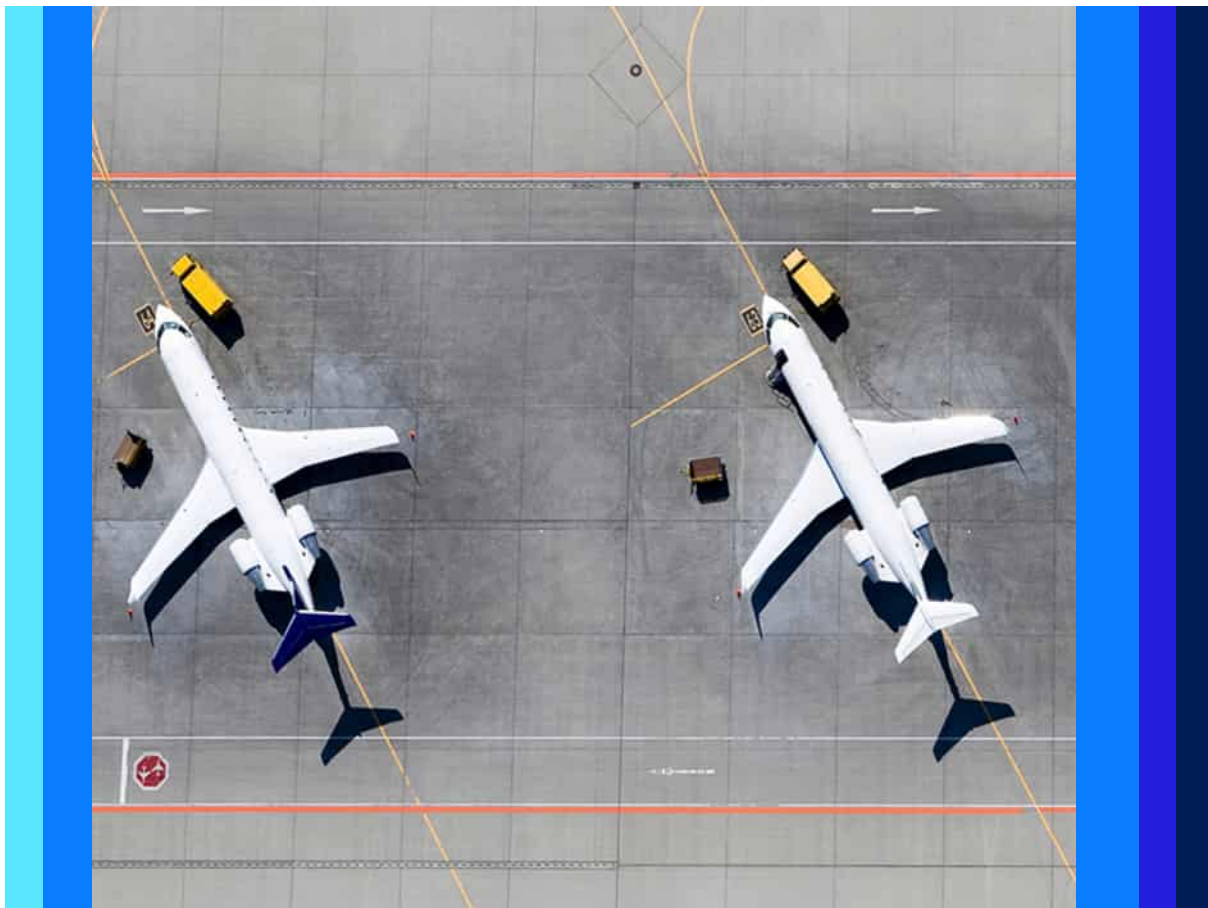


BIODIVERSITY NET GAIN ASSESSMENT REPORT PLANNING APPLICATION BOUNDARY

Document no: MT2RSYDN-MAN.LG.XX.ZZ-JAC-G-RE-XX-0001
Revision no: 2.0

Manchester Airport Ltd

MAG Landside - FI, SA & VCC
28/06/24



BIODIVERSITY NET GAIN ASSESSMENT REPORT PLANNING APPLICATION BOUNDARY

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Jacobs U.K. Limited

5 First Street
Manchester M15 4GU
United Kingdom

T +44 (0)161 235 6000
F +44 (0)161 235 6001
www.jacobs.com

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Executive summary

Jacobs was commissioned by Manchester Airport Group (MAG) to undertake a Biodiversity Net Gain (BNG) assessment for the proposed Sydney Avenue link road to Thorley Lane Scheme adjacent to Enterprise Way (hereafter, 'the Scheme'). The BNG assessment was completed to inform the planning application for the Scheme.

This assessment calculates the losses and gains in biodiversity units as a result of the Scheme within the planning application boundary only.

Onsite, there is a baseline of 0.73 Habitat Units, comprising modified grassland that is found within the planning application boundary. A loss of 0.73 Habitat Units is anticipated as a result of removal of all habitat types to accommodate construction of the Scheme.

Upon completion of construction, 0.008ha of modified grassland will be planted as reinstatement habitat lost to facilitate construction and as verges for the new road layout and additional area of 0.41ha of modified grassland will be planted on land adjacent to the airport taxiway. This low distinctiveness habitat will have a target condition of poor as it will be intensively managed to allow for vehicle and pedestrian access and, therefore, does not require a 30-year Habitat Management and Monitoring Plan (HMMP).

With the loss of the modified grassland onsite, and creation of low distinctiveness grassland, an overall net gain of 0.07 Habitat Units (10.21%) is anticipated. This sufficiently meets the mandatory requirement of the Environment Act 2021 10% biodiversity net gain.

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1. Introduction

1.1 Background

Jacobs UK Ltd (Jacobs) was commissioned to undertake a range of ecological services on behalf of Manchester Airport Group (MAG) in relation to the proposed Sydney Avenue link road to Thorley Lane Scheme adjacent to Enterprise Way (hereafter, 'the Scheme').

This report details the results of a Biodiversity Net Gain (BNG) assessment undertaken in relation to the Scheme to inform the planning application based on designs received from MAG (see Section 1.2 below for current planning policies relating to BNG).

The following documents relevant to this report have already been prepared for the site:

- Preliminary Ecological Appraisal¹;
- Landscape and Biodiversity Proposals²

Manchester Airports Group (MAG) continues to invest in its airport infrastructure. MAG are close to completion of the Manchester Airport Transformation Programme (MAN-TP), a £1.3bn investment programme that will transform passenger experiences and help attract yet more of the world's leading airlines. The transformation was first announced in 2015 with a 10-year vision to revolutionise the customer experience at the Northern hub and unlock the potential of its two full-length runways. The programme involves an extension, doubling the size of Terminal 2 (T2) and refurbishing the original terminal, including the construction of two new aircraft piers, creation of a state of the art baggage hall, installing next generation scanners in a new security hall, additional retail and food and beverage outlets as well upgrading the airfield and taxiways to cater for next generation aircraft. It also includes the development of the landside road network to allow sufficient capacity and access to the terminal to drop off passengers, pick-up passengers as well as additional car parking.

In review of this landside road network, a traffic modelling exercise has been undertaken to review various parts of the road network and the impacts of increasing traffic numbers in the area following the opening of the full Terminal 2 following the completion of MAN-TP in 2025. This exercise has concluded the need for changes to the road network at the western end of T2. With the existing layout, the Sydney Avenue junction with Thorley Lane is anticipated to be over capacity with queues extending into the West End Roundabout and Palma Avenue, therefore blocking the forecourt exit. An optioneering exercise for solutions was undertaken and the option now progressed is for the closure of the existing short Sydney Avenue and construction of a new link road/carriageway from the western side of the existing West End roundabout and connecting into Thorley Lane via a new signal-controlled junction. The proposed project includes the following:

- A new carriageway from the West End Roundabout (where Palma Avenue and Sydney Avenue meet) via the existing Staff West Car Park to Thorley Lane (including a 3.0m wide shared footway/cycleway)
- Widening of Thorley Lane to accommodate a signal-controlled junction between the new carriageway and Thorley Lane
- The upgrade of the existing Thorley Lane junction with Runger Lane to a signalised junction.
- Creation of a 3m wide shared footway/cycleway on Thorley Lane.
- Closure of the existing Sydney Avenue carriageway from the West End Roundabout to Thorley Lane and associated retention and realignment of the existing footpaths and cycleway
- Creation of a new exit from the West End Roundabout into the existing Staff West car park

The planning application is limited to seeking planning permission for the creation of a new access from the northern end of the new road to the Thorley Lane carriageway. The extent of the planning application boundary and the extent of the project boundary around Sydney Avenue and Thorley Lane are shown on the plan in Figure 1 in the Preliminary Ecological Appraisal (Jacobs 2024). Both the planning application boundary at Thorley Lane and the area of airfield taxiway is shown on the Planning Application Boundary Plan at Appendix C of this Report.

¹ Jacobs (2023) Preliminary Ecological Appraisal

² Jacobs (2023) Preliminary Landscape Masterplan

1.2 Biodiversity Net Gain

The Environment Act 2021 makes it mandatory for developments applying for planning consent under the Town and Country Planning Act 1990 to achieve at least a 10% net gain in value for biodiversity from 12 February 2024. There are no plans to mandate BNG for development constructed under permitted development rights, however all new developments should seek to incorporate biodiversity enhancements.

The National Planning Policy Framework (NPPF) and accompanying National Planning Policy Guidance (NPPG) have identified that developments in England should deliver a net gain for biodiversity. The NPPF, published in February 2019, states (paragraph 170) that: *"Planning Policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."* The NPPG for the Natural Environment, updated in July 2019, states (paragraph 020) that: *"Net gain in planning describes an approach to development that leaves the natural environment in a measurably better state than it was beforehand."*

A key element of the net gain policy is that changes should be measurable. As a result, Biodiversity Net Gain Metrics have been developed that allow losses and gains in biodiversity to be measured in an objective and repeatable manner. This report uses the Department for Environment, Food and Rural Affairs (DEFRA) Statutory Biodiversity Metric Calculation Tool (published February 2024) to determine if future works within the site would result in a net gain in biodiversity. The metric uses habitat as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity value. This value is then adjusted depending on the condition and location of the habitat, to calculate 'biodiversity units'. The Statutory Biodiversity Metric incorporates similar but separate calculations for habitats that require a different method of measurement such as hedgerows, lines of trees, rivers and streams, and individual trees. Net gains in biodiversity units can be achieved by reinstating habitats, creating new habitats and enhancing existing habitats.

The Metric is split into three separate habitat types:

- 1) terrestrial area habitats, including ponds and individual trees ("Habitat Metrics" with "Habitat Units");
- 2) terrestrial linear features such as hedgerows and lines of trees ("Hedgerow Metrics" with "Hedgerow Units"); and
- 3) ditches, rivers and streams ("Watercourse Metrics" with "Watercourse Units").

Each of these types is assessed separately, with no trading of biodiversity units allowed between the three types.

1.3 The Site

The Scheme is set within a predominantly urbanised landscape, comprising of highways, Manchester Airport and associated buildings, car parks, roads and grassland verges. The planning application boundary itself comprises part of the existing road surface and the road verge of modified grassland as well as a section of hard surface adjacent to the airport's taxiway (see Appendix C). Playing fields, a large pond and open grassland are present to the northwest of the Scheme. Residential and agricultural fields dominate the wider landscape.

1.4 Aims and Objectives

There are no watercourses, ditches, or riparian habitat within, or within 10m of, the planning application boundary for the Scheme; therefore, Watercourse Metrics have been scoped out of this assessment. There are also no hedgerows or lines of trees within the planning application boundary for the Scheme; therefore, Hedgerow Metrics have been scoped out of this assessment.

This report shall, therefore, only assess the terrestrial Habitat Units. For this, all relevant information required to undertake the BNG assessment for the site will be collated and presented.

This report will detail the assumptions that have been made to inform the calculations, with the calculations based on the Landscape and Biodiversity Proposals for the Scheme and the design submitted for Planning Application. This report will be in accordance with both legislative and the best practice guidelines for BNG.

This report describes the survey methods employed, presents the results of the surveys and will set out a principal agreement in terms of what habitat will be created and the target condition.

1.5 Assumptions and Limitations

The metric uses habitat categories as a proxy for biodiversity. The generated biodiversity unit scores are proxies for the relative biodiversity worth of the specified habitat. Therefore, ecological expertise and professional judgement should be used to interpret the metric and its outputs with the view that it is a single element of the evidence that informs plans and decisions.

The calculations are based on the baseline at the time of data collection. Should a significant time elapse between the results of these surveys and project implementation, consideration should be given as to whether the survey needs to be updated.

The biodiversity unit scores are a forecast until the Scheme is implemented, the habitats have established, and the habitat target conditions have been achieved. Monitoring will be required to confirm the habitats are developing along the right trajectory or whether remedial action is required. Where required, details of the monitoring requirements should be provided in a Habitat and Landscape Management and Monitoring Plan.

2. Methodology

2.1 Guidance

This report has been produced in accordance with the methodology set out in the following guidance documents which were current at the time of preparing this report:

- The Statutory Biodiversity Metric – User Guide³
- The Statutory Biodiversity Metric – Condition Assessments⁴

2.2 Study Area

The study area includes all habitats within the planning application boundary.

2.3 DEFRA Biodiversity Metrics Overview

The Statutory Biodiversity Metric generates a value measured in biodiversity units for a site before development commences and after development is completed, allowing the difference (positive or negative) to be measured. The calculation is based on habitats, and for each habitat parcel/linear feature a biodiversity value is generated based on four factors that are multiplied together. These are:

- the area of the habitat or length of linear feature (hedgerows and rivers);
- the distinctiveness of the habitat;
- the condition of the habitat; and
- the strategic significance of the habitat.

Where habitat creation or enhancement is proposed to compensate for loss of biodiversity value, negative multipliers (risk factors) are used to reflect the difficulty of creating the target habitat and the time it will take for the habitat to achieve the proposed target condition. These negative multipliers reduce the amount of biodiversity units that proposed new or enhanced habitats will deliver to account for uncertainties around the effectiveness of habitat creation and enhancement.

Removal or reduction in quality of habitats causes a loss of biodiversity units and creation or enhancement of habitat causes a gain in biodiversity units. Habitats within the site that are unchanged are retained. The percentage gain of biodiversity units is denoted as a percentage of the baseline habitats.

The Statutory Biodiversity Metric is used to calculate the difference in biodiversity unit value between:

- 1) the baseline habitats (within the onsite planning application boundary) and
- 2) the post-intervention habitats based on the site design (within the onsite planning application boundary).

The difference, positive or negative, is the overall biodiversity value for the site, and the percentage change is calculated as a percentage of the baseline habitat values. A final value is given for each of the three-unit types of Habitat Units, Hedgerow Units and Watercourse Units. To achieve 10% BNG, the site must achieve 10% net gain in all three types (unless one or more metrics are not being impacted and are, therefore, not being assessed – such as Watercourse Metrics and Hedgerow Metrics for this assessment).

2.3.1 Survey data

An ecological walkover survey was undertaken by Jacobs in May 2023⁵, on behalf of MAG comprising a UK Habitat Classification Survey including scoping for protected species within 50m of the Scheme boundary. These surveys included the identification and mapping of non-native invasive plant species as listed within Schedule 9 of the Wildlife and Countryside Act (1981) and on The Invasive Alien Species (Enforcement and

³ Defra (2024). Statutory Biodiversity Metric: User Guide, February 2024

⁴ Defra (2024). Statutory Biodiversity Metric: Condition Assessments, February 2024.

⁵ Jacobs (2023). Preliminary Ecological Appraisal Report

Permitting) Order 2019. The assessment followed UK Habitat Classification (UKHab) Methodology ⁶ (Butcher et al., 2020), whereby the habitats were classified and mapped, and dominant plant species were recorded. Nomenclature for plant species follows that of Stace (2010).

The condition of habitats was also recorded following The Statutory Biodiversity Metric – Technical Annex 1: condition assessment sheets⁷. Habitat condition is an appraisal of the quality of the habitats which is used for the calculation of each habitat's biodiversity metric. The 'condition' component of quality measures the biological 'working order' of a habitat type judged against the perceived ecological optimum state for that habitat. Floral species abundance within habitats is denoted by the DAFOR scale (Dominant, Abundant, Frequent, Occasional, Rare) where pertinent.

Habitats were separated into discrete parcels either when they were geographically discrete or where there was a change in habitat condition across a single location. Each parcel was recorded on the map and calculated separately using the Statutory Biodiversity Metric calculator.

A single hedgerow was recorded on site but outside of the planning application boundary. There were no lines of trees recorded within the site. Hedgerows are, therefore, not considered within the BNG assessment or this report.

Watercourses were recorded outside of the planning application area and are therefore not considered within the BNG assessment or this report.

2.3.2 Metrics to be Assessed

For this assessment, only Habitat Units are impacted by the Scheme. No watercourses or hedgerows were recorded within, or within 10m of (for watercourses), the planning application boundary. As a result, Watercourse and Hedgerow Units have been scoped out of this assessment and will not be discussed further.

Metrics to be assessed for Biodiversity Net Gain:

- Habitat Units.

2.3.3 Habitat Distinctiveness

Habitat distinctiveness is a standard score based on the habitat type. The habitat types recorded during the UKHab survey were subject to a review of the Section 41: Habitats of Principal Importance in England (Natural Environment and Rural Communities (NERC) Act 2006) to confirm the category for each habitat. Detailed tables for the habitat distinctiveness score for each habitat are provided in the Statutory Biodiversity Metric User Guide⁸ as shown in Table 2.1 below.

Table 2.1: Distinctiveness categories used for Habitat Units (taken from Statutory Biodiversity Metric User Guide)

Category	Scores	Description
Very High	8	Priority habitats as defined in Section 41 of the NERC Act that are highly threatened, internationally scarce and require conservation action.
High	6	Priority habitats as defined in Section 41 of the NERC Act requiring conservation action.
Medium	4	Semi-natural habitats not classed as a Priority Habitat
Low	2	Habitat of low biodiversity value. Temporary grass and clover ley; intensive orchard; rhododendron scrub.

⁶ UKHAB Ltd (2023). The UK Habitat Classification User Manual Version 2.0

⁷ Defra (2024). Statutory Biodiversity Metric: Condition Assessments, February 2024.

⁸ Defra (2024) The Statutory Biodiversity Metric User Guide, [Statutory Metric User guide](#)

Very Low (Hedgerow module)	1	Little or no biodiversity value
Very Low (Area module)	0	Little or no biodiversity value e.g., hard standing.

2.3.4 Habitat Condition

Habitat condition is an appraisal of the quality of the habitats which is used for the calculation of each habitat's biodiversity metric. The 'condition' component of quality measures the biological 'working order' of a habitat type judged against the perceived ecological optimum state for that particular habitat.

Criteria to determine habitat condition are provided within the Statutory Biodiversity Metric Condition Sheets⁹.

Some habitats have a pre-defined condition score, and no assessment is required. These tend to be habitats that are intensively managed (such as croplands), have a narrow biodiversity niche (such as introduced shrub and vegetated gardens), or are artificial (such as green roof).

Habitat condition is divided into one of three categories: Good, Moderate and Poor. These three main categories will be used but the metric and calculation tool does allow for half scores, if for example, it is not possible to separate two main categories.

Information on habitat descriptions and condition is provided in the PEA reports for the site.

2.3.5 Strategic Significance

Within the Defra Statutory Biodiversity Metric, the strategic significance of a habitat is defined by the local area being covered by a local plan or if the habitat is within an ecological desirable location such as possessing good connectivity habitats in the wider landscape. Local Nature Recovery Strategies (LNRS) are new mandatory spatial strategies for nature as established by the Environment Act 2021. The Scheme is covered under the Greater Manchester (GM) LNRS Pilot¹⁰. The pilot is due to be updated; however, until then, the pilot shall be used to inform this assessment.

No baseline habitats were categorised as being of high strategic significance within the GM LNRS Pilot.

No habitats proposed to be created were highlighted within the GM LNRS Pilot as being of high strategic significance for opportunity of creation.

2.4 Habitat Creation and Enhancement Risk Multipliers

2.4.1 Time to Target Condition

Time to target condition is a standard score based on how long the habitat type takes to establish. The time period to use is the length of time (in years) between the intervention and the point in time the habitat reaches the pre-agreed target quality (i.e., distinctiveness, condition, area). This time will vary between habitat types, between change scenarios (e.g., creation typically takes longer than enhancement) and due to the way the habitat is managed.

Effects of this risk multiplier can be alleviated or worsened due to the temporal risk factors within the habitat creation section of the Statutory Biodiversity Metric; whereby habitats can be created either in advance of the construction for the site or delayed being created in years following construction completion. If habitats are created during construction, then both the 'years created in advance' and the 'years delay in habitat creation'

⁹ Defra (2024). Statutory Biodiversity Metric: Condition Assessments, February 2024.

¹⁰ Greater Manchester Combined Authority (2021). Greater Manchester Local Nature Recovery Strategy Pilot.

are set to 0 years: this gives a temporal risk multiplier of 1.00, meaning that the scores are not enhanced or reduced.

For the Scheme, the construction duration is anticipated to be approximately 6 months; therefore, the habitats shall be created within the same year as the loss incurred. The years created in advance/delay is therefore 0 and the temporal risk multiplier for all habitat created is 1.00.

2.4.2 Difficulty of creation or Restoring a Habitat

Habitat creation carries an associated risk based on the difficulty and uncertainty of successfully creating, restoring or enhancing a habitat. A multiplier is therefore applied to recognise the difficulty of creating different habitats. Where uncertainties have been identified further work will be required to help give confidence that the habitat creation or restoration will be successful.

2.4.3 Habitat Trading Rules

The Statutory Biodiversity Metric has Trading Rules that must be met to permit BNG for a site. These are in place to prevent lower distinctiveness habitats, and/or lower quality habitats compared to the lost habitats, being created to replace lost habitats. Replacement of broad habitat types like-for-like must also be met. For example, biodiversity units lost from woodland loss must be replaced by biodiversity units in woodland creation or enhancement rather than grassland, unless it is a higher distinctiveness habitat; and a larger area of low distinctiveness grassland cannot be created to compensate for the loss of a small area of higher distinctiveness grassland.

3. Results

3.1 Baseline Biodiversity Units

3.1.1 Habitat Units

The onsite baseline habitats within the planning application boundary comprised 0.54ha, with a total baseline of **0.73 Habitat Units**. The largest component of the planning application boundary was 0.122ha of modified grassland, comprising the road verge. The remaining 0.004ha was developed land (road) and 0.41ha of developed land (Airport taxiway) providing 0 Habitat Units.

3.2 Retained Biodiversity Units

3.2.1 Habitat Units

Within the planning application boundary, all habitats shall be lost during construction. No habitat shall be retained. Newly seeded modified grassland is not anticipated to reach good condition within two years and, therefore, cannot be claimed to be retained within the metric.

3.3 Lost Biodiversity Units

3.3.1 Habitat Units

Within the planning application boundary, there will be a loss of 0.122ha of good condition modified grassland to be replaced with new road surface and re-seeded modified grassland.

There will be a loss of **0.73 Habitat Units**.

3.4 Gained Biodiversity Units

3.4.1 Habitat Units

There are no habitats being enhanced within the planning application boundary. Habitat creation includes 0.008ha of modified grassland roadside verges with a target condition of poor as it shall be subject to standard management and 0.41ha of open modified grassland with a target condition of poor as it will be subject to standard management. There is no delay in starting habitat creation due to the short length of construction activities (6 months). This is anticipated to provide a gain of **0.81 Habitat Units**.

As this is a low distinctiveness habitat, a 30-year Habitat Management and Monitoring Plan (HMMP) is not required.

3.5 Results Summary

With the permanent loss of modified grassland good condition, and only creation of modified grassland verges, there is an anticipated overall loss of Habitat Units, with a net change of **-0.72 Habitat Units** (-97.89%) (rounding from the Defra Statutory Biodiversity Metric used – see Appendix A).

A summary of the results from the Defra Statutory Biodiversity Metric calculation for the site is provided in Table 4.1. Please note rounding as shown within the Defra Statutory Biodiversity Metric.

Table 3.1: Summary results from the Defra Statutory Biodiversity Metric calculation for the site

Development Phase	Unit Type	Biodiversity Units
Baseline	Habitat Units	0.73
Post-intervention (including habitat retention and creation)	Habitat Units	0.81
Net Change	Habitat Units	0.07 (10.21%)
Trading Rules Satisfied?	Yes	
Unit shortfall for 10% Net Gain Without the x2 spatial risk multiplier	Tier A1	0

4. Conclusions and Net Gain Requirements

There is an overall biodiversity net gain of 0.07 (10.21%) Habitat Units from the Scheme. Under the Environment Act 2021, which came into effect on the 12th February 2024, there is a mandatory requirement for 10% net gain for planning applications in all aspects of the biodiversity metric. The Scheme, therefore, will successfully achieve 10% net gain in biodiversity.

Appendix A. Statutory Biodiversity Metric Calculator

MT2RSYDN-MAN.LG.XX.ZZ-JAC-G-CA-XX-0002 Rev 1.1 (issued separately)



MAG Landside - FI, SA & VCC
BNG Statutory Metric Calculator - Planning Application Boundary
MT2RSYDN-MAN.LG.XX.ZZ-JAC-G-CA-XX-0002 2.0
Excel Front Cover & Revision History
Manchester Airport Group
MAG42040





Project Name MAG Landside - FI, SA & VCC

Project No: MAG42040

Document Title: BNG Statutory Metric Calculator - Planning Application Boundary

Document No.: MT2RSYDN-MAN.LG.XX.ZZ-JAC-G-CA-XX-0002

Revision: 2.0

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Project Manager: Nathali Lekam

Author: Simon Bird

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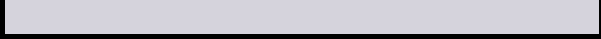
5 First Street
Manchester M15 4GU
United Kingdom
T +44 (0)161 235 6000
F +44 (0)161 235 6001
www.jacobs.com

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The Statutory Biodiversity Metric

Start page

Project details			
Planning authority:			
Project name:	MAG Sydney Avenue		
Applicant:	Manchester Airport Group		
Application type:			
Planning application reference:			
Completed by:	Jacobs UK Ltd		
Date of metric completion:	27 June 2024		
Reviewer:			
Calculation iteration:	1.1		
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):	0.54	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	
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	Automatic lookup
	Result

On-site baseline map

Insert

On-site post intervention map

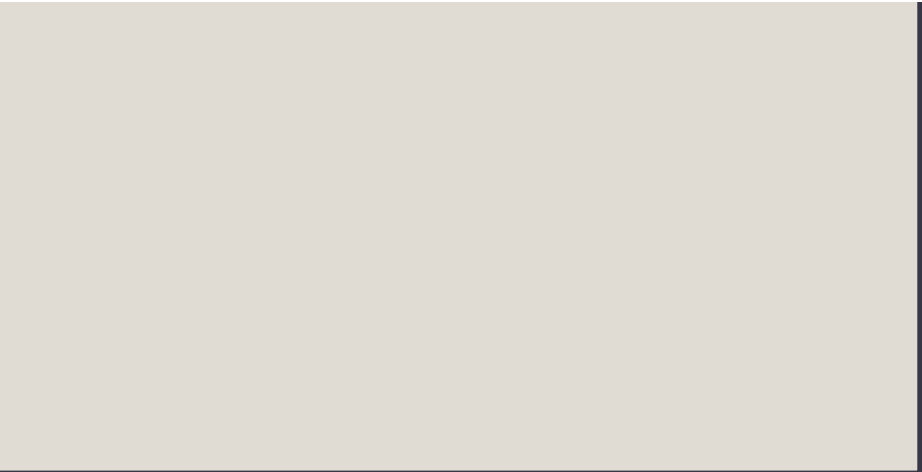
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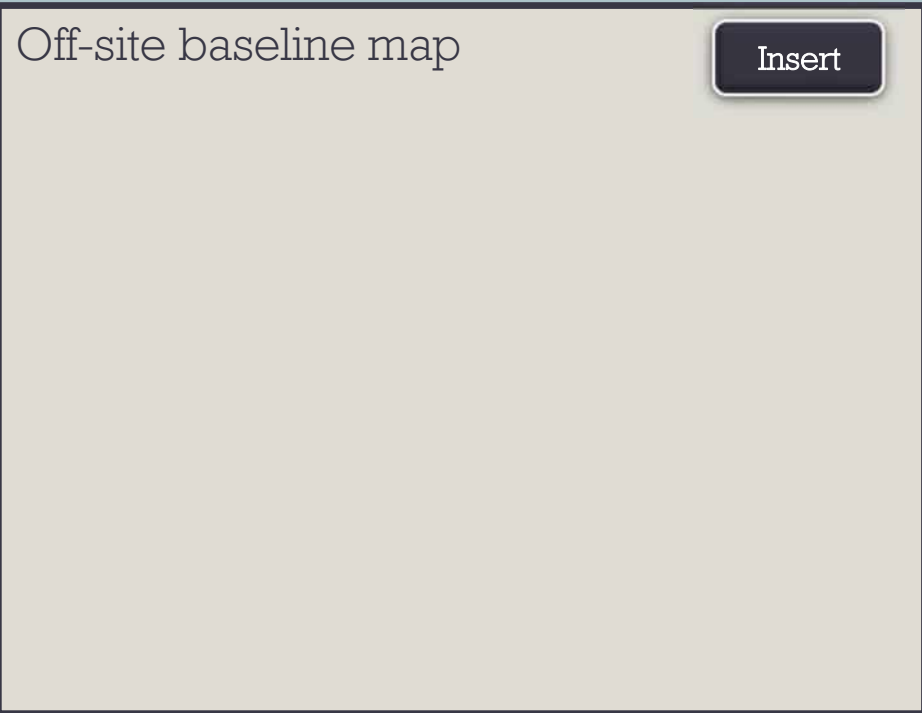
Results

View all

Reset view

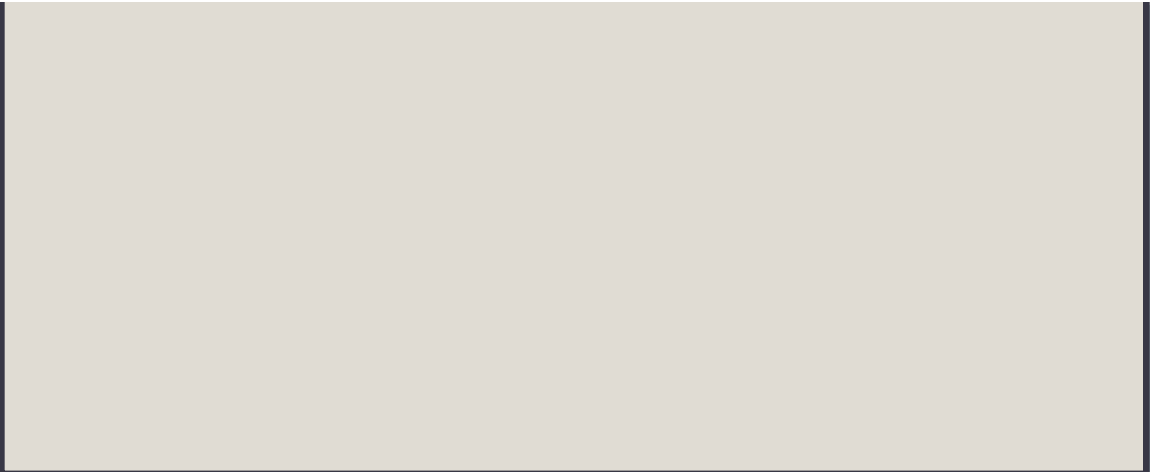


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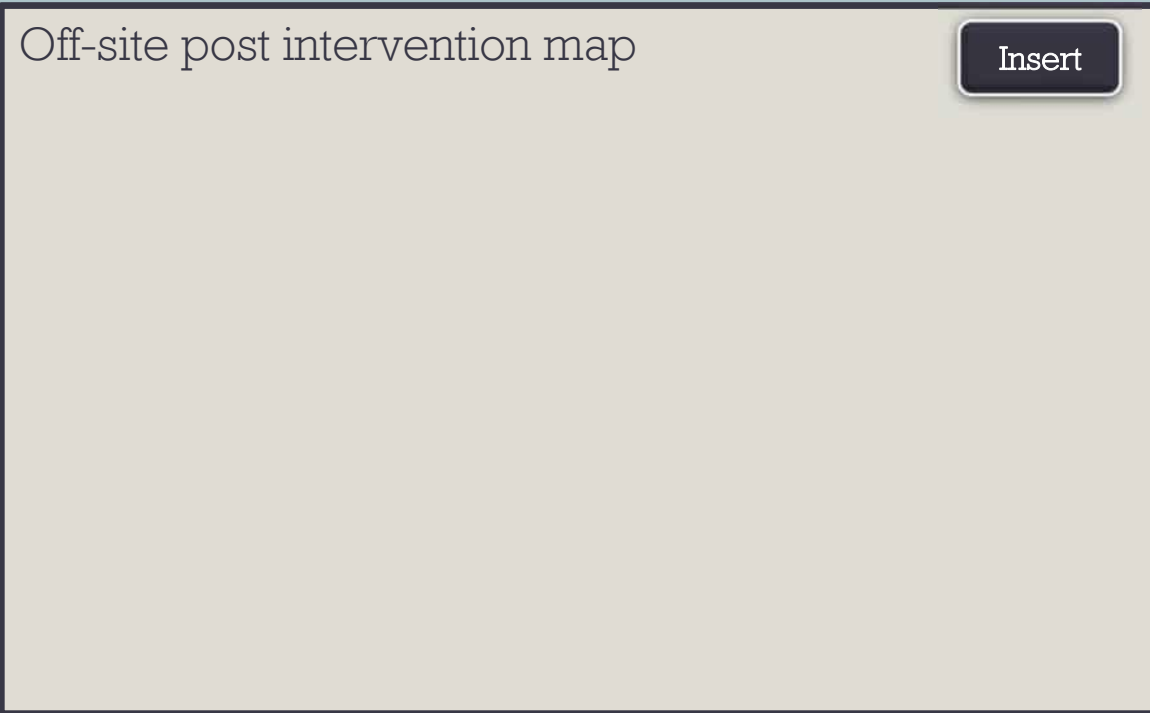


Off-site baseline map reference number	
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On-site post-intervention map reference number	
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Off-site post-intervention reference number	
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Insert



Area habitats



Hedgerows and lines of trees



Watercourses

The Statutory Biodiversity Metric

Main menu

Tree helper						
Tree size	Number of trees and area (ha) for each condition state					
	Poor	Area	Moderate	Area	Good	Area
Small		0.0000		0.0000		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	0	0.0000	0	0.0000

Start here

Start page

Technical data

Results

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

B-2 On-site
Hedge Creation

C-2 On-site
Watercourse
Creation

A-3 On-site Area
Habitat
Enhancement

B-3 On-site Hedge
Enhancement

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

E-2 Off-site Hedge
Creation

F-2 Off-site
Watercourse
Creation

D-3 Off-site Area Habitat
Enhancement

E-3 Off-site Hedge
Enhancement

F-3 Off-site Watercourse
Enhancement

The Statutory Biodiversity Metric Results

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Headline results

Detailed results

Habitat trading
summaries

Off-site
summary

Irreplaceable
habitats summary

Unit shortfall
summary

MAG Sydney Avenue

Headline Results

Scroll down for final results ⚠

Return to results menu

On-site baseline	Habitat units	0.73	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.81	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	0.07	10.21%
	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	0.07
	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	0.07
	Hedgerow units	0.00
	Watercourse units	0.00
	Habitat units	10.21%

Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%

Trading rules satisfied?	Yes ✓
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.73	0.81	0.00
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

No additional area habitat units required to meet target ✓
No additional hedgerow units required to meet target ✓
No additional watercourse units required to meet target ✓

Project Name: MAG Sydney Avenue Map Reference:

A-1 On-Site Habitat Baseline

Area habitat summary	
Total Net Unit Change	
Total Net % Change	
Trading Rules Satisfied	

Condense / Show Columns

Condense / Show Rows

Main Menu

Existing area habitats					Distinctiveness		Condition	
Ref	Broad Habitat	Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score
1	Grassland	Modified grassland	No	0.122	Low	2	Good	3
2	Urban	Developed land; sealed surface	No	0.004	V.Low	0	N/A - Other	0
3	Urban	Developed land; sealed surface	No	0.41	V.Low	0	N/A - Other	0
4								
5								
6								
7								
8								
				Total habitat area	0.54			
				Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.54			

M² to hectares conversion tool:

Select a unit

Hectares

M²

Summary
0.07
10.21%
Yes ✓

Strategic significance			Required Action to Meet Trading Rules	Ecological baseline
Strategic significance	Strategic significance	Strategic significance multiplier		Total habitat units
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	0.73
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	Compensation Not Required	0.00
				0.73

Area retained	Area enhanced	Baseline units retained	Baseline units enhanced	Area habitat lost	Units lost
		0.00	0.00	0.12	0.73
		0.00	0.00	0.00	0.00
		0.00	0.00	0.41	0.00
0.00	0.00	0.00	0.00	0.54	0.73

Total area lost (excluding area of individual trees, green walls and intertidal hard structures)	0.54
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Project Name: MAG Sydney Avenue Map Reference:

A-2 On-Site Habitat Creation

Condense / Show Columns

Condense / Show Rows

Main Menu

Area habitat summary

Total Net Unit Change

Total Net % Change

Trading Rules Satisfied

Area Check

Ref	Broad Habitat	Proposed habitat	Area (hectares)	Distinctiveness		Condition	
				Distinctiveness	Score	Condition	Score
1	Grassland	Modified grassland	0.008	Low	2	Poor	1
2	Urban	Developed land; sealed surface	0.117	V.Low	0	N/A - Other	0
3	Grassland	Modified grassland	0.41	Low	2	Poor	1
4							
5							
6							
7							
		Total habitat area	0.54				
		Site Area (Excluding area of individual trees, green walls, intertidal hard structures)	0.54				
		M² to hectares conversion tool:	Select a unit	Hectares	M²		

Habitat units delivered						
Difficulty multipliers			Habitat units delivered	Comments		
Applied difficulty multiplier	Final difficulty of creation	Difficulty multiplier applied		User comments	Planning authority comments	Habitat reference number
Standard difficulty applied	Low	1	0.02			
Standard difficulty applied	Low	1	0.00			
Standard difficulty applied	Low	1	0.79			
		Total Units	0.81			

Appendix B. Habitat Areas Data

Table B1: Habitat areas data

Baseline Habitats	Baseline Condition	Post-development Habitats Areas / Lengths			
		Modified grassland	Developed land; sealed surface	Retained	Total
Modified grassland (g4)	Good	0.007	0.114	0	0.122
Developed land (u1b6)	N/A	0.001	0.003	0	0.004
Developed land (u1b6)	N/A	0.41	0	0	0.41
Total		0.418	0.117	0	0.126

Appendix C. Planning Application Boundary Plan

