity requirement.	

¹ Department for Environment, Food and Rural Affairs (DEFRA) (2024) Statutory Biodiversity Metric Calculation Tool.
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

² Department for Environment, Food and Rural Affairs (DEFRA) (2024) Statutory Biodiversity Metric Condition Assessments.
<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

³ Manchester Core Strategy (Places for Everyone) https://www.manchester.gov.uk/info/200074/planning/3301/core_strategy

Headline Results				
On-Site Baseline	On-Site Baseline	Habitat units	0.24	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	On-Site Post Intervention	Habitat units	0.27	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	On-Site Net Unit Change (units & percentage)	Habitat units	0.03	11.58%
		Hedgerow units	0.00	0.00%
		Watercourse Units	0.00	0.00%
Off-Site Baseline	Off-Site Baseline	Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	Off-Site Post Intervention	Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
	Off-Site Net Unit Change (units & percentage)	Habitat units	0.00	0.00%
		Hedgerow units	0.00	0.00%
		Watercourse Units	0.00	0.00%
Combined Net Unit Change (including all on-site & off-site habitat retention, creation & enhancement)		Habitat units	0.03	
		Hedgerow units	0.00	
		Watercourse Units	0.00	
Spatial Risk Multiplier (SRM) Deductions		Habitat units	0.00	
		Hedgerow units	0.00	
		Watercourse Units	0.00	

Final Results				
Total Net Unit Change <i>(including all on-site & off-site habitat retention, creation & enhancement)</i>	Habitat units	0.03		
	Hedgerow units	0.00		
	Watercourse Units	0.00		
Total Net % Change <i>(including all on-site & off-site habitat retention, creation & enhancement)</i>	Habitat units	11.58%		
	Hedgerow units	0.00%		
	Watercourse Units	0.00%		
Trading Rules Satisfied*				Yes
*you must state if irreplaceable habitats are on-site at baseline: No irreplaceable habitats were identified on-site at baseline				
Unit Type	Target**	Baseline Unit	Units Required	Unit Deficit
Habitat units	10.00%	0.24	0.26	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse Units	10.00%	0.00	0.00	0.00
**From January 2024, the UK Mandatory minimum is a 10% net gain in biodiversity for all development. Manchester City Council have set the minimum biodiversity net gain at 10%.				
Discussion				
The calculations used within the metric to quantify biodiversity units differ between habitat, hedgerow and watercourse features, consequently, the values generated are not comparable, and a net gain in one feature cannot compensate for a net loss within another feature.				
How is the target net gain percentage being delivered?	Habitat units	Only on-site.		
	Hedgerow units	N/A		
	Watercourse Units	N/A		
How many Biodiversity Units are needed off-site to meet the required net gain percentage?	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse Units	0.00		

Recommendations

The recommendations below are based on Middlemarch's current understanding of the project. If works are changed in any way these recommendations will need to be amended if appropriate.

R1	After planning permission has been approved a Biodiversity Gain Plan needs to be produced and submitted to the Local Planning Authority to provide evidence for all BNG decisions and show how BNG will be achieved.
R2	A 30-year Habitat Management and Monitoring Plan (HMMP) should be produced to set out the detailed habitat creation and enhancement specifications and long-term management prescriptions, that will be required to ensure the scheme will achieve its conservation objectives over the lifespan of the project. The HMMP should also be inclusive of a long-term monitoring strategy to measure progress against conservation objectives and inform an adaptive approach to long-term management.

Quality Assurance

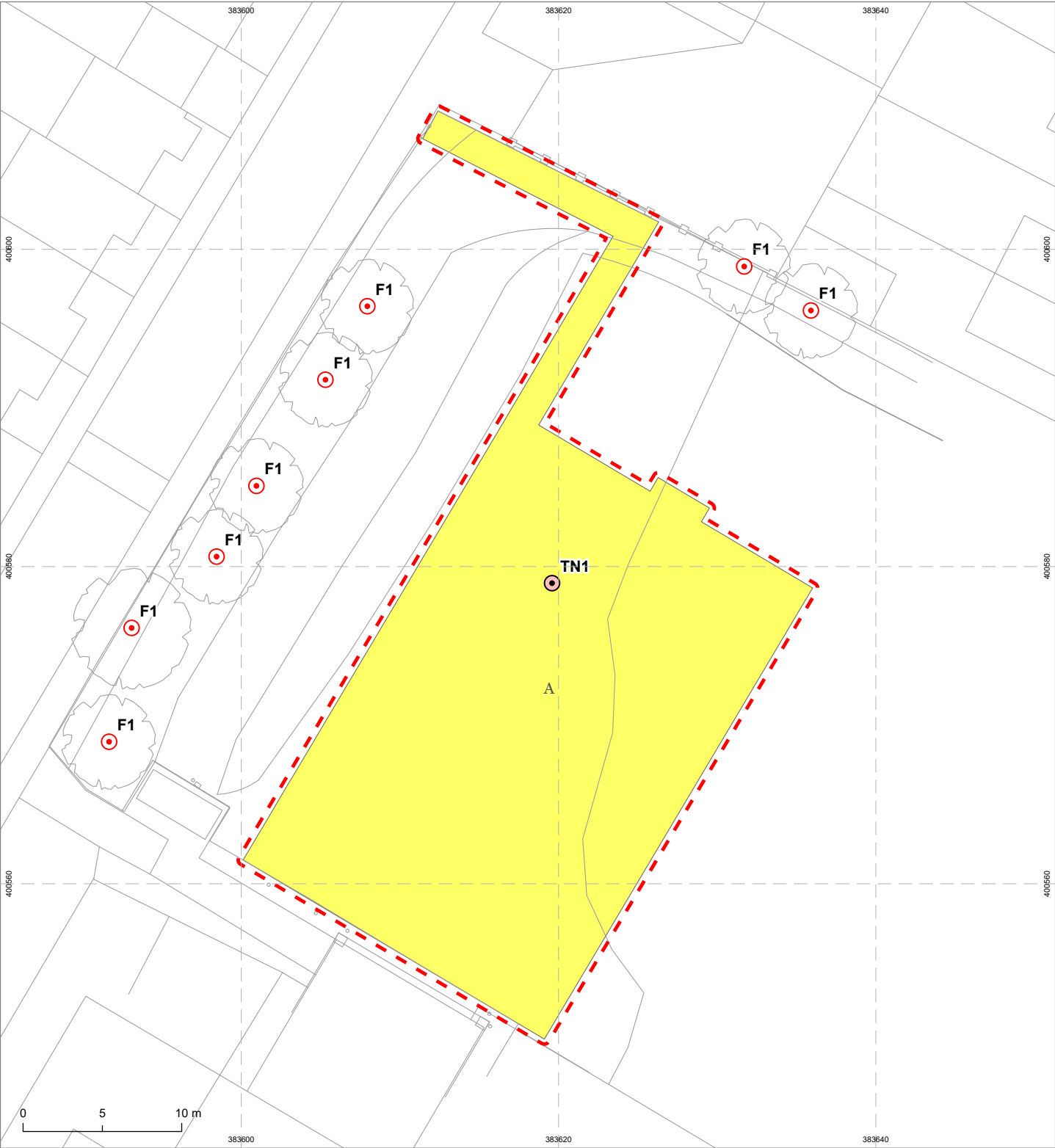
Date	Version	Author	Checked & Approved By
18/12/2024	Draft	Amy Carter MSc (Ecological Project Officer)	Ellie Rickman MCIEEM (Principal Ecological Consultant)

Appendix 1

Drawings

Drawing C181392-01 – Phase 1 Habitat Survey -

Drawing C181392-02 – Drawing Adaptation of Landscape Strategy Proposal for Purposes of the
BMA - DRAFT



Legend

- Site boundary
- A Amenity grassland
- Target note - habitat parcel
- Target note - feature
- F1. Notable offsite habitat: scattered trees

Project		Unity Primary School, Manchester	
Drawing		Phase 1 Habitat Map	
Client		Labosport	
Drawing Number	C181392-01	Revision	00
Scale @ A4	1:350	Date	November 2024
Approved By	AC	Drawn By	BD
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C181392-01



Legend

- Site boundary
- Approximate location of 0.04 ha of other neutral grassland creation with target condition of moderate. (To be included in the planning boundary)
- Proposed sport field
- Hardstanding and buildings

Project		Unity Primary School, Manchester	
Drawing		Proposed Habitat Creation Map	
Client		Labosport	
Drawing Number		Revision	
C181392-02-03		00	
Scale @ A4		Date	
1:350		December 2024	
Approved By		Drawn By	
AC		KB	
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C181392-02-03

Appendix 3

Statutory Biodiversity Metric Calculation

PDF output of the Statutory Metric is attached below with the Excel Spreadsheet included separately as a read-only document.

The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:	Manchester City Council		
Project name:	Unity Primary School, Cheetwood, Manchester		
Applicant:	Labosport		
Application type:	Planning Application		
Planning application reference:			
Completed by:	Amy Carter BSc (Ecological Project Officer, Middlemarch)		
Date of metric completion:	09 October 2024		
Reviewer:	Ellie Rickman MCIEEM (Principal Ecological Consultant, Middlemarch)		
Calculation iteration:			
Planning authority reviewer:			
Date of planning authority review:			
Target % net gain:	10%		
Irreplaceable habitat present at baseline:	No ✓		
Total site area - including irreplaceable habitat area (hectares):	0.12	Irreplaceable habitat site area (hectares):	0.00
Total off-site area - including irreplaceable habitat area (hectares):	N/A	Irreplaceable habitat area off-site (hectares):	N/A

Cell style conventions	
⚠	Attention required
▲	Input error/rules and principles not met
	Use of this cell is not appropriate
	Enter data
	Automatic lookup
	Result

On-site baseline map

Insert

On-site baseline map reference number

Off-site baseline map

Insert

Off-site baseline map reference number

On-site post intervention map

Insert

On-site post-intervention map reference number

Off-site post intervention map

Insert

Off-site post-intervention reference number

Main menu

Results

View all

Reset view

Key

Area habitats

Hedgerows and lines of trees

Watercourses

The Statutory Biodiversity Metric
Main menu

Start page

Technical data

Results

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000	6	0.0244		0.0000
Medium		0.0000		0.0000		0.0000
Large		0.0000		0.0000		0.0000
Very large		0.0000		0.0000		0.0000
Total	0	0.0000	6	0.0244	0	0.0000

Start here

1



2



3



4

On-site baseline

A-1 On-site Area Habitat Baseline

B-1 On-site Hedge Baseline

C-1 On-site Watercourse Baseline

On-site post development

A-2 On-site Area Habitat Creation

A-3 On-site Area Habitat Enhancement

B-2 On-site Hedge Creation

B-3 On-site Hedge Enhancement

C-2 On-site Watercourse Creation

C-3 On-site Watercourse Enhancement

Off-site baseline

D-1 Off-site Area Habitat Baseline

E-1 Off-site Hedge Baseline

F-1 Off-site Watercourse Baseline

Off-site post development

D-2 Off-site Area Habitat Creation

D-3 Off-site Area Habitat Enhancement

E-2 Off-site Hedge Creation

E-3 Off-site Hedge Enhancement

F-2 Off-site Watercourse Creation

F-3 Off-site Watercourse Enhancement

The Statutory Biodiversity Metric Results

Return to start
page

Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

Unity Primary School, Cheetwood, Manchester
Headline Results
Scroll down for final results ⚠

Return to
results menu

On-site baseline	Habitat units	0.24	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.27	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.03	11.58%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	11.58%	
	Hedgerow units	0.00%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.24	0.26	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

Trading
summary
hedgerows

Trading
summary
watercourses

Very High Distinctiveness					
Habitat group	Group	On-site unit change	Off-site unit change	Project-wide unit change	Unit losses
Grassland - Lowland dry acid grassland	Grassland	0.00	0.00	0.00	
Grassland - Lowland meadows	Grassland	0.00	0.00	0.00	
Grassland - Wetland hay meadows	Grassland	0.00	0.00	0.00	
Heathland and shrub - Moorland, heathland, and nature scrub	Heathland and shrub	0.00	0.00	0.00	
Lakes - Any other fish naturally flourishing water bodies	Lakes	0.00	0.00	0.00	
Lowland - Lowland level land - Pasture/woodland	Sparsely vegetated land	0.00	0.00	0.00	
Sparsely vegetated land - Lowland pasture	Sparsely vegetated land	0.00	0.00	0.00	
Wetland - Wetland flood plain	Wetland	0.00	0.00	0.00	
Wetland - Pasture/scrub on soil - Lowland (N7110)	Wetland	0.00	0.00	0.00	
Wetland - Pines (natural and planted)	Wetland	0.00	0.00	0.00	
Wetland - Lowland mixed forest	Wetland	0.00	0.00	0.00	
Wetland - Chasman valley mixed (1021)	Wetland	0.00	0.00	0.00	
Wetland - Swampy mixed forest and high vegetation	Wetland	0.00	0.00	0.00	
Wetland - Transition zone soil and wetland forest (N7110)	Wetland	0.00	0.00	0.00	
Woodland and forest - Wood canopy over soil forest	Woodland and forest	0.00	0.00	0.00	
Rocky shore - High marine shore in rock - on rock, clay or shale	Rocky shore	0.00	0.00	0.00	
Rocky shore - Moderate energy littoral in rock - on rock, clay or shale	Rocky shore	0.00	0.00	0.00	
Rocky shore - Low energy littoral in rock - on rock, clay or shale	Rocky shore	0.00	0.00	0.00	
Rocky shore - Freshwater littoral in rock - on rock, clay or shale	Rocky shore	0.00	0.00	0.00	
Wetland - Lowland mixed forest and high vegetation	Wetland	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00

Very High Distinctiveness Summary	
Very High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Like for like not satisfied	0.00

[illegible]

High Distinctiveness Units available to offset lower distinctiveness deficit	0.00
Remaining losses: Like for like not satisfied	0.00

[illegible]

Medium Distinctiveness Units available to offset Lower Distinctiveness Deficit	0.27	✓
Medium Distinctiveness Broad Habitat losses to be offset by tracking up	0.00	
Higher Distinctiveness Surplus Units minus Medium Distinctiveness Broad Habitat Deficit	0.00	
Cumulative surplus of units	0.27	✓

[illegible]

Low Discriminability: no change in units	-0.24	✗
Cumulative surplus of units	0.03	✓

Project Name: Unity Primary School, Cheetwood, Manchester

Map Reference:

A-1 On-Site Habitat Baseline

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary	
Total Net Unit Change	0.03
Total Net % Change	11.66%
Trading Rules Satisfied	Yes ✓

Ref	Existing area habitats				Distinctiveness		Condition		Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier		
1	Grassland	Modified grassland	No	0.12	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.24
2													
3													
4													
5													
6													
7													
				Total habitat area	0.12								0.24
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.12								

M² to hectares conversion tool:

Select a unit

Hectares

M²

						Baseline compensation agreed for losses of VHDH or Irreplaceable habitat	Comments		
Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost		User comments	Planning authority comments	Habitat reference number
		0.00	0.00	0.12	0.24		A moderate sized parcel of amenity grassland playing field with a bank surrounding its edges. The field was heavily managed to 20m in height, with areas of bare ground noted near football and use. Species included perennial rye grass, annual meadow grass, daisy, dandelion and occasional ribwort plantain and white clover.		TN1
									F1
0.00	0.00	0.00	0.00	0.12	0.24				
Total area lost (excluding area of individual trees, green walls and intertidal hard structures)				0.12					

Project Name: Unity Primary School, Cheetwood, ManchesterMap Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change

0.03

Total Net % Change

11.88%

Trading Rules Satisfied

Yes ✓

Area Check

Area Acceptable ✓

Post intervention habitats

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition		Strategic significance			Temporal multiplier					Difficulty multipliers			Habitat units delivered	Comments				
				Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic significance multiplier	Standard time to target condition (years)	Habitat created in advance (years)	Delay in starting habitat creation (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of creation	Applied difficulty multiplier		Final difficulty of creation	Difficulty multiplier applied	User comments	Planning authority comments	Habitat reference number
1	Grassland	Other neutral grassland	0.04	Medium	4	Moderate	2	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	5	0	0	Standard time to target condition applied	5	0.837	Low	Standard difficulty applied	Low	1	0.27	An area proposed with/flower grassland planning to the east, along a bank clearing the school grounds		
2	Urban	Developed land, sealed surface	0.016	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Proposed hardstanding tarmac path for access to the sports pitch		
3	Urban	Artificial unvegetated, unsealed surface	0.061	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	0	0	0	Standard time to target condition applied	0	1.000	Low	Standard difficulty applied	Low	1	0.00	Proposed artificial multi-use sports pitch with associated lighting		
4																								
5																								
6																								
7																								
8																								
Total habitat area			0.12																					
Site Area (Excluding area of individual trees, green walls, intertidal hard structures)			0.12																					
M² to hectares conversion tool:			Select a unit	Hectares	M²																			