

# LONDON STANSTED AIRPORT

Stansted Transformation Programme (STN-TP)

Terminal Extension

Biodiversity Net Gain Report  
(July 2023)

# Issue and Revision Record

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# Contents

Issue and Revision Record .....	ii
Contents .....	iii
1.0 Introduction .....	1
2.0 Methodology .....	3
3.0 Baseline Conditions .....	6
4.0 Post Development Habitat .....	7
5.0 Recommendations and Conclusions.....	8
6.0 BREEAM .....	9
7.0 References .....	11
8.0 Appendices .....	12

# 1.0 Introduction

## 1.1 Background

Mott MacDonald Ltd has been commissioned by Stansted Airport Limited (STAL) to complete a Biodiversity Net Gain (BNG) calculation and associated BNG feasibility report. This will be completed alongside the Preliminary Ecological Appraisal (PEA) (Mott MacDonald, 2023) and submitted to support a planning application for new development around the existing passenger terminal.

The proposed development subject of the planning application comprises the partial demolition of the existing Track Transit System and full demolition of 2 no. Skylink walkways and the bus-gate building; the construction of a 3-bay extension to the existing passenger terminal, a baggage handling building, plant enclosure and 3 no. Skylink walkways and associated hardstanding will also take place.

Application plan 2010 details the extent of the planning application boundary in two red lines – indicating both ‘the Site’ around the rear of the existing terminal and ‘the grassland site’ adjacent to Bury Lodge Lane. This can be found within Appendix A of this document.

The planning application site boundary covers two areas of land within the operational area of Stansted Airport in Essex:

- The first is an area of land is for the proposed terminal extension (hereafter referred to as the ‘proposed development site’).
- The second is an area of grassland area off Bury Lodge Lane, to the west of the airport’s runway which is proposed for ecological mitigation for the ‘proposed development site’ (hereafter referred to as ‘the grassland site’).

The boundary for the BNG calculation is based on the red line application site boundary used in the PEA for the proposed development site and grassland site. The BNG baseline is based on data from UK Habitat Classification (UKHab) survey methodology (Butcher et al., 2020) of the land within this area, in reference to UKHab guidance as part of the PEA. This site visit was undertaken on 04 July 2023 by two experienced Mott MacDonald Ecologists. This data is also used to quantify the baseline conditions to achieve the required biodiversity net gain.

Stansted Airport Limited has committed to a 10% biodiversity net gain as part of the project. This report summarises how this uplift in biodiversity units will be achieved.

## 1.2 Biodiversity Net Gain Best Practice Guidance, Legislation and Policy

### 1.2.1 Guidance

This report has been produced in line with the template for a ‘BNG Feasibility Report’ in the CIEEM Biodiversity Net Gain Report and Audit Templates (CIEEM, 2021). It utilises the BNG Good Practice Principles for Development (CIRIA, 2019) (including the checklist for Biodiversity Net Gain design) and BS8683, the British Standard for Biodiversity Net Gain (British Standards Institute, 2021), to inform outputs and recommendations.

### 1.2.2 Legislation

The Environment Act 2021 was granted Royal Assent on 9 November 2021 and contains provisions which will mandate achieving a 10% BNG for most developments (including Nationally Significant Infrastructure Projects). These provisions are expected to come into effect in November 2023 for developments requiring planning permission and in 2025 for Nationally Significant Infrastructure Projects. They will legally require developers to ensure sites are improved for biodiversity, with a 10% increase in habitat value for wildlife compared with the pre-development baseline. This BNG can be achieved through habitat creation or enhancements to existing habitats. All biodiversity enhancements will be required to be maintained for a minimum of 30 years (UK Parliament, 2021).

### 1.2.3 Planning Policy

The legal requirement for BNG is embedded in national planning policy, the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2021a) states that “planning policies and decisions should...identify and pursue opportunities for securing measurable net gains for biodiversity” although no definition of significant gain is provided.

#### 1.2.4 Local Planning Policy

The local planning authority, Uttlesford District Council has no specific BNG policy and do not identify priority areas for biodiversity within the district.

### 1.3 Glossary

The following terms are used in relation to BNG and, are based on the terminology and descriptions used in the User Guide and Technical Supplement for Biodiversity Metric 4.0.

<b>Baseline value</b>	This refers to the pre-development biodiversity value which is the biodiversity value when development permission is granted (on application or on appeal).
<b>Condition</b>	The BNG metric calculations require that all land parcels undergo a condition assessment. This prescribed process is carried out by assessing several criteria, as defined in the habitat condition assessment worksheets in the Technical Supplement for Biodiversity Metric 4.0. The criteria are habitat-specific, and are assessed as being either Good, Moderate, or Poor.
<b>Distinctiveness</b>	In the Biodiversity Metric 4.0. habitats are assigned to distinctiveness bands based on the following criteria: <ul style="list-style-type: none"> <li>• Total remaining amount of this habitat type in England (rarity)</li> <li>• Proportion of habitat protected in a Site of Special Scientific Interest (SSSI) (where less of this habitat type is protected in SSSI's, it is considered of higher distinctiveness)</li> <li>• UK Priority Habitat Status (Priority Habitats are generally classed as High or Very High distinctiveness)</li> <li>• European Red List Categories.</li> </ul> Each habitat types is classified in the metric as Low, Medium, High or Very High distinctiveness.
<b>Post development value</b>	The post-development biodiversity value of the on Site habitat is the projected value of the on Site habitat at the time the development is completed. This value can only be accepted if the applicant can demonstrate that the gain will be maintained for at least 30 years. This is through one of three options: a planning condition, a planning obligation or a conservation covenant.
<b>Trading rules</b>	The metric includes rules in relation to replacement of existing habitat with a new habitat. These are termed trading rules whereby the replacement of lost habitat should be on a 'like for like' or 'like for better' basis in terms of distinctiveness, condition, and total units. The plan should include new or restored habitats that aim to achieve a higher distinctiveness and/or condition than the habitat to be lost.

## 2.0 Methodology

### 2.1 Methodology

The pre-development (baseline) and post-development (proposed) value of the habitats on the two sites (the proposed development site and the grassland site) have been calculated using DEFRA/Natural England's Biodiversity Metric 4.0 calculator. The methodology for determining habitat distinctiveness and condition values follows the guidelines set out by the User Guide and Technical Supplement for Biodiversity Metric 4.0.

The habitat mapping and condition assessments were undertaken by suitably qualified ecologists in July 2023. The metric calculations were undertaken by the same ecologists, and checked by Oliver Glenister MCIEEM, an experienced botanist and BNG practitioner with experience completing BNG calculations for several large development projects (using Biodiversity Metric 2.0, 3.0, 3.1 and 4.0).

### 2.2 Mitigation Hierarchy

The ecological mitigation hierarchy is central to the BNG process and is the first of the BNG Good Practice Principles. The ecological mitigation hierarchy, as set out in the National Planning Policy Framework (NPPF, 2021), and the National Planning Practice Guidance (NPPG) sets out the order in which the following measures should be implemented, in which avoidance of impacts should always be the priority:

Avoidance – development should be designed to avoid significant harm to valuable wildlife habitats and species.

Mitigation – where significant harm cannot be wholly or partially avoided, it should be minimised by design or through the use of effective mitigation measures.

Compensation – where, despite whatever mitigation would be effective, there would still be significant residual harm, as a last resort, compensation should be used to provide an equivalent value of biodiversity.

### 2.3 Data Sources

The following data sources have been used to define the boundary for the BNG calculation and determine the relevant attributes for BNG (e.g. size, habitat type and condition) for the pre and post-development habitats.

#### 2.3.1 Boundary

The boundary used for the BNG assessment is the red line application boundary for the project (plan 2010), shown in Appendix A at the rear of this document.

The location of the potential field for enhancement is also shown in Appendix A and is marked on plan 2010 as 'the grassland site'.

#### 2.3.2 Baseline Habitats

In order to generate the Site baseline habitat data (e.g. habitat type, condition) the following survey data were used:

An extended habitat survey of the land within the Site using UKHabs guidance was undertaken on 04 July 2023. A fine scale MMU of 25m<sup>2</sup> was selected as the project is small enough for the most detailed mapping to be feasible. The survey followed the UK Habitat Classification User Manual Version 1.1 (2020) guidance, with the Site systematically walked over, and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act (WCA) 1981), notable (GB/England Red Listed, Section 41), or invasive species listed on Schedule 9 of the WCA 1981.

2.3.3 Full details of the baseline Site conditions, and habitat surveys undertaken are provided in the Preliminary Ecological Appraisal.

### 2.4 Assessment Steps

The following steps were taken to estimate the BNG value:

#### 2.4.1 Calculation of Baseline Habitats

The UKHab types used within Biodiversity Metric 4.0 were used, with reference to guidance in the User Guide and Technical Supplement and the G-1 All Habitats Tab in the 4.0 metric which details which metric habitat types corresponds to each UKHab habitat. In the case of the habitats on the site these were all simple one to one conversions.

The extent of area-based habitats were defined (represented by polygons in GIS). The metric includes three broad categories of habitats and biodiversity units for which scores are calculated differently:

- Area habitats (such as grasslands, woodlands and ponds)
- Linear hedgerows and lines of trees
- Linear rivers and ditches

Given the very limited nature/footprint of the Site, no linear hedgerows/lines of trees or linear river/ditches were present on Site, so are therefore not included on either the baseline or the post development proposals.

Distinctiveness and condition scores were assigned to habitats based on the results of the UKHabs habitat classification survey and guidance in the Biodiversity Metric 4.0 User Guide and Technical Supplement (including the Condition Assessment Sheets for each habitat type).

#### 2.4.2 Calculation of the Post-development Units

The nature of the project, as part of a working airport, means that the number and extent of habitats/landscaping within the footprint of the proposed development site is intentionally negligible to maintain safe operation of aircraft. The works have been designed to minimise footprint as far as is practically possible, with aviation safety a fundamental, overriding concern. This means that the inclusion of landscaped features has been avoided, in order to minimise as far as possible, the appeal to birds, the presence of which could increase bird strike risk.

It is acknowledged that habitats and landscaped areas exist around the wider airport estate. However, the development of the terminal extension will be immediately adjacent to areas used by aircraft, and a comparatively short distance from the runway itself.

This approach has dictated the need to use the grassland site for habitat enhancement or creation to achieve the required biodiversity net gain. This is proposed by using existing habitats to the immediate west of the airport, within the ownership of STAL.

2.4.3 The grassland habitats form part of a wider network of areas that will be improved and enhanced, as part of potential further projects that STAL may wish to undertake in the future. This means that, although habitats on the main footprint of the airport site itself remain of limited ecological value, nearby habitats are improved, enhanced and possibly even created from new to form a more valuable habitat mosaic, that will improve in condition, and hence ecological value, over time. All improvements in this context are fully mindful of aerodrome safeguarding requirements.

Quantification of post-development biodiversity units were undertaken using habitat data derived from surveys of these areas. Precautionary habitat condition scores were assigned based on the management feasibility.

Once the calculation had been completed the outputs were reviewed to understand the losses and gains for each habitat type and understand whether the development complies with the Biodiversity Metric 4.0 trading rules (no trading of habitat value).

Rule 3 of Biodiversity Metric 4.0 relates to trading down and states that this must be avoided. Replacement of lost habitat should be on a “like for like” or “like for better” basis, in terms of distinctiveness, condition, and total units. New or restored habitats should aim to achieve a higher distinctiveness and/or condition than those lost’. This rule intends to prevent the development of BNG plans that compensate for the loss of biodiverse habitats with larger areas of less biodiverse habitats. Rule 4 states that “losses and deterioration of irreplaceable habitat cannot be accounted for through the metric”. Separate, bespoke consideration is required if there is a loss or deterioration of any irreplaceable habitat. The presence of irreplaceable habitat was determined from the desk study and field survey results.

## 2.5 Limitations and Assumptions

Post-development condition scores are indicative and are dependent on the appropriate management and maintenance of the post-development habitats. In general, the management of created, enhanced and restored habitats is important within the BNG metric because the metric accounts for some of the risks associated with the difficulty in doing this as well as the time it takes the habitat type to establish and reach a target condition.

In committing to the BNG process, STAL is committed to the management and maintenance requirements that will be necessary to ensure the enhanced/created habitats achieve their target condition and beyond, to a minimum of 30 years post-construction. The identified option for achieving BNG assumes that the habitats enhanced/created/retained will be maintained for at least 30 years post development as required to satisfy the conditions for biodiversity net gain in the best practice guidelines (CIEEM, IEMA & CIRCA, 2019). A BNG Management and Monitoring Plan (MMP) would need to be implemented by the appointed contractor and then adopted by the Site operator to ensure that all BNG is delivered to the required condition. This MMP would need to include the following details:

- Aftercare maintenance and long-term habitat management and monitoring of created and enhanced features;
- How management will be implemented for a minimum period of 30 years; and,
- What monitoring will be implemented during and after construction.



## 3.0 Baseline Conditions

### 3.1 Value of Baseline Habitats

Overall, the baseline habitats have been calculated using Biodiversity Metric 4.0 as having a baseline habitat value of 23.98. A map of pre-development baseline habitats is shown in Appendix A. This information is summarised below in Table 3.1.

The Site is within the airport and is already largely developed, with existing buildings, concrete apron, hardstanding etc, with an area of other neutral grassland (Good condition) and modified grassland (Poor condition). The Site on the external field off Bury Lodge Lane comprises other neutral grassland, albeit in poor condition. The sward of this field is dominated by coarse grasses indicative of unmanaged swards such as upright brome (*Bromopsis erecta*), and tor-grass (*Brachypodium pinnatum*). Current management of Site comprises semi-regular ad-hoc toppings of vegetation with cuttings left in-situ.

If the existing Good condition other neutral grassland is removed during construction, this must be replaced with habitats of the same general type and distinctiveness (or any habitat of higher distinctiveness) worth at least the same number of units or retained habitats of the same general type (or any habitat of higher distinctiveness) must be enhanced to generate at least the same number of units.

The Habitat Condition Assessment sheets can be found within Appendix B.

Table 3.1: Summary of Pre-development Baseline Habitat Units in the red line boundary

Broad Habitat	Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units	Strategic Significance
Urban (U1b)	Developed land; sealed surface	5.55	Very Low	N/A	0.00	Low
Urban (U1b5)	Built linear features	3.11	Very Low	N/A	0.00	Low
Grassland (g3c, secondary code 64, mown grassland)	Other Neutral grassland	0.85	Medium	Good	10.20	Low
Grassland (g3c)	Other Neutral Grassland	3.18	Medium	Poor	12.72	Low
Grassland (g4)	Modified Grassland	0.53	Low	Poor	1.06	Low
<b>Total</b>					<b>23.98</b>	

# 4.0 Post Development Habitat

## 4.1 On-Site Habitat Proposals

As already described, no habitats are proposed within the airport boundary; this is largely around the need to maintain safe conditions for aircraft, and the need to minimise bird strike risk, but also due to the very limited scope for inclusion of habitats within this very constrained Site.

To achieve a 10% net gain using the potential enhancement field, updating the management regime of **2.92 hectares** of the field, whilst retaining the additional **0.26 hectares** of the field, delivers **26.41 units**, at a net gain of **10.13%**. This is assuming the new management techniques, as outlined in section 5.2.1, commence in 2024, the year construction works are due to start. The BNG Calculations can be found within Appendix C. A map of the grassland site post enhancement can be found within Appendix D.

This gain is dependent upon increasing the condition score of the area from 'poor' to 'good'. Management actions to enable this increase in habitat condition are detailed within the Recommendations and Conclusions section of this report below.

A summary of the proposed habitat units is shown in Table 4.1 below.

Table 4.1: Summary of Post-development Potential Enhancement Field Habitat Units

Habitat Type	Area (ha)	Distinctiveness	Condition	Habitat Units	Retained / Enhanced	Habitat enhanced in advance (Years)
Other Neutral Grassland (g3c)	2.92	Medium	Good	25.37	Enhanced	0
Other Neutral Grassland (g3c)	0.26	Medium	Poor	1.04	Retained	0
<b>Total offsite post-development</b>	<b>3.18</b>			<b>26.41</b>		

# 5.0 Recommendations and Conclusions

## 5.1 Summary

The post development plan within this report is sufficient to achieve an area based BNG, comprising a 10.13% net gain in habitat units when compared to the baseline, assuming the enhancement works start in the year the construction commences.

Given the nature of the development (a terminal extension) it was not possible to avoid all habitat impacts by re-siting the development, however none of the habitats lost are high distinctiveness, very high distinctiveness or irreplaceable and they will be compensated for in order to provide a gain in the metric.

## 5.2 Next Steps

To achieve the required BNG within the grassland site, it requires a change in habitat condition from 'poor' to 'good'. It is recommended that the following steps are undertaken to enhance the grassland site.

### 5.2.1 Habitat Management Plan

An adequate management plan is to be written and initiated to benefit the Site, comprising the following methods:

1. **A 'conservation style' cut of the grassland once a year at during September.** Removal of cuttings is key, as the current Site suffers from a significant thatch build-up of old cuttings left in situ. Old cuttings add nutrients back into soil, enabling coarse grasses to become dominant at the expense of nutrient poor loving species indicative of other neutral grassland swards. Therefore, the removal of cuttings after a cut is to be a management priority and a core part of achieving 'good' condition. A regular once yearly cut should also reduce scrub build up, which is currently at high levels across the Site. By cutting in September, it reduces the opportunity for invasive species to flourish as much due to the reduced temperatures and sunlight levels. This, in combination with step 2 below, creates the opportunity for native flower species to colonise more easily the following year.
2. **Remove invasive scrub over winter.** Whilst the grassland is currently in poor condition, it could quite easily be enhanced by removing the invasive scrub patches that encroach from the surrounding areas. The scrub removal, targeting species such as bramble, as well as tree saplings such as oak and dogwood, should be undertaken using brush cutters in November. The scrub should be removed to as close to ground level as is possible.
3. **Timings of the cuts are also important.** Cutting is to occur late enough in the season to enable all forbs to flower and set seed. Earlier cuts within April, May or June are not to occur, as these may hinder flowering and subsequent seed set of forbs present on Site.

It should be noted that if subsequent management differs from the suggested actions above, then the grassland site is unlikely to obtain the improved habitat condition score of 'good' and subsequently the Site is unlikely to achieve the necessary 10% BNG required.

## 5.3 Continued Observations

To ensure compliance with the BNG conditions outlined within this report, a Mott MacDonald Ecologist should attend site periodically throughout 2024 and 2025, both before and during the construction works, to collect evidence that the BNG conditions are being adhered to and the management strategy is being followed. This will be done in liaison with the STAL Environment Team.

During these visits, and upon agreement with STAL, National Vegetation Classification (NVC) surveys should be carried out by the Ecologists to appropriately update the species list on Site, so to best provide the most up to date information and recommendations for the ongoing BNG management.

# 6.0 BREEAM

## 6.1 LE 04: Ecological Change and Enhancement

### 6.1.1 Prerequisite – Managing Negative Impacts on Ecology

Criterion 1 – Criterion 6 (for Foundation route) or 8 (for Comprehensive route) in LE 03 has been achieved.

Criterion 8b in LE03 (see Preliminary Ecological Appraisal Report (Mott MacDonald, 2022)) is considered to have been achieved, as such Criterion 1 has been achieved.

Criterion 2 – The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.

The client has confirmed compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the Site, as it is stated so in this report, therefore this pre-requisite Criterion is considered to have been passed.

### 6.1.2 Change and Enhancement of Ecology (Foundation route only, no credits available)

Criterion 3 – Not applicable as only applicable to the Foundation route option.

### 6.1.3 Ecological Enhancement (one credit available)

Criterion 4 – Measures have been implemented that enhance ecological value, which are based on input from the project team in collaboration with representative stakeholders and data collated as part of the ‘Determining ecological outcomes’ in LE 02. Measures are implemented in the following order:

4a: On Site, and where that is not feasible,

4b: Offsite within the Zone of Influence

Habitat enhancement on Site has not been possible. However, as part of the BNG process, habitat enhancement will take place within the Zone of Influence, to score a sizeable uplift in Biodiversity Units. This will be achieved by the enhancement of other neutral grassland, which is currently in poor condition. Effective yet simple management will ensure the condition is enhanced.

Criterion 5 – Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the Site.

Although data has not yet been shared with the Local Records centre, this is still possible and in line with CIEEM best practice guidelines and professional code of conduct.

Assuming this simple action takes place, and with the above-described habitat enhancement, it is considered that this credit has been earned.

### 6.1.4 Change and Enhancement of Ecology (up to three credits available)

Criterion 6 – Up to three credits awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 – BREEAM, CEEQUAL, and HQM Ecology Calculation.

Methodology – Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats.

The enhancement proposals and associated management recommendations included in this BNG report will ensure an uplift of between **10.02% and 10.33%**. This constitutes a significant net gain, and hence it is considered that all three credits are earned.

## 6.2 LE 05: Long Term Ecological Management and Maintenance

### 6.2.1 Prerequisite – statutory obligations, planning and Site implementation

Criterion 1 – The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU, and international standard relating to the ecology of the Site.

The client has confirmed compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the Site, as it is stated so in this report, therefore this pre-requisite is considered to have been passed.

Criterion 2 – The following must be achieved, according to the route being assessed:

2a: Foundation route (Route 1) – Criterion 6 in LE 03 has been achieved.

2b: Comprehensive route (Route 2) – Criterion 8 in LE 03 has been achieved, and at least one credit under LE 04 for ‘Change and Enhancement of Ecology’ has been awarded.

Criterion 8b of LE03 is considered to have been achieved and at least one credit has been achieved in LE04 Change and Enhancement of Ecology as such Criterion 2 has been met.

#### 6.2.2 Management and Maintenance Throughout the Project (one credit available)

Criterion 3 – Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the ‘Determining ecological outcomes; in LE 02. To ensure the optimal ecological outcomes agreed in LE 02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE 03 and LE 04 to ensure they are implemented.

It is recommended that STAL commit to the necessary management of the offsite enhanced habitat to ensure the required BNG. Once this has been committed to and actions put in place, then this credit should, be able to be earned.

Criterion 4 – A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the Site. This should include detailed management and maintenance plans are required by landscape and asset managers as well as relevant parts of the handover information for occupiers written in a format that encourages understanding and supportive behaviour.

Subject to confirmation, it is anticipated that STAL will commit to the necessary management of the offsite habitat. Assuming this is the case then this credit should be earned.

### 6.3 Landscape and Ecology Management Plan (one credit available)

**Criterion 5 – A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 43030:2013 Section 11.11 covering at least the first five years after project completion as a minimum and including:**

**5a: Actions and responsibilities of relevant individuals prior to handover**

**5b: The ecological value and condition of the Site at handover and how this is expected to develop and change over time**

**5c: Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAM’s Strategic Ecology Framework**

**5d: Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts**

**5e: Clearly defined and allocated roles and responsibilities for delivering the plan.**

A Landscape and Management Plan has not yet been created. In line with comments in Section 6.2 above, assuming this happens in the near future as has been recommended, then this credit can be earned.

**Criterion 6 – The landscape and management plan or similar will be updated to support maintenance of the ecological value of the Site (see sections relating to Maintenance and Monitoring in CIEEM, CIRIA, IEMA16 for helpful guidance).**

Again, whilst not appropriate to claim this credit now, assuming this happens into the future, then the credit can be earned.

## 7.0 References

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The British Standards Institution (BSI), 2013. BS 42020:2013; *Biodiversity – Code of practice for planning and development*. Available at: [REDACTED] [Accessed: 13 July 2023]

# 8.0 Appendices

# Appendix A – Site Application Boundary Plan 2010





# Appendix B – Habitat Condition Assessment sheets

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Note Tall herb habitat that does not meet the Annex 1 definition should be recorded as 'Other neutral grassland'] [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
Site name and location	Stansted Transformation Project - Terminal Expansion	On-site or off-site	On-site
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	g3c, secondary code 64
Habitat Description			
Other neutral grassland, containing a variety of species and approximately 50% grass cover.			
<a href="#">ukhab – UK Habitat Classification</a>			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.  <b>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>	Yes	Grassland cover approximately 50% and multiple orchid species present.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	Grassland regularly managed, thus sward height predominantly below 7cm.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens <sup>1</sup> .	Yes	Small areas of bare ground. Rabbits present on Site.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Yes	Minimal scrub on site, and no bracken.
E	Combined cover of species indicative of sub-optimal condition <sup>2</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.  If any invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ) are present, this criterion is automatically failed.	Yes	Largely untouched grassland other than mowing. Is airside at the airport so public access is extremely limited.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count).  <b>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</b>	Yes	Species diversity high.
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		Yes	

Number of criteria passed		5
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√
<b>Acid Grassland Types (Result out of 5 criteria)</b>		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
<b>Non-acid grassland Types (Result out of 6 criteria)</b>		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	Yes
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	
<b>Suggested enhancement interventions to improve condition score</b>		
<b>Notes</b>		
<p><b>Footnote 1</b> – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p><b>Footnote 2</b> - Species indicative of sub-optimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.</p> <p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p> <p><b>Footnote 4</b> – Wildlife and Countryside Act 1981 (as amended).</p>		

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
<b>Grassland - Lowland calcareous grassland</b> <b>Grassland - Lowland dry acid grassland</b> <b>Grassland - Lowland meadows</b> <b>Grassland - Other lowland acid grassland</b> <b>Grassland - Other neutral grassland</b> <b>Grassland - Tall herb communities (H6430)</b> [Note Tall herb habitat that does not meet the Annex 1 definition should be recorded as 'Other neutral grassland'] [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] <b>Grassland - Upland acid grassland</b> <b>Grassland - Upland calcareous grassland</b> <b>Grassland - Upland hay meadows</b> <b>Sparsely vegetated land - Calaminarian grassland</b>			
<b>Site name and location</b>	Stansted Transformation Project - Terminal Expansion	<b>On-site or off-site</b>	On-Site
<b>Limitations (if applicable)</b>	Thick scrub	<b>Survey reference (if relating to a wider survey)</b>	
<b>Grid reference</b>		<b>Habitat parcel reference</b>	g3c, secondary code 17
Habitat Description			
Other neutral grassland but has formed into a scrub thicket. Dominated by Dogwood and Ivy. Ruderal/ephemeral.			
<a href="#">ukhab – UK Habitat Classification</a>			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.  <b>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>	No	Indicator species not present and habitat dominated by scrub species.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	Sward height greater than 7 cm in up to 80% of the habitat.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens <sup>1</sup> .	No	No bare ground.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	No	Scrub cover considerably higher than 5%.
E	Combined cover of species indicative of sub-optimal condition <sup>2</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.  If any invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ) are present, this criterion is automatically failed.	No	
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count).  <b>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</b>	No	Species diversity poor and dominated by scrub species.
<b>Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)</b>		No	

Number of criteria passed		0
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√
<b>Acid Grassland Types (Result out of 5 criteria)</b>		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	
Passes 2 or fewer criteria	Poor (1)	
<b>Non-acid grassland Types (Result out of 6 criteria)</b>		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	Yes
<b>Suggested enhancement interventions to improve condition score</b>		
N/A		
<b>Notes</b>		
<p><b>Footnote 1</b> – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p><b>Footnote 2</b> - Species indicative of sub-optimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site.</p> <p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p> <p><b>Footnote 4</b> – Wildlife and Countryside Act 1981 (as amended).</p>		

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Modified grassland			
Site name and location	Stansted Transformation Project - Terminal Expansion	On-site or off-site	On Site
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	g4, secondary code 66
Habitat Description			
Regularly mown, short sward, high disturbance from vehicles and people.			
<a href="#">ukhab – UK Habitat Classification</a>			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (this may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b>  Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m <sup>2</sup> (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	Less than 2 forb species noted. Fewer than 9 species per metre squared of grassland.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No	Grassland regularly managed, sward uniformly less than 7cm.
C	Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area.  Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Scrub cover minimal, significantly less than 20%.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .	Yes	Rabbit warrens present. Some trampling for human activity.
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	No bracken on Site.
G	There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).	Yes	
		Essential criterion achieved (Yes or No)	
		Number of criteria passed	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/✓	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Yes - failed criterion A	
Suggested enhancement interventions to improve condition score			
Footnotes			

**Footnote 1** – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

**Footnote 2** – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

**Footnote 3** – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

**Footnote 4** – Wildlife and Countryside Act 1981 (as amended).



Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type(s)			
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Note Tall herb habitat that does not meet the Annex 1 definition should be recorded as 'Other neutral grassland'] [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland			
Site name and location	Stansted Transformation Project - Terminal Expansion	On-site or off-site	Off-site
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference	TL 52159 23447	Habitat parcel reference	g3c
Habitat Description			
Other neutral grassland, containing a variety of species, but poorly managed with frequent scrub encroachment and hay cuttings left in-situ.			
<a href="#">ukhab – UK Habitat Classification</a>			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The grassland is a good representation of the habitat type it has been identified as, based on its UKHab description - the appearance and composition of the vegetation closely matches the characteristics of the specific grassland habitat type. Indicator species listed by UKHab for the specific grassland habitat type are consistently present.  <b>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>	Yes	Grassland cover is approximately 50% and the composition of the field closely matches the characteristics of this habitat type.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.	No	Fewer than 20% of the grassland was less than 7cm in height.
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens <sup>1</sup> .	No	No bare ground present.
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	No	No bracken present, but scrub (bramble) cover greater than 5%.
E	Combined cover of species indicative of sub-optimal condition <sup>2</sup> and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.  If any invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ) are present, this criterion is automatically failed.	No	Species indicative of sub-optimal condition greater than 5%, and management activity of site poor.
Additional Criterion - must be assessed for all non-acid grassland types			
F	There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type (species referenced in Footnote 2 and 4 cannot contribute towards this count).  <b>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</b>	Yes	
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	

Condition Assessment Result		Condition Assessment Score	Score Achieved x/√
		Number of criteria passed	2
<b>Acid Grassland Types (Result out of 5 criteria)</b>			
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)		
Passes 2 or fewer criteria	Poor (1)		
<b>Non-acid grassland Types (Result out of 6 criteria)</b>			
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)		
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)		
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)		Yes
<b>Suggested enhancement interventions to improve condition score</b>			
Scrub removal using brush cutters over winter, ideally in November. A hay cut of the field once a year in September, in combination with removing all of the cuttings created during the cut.			
<b>Notes</b>			
<p><b>Footnote 1</b> – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p><b>Footnote 2</b> - Species indicative of sub-optimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. There may be additional relevant species local to the region and or site.</p> <p><b>Footnote 3</b> – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p> <p><b>Footnote 4</b> – Wildlife and Countryside Act 1981 (as amended).</p>			

# Appendix C – BNG Calculations

Headline Results

Return to results menu

Errors flagged below - please investigate further ▲

Scroll down for final results ▲

On-site baseline	Habitat units	23.98	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	26.41	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change <small>(units &amp; percentage)</small>	Habitat units	2.43	10.13%
	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 <small>(Including habitat retention, creation &amp; enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units &amp; percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%

Combined net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Habitat units	2.43	
	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	Habitat units	2.43	
	Hedgerow units	0.00	

(including all on-site & off-site habitat retention, creation & enhancement)	<i>Watercourse units</i>	0.00
--	--------------------------	------

<p style="text-align: center;"><b>Total net % change</b></p> <p style="text-align: center;">(including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</p>	<i>Habitat units</i>	10.13%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%

<b>Trading rules satisfied?</b>	Yes ✓
You must specify if irreplaceable habitats are on-site at baseline ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	23.98	26.38	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

Unit requirement met or surpassed ✓  
 Unit requirement met or surpassed ✓  
 Unit requirement met or surpassed ✓

Project Name: **Map Reference:**  
**A-1 On-Site Habitat Baseline**

Area habitat summary	
Total Net Unit Change	2.43
Total Net % Change	10.13%
Trading Rules Satisfied	Yes ✓

Condense / Show Columns      Condense / Show Rows  
 Main Menu      Instructions

Ref	Broad Habitat	Existing area habitats Habitat Type	Area (hectares)	Distinctiveness		Condition		Strategic significance
				Distinctiveness	Score	Condition	Score	
1	Grassland	Other neutral grassland	0.85	Medium	4	Good	3	Area/compensation not in local strategy/ no local strategy
2	Grassland	Modified grassland	0.53	Low	2	Poor	1	Area/compensation not in local strategy/ no local strategy
3	Urban	Developed land, sealed surface	5.55	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy
4	Urban	Built linear features	3.11	V.Low	0	N/A - Other	0	Area/compensation not in local strategy/ no local strategy
5	Grassland	Other neutral grassland	3.18	Medium	4	Poor	1	Area/compensation not in local strategy/ no local strategy

Strategic significance	Strategic Significance multiplier	Required Action to Meet Trading Rules	Ecological baseline Total habitat units	Retention category biodiversity value				Bespoke compensation agreed for unacceptable losses		
				Area retained	Area enhanced	Baseline units retained	Baseline units enhanced		Area habitat lost	Units lost
Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	10.20	0		0.00	0.00	0.85	10.20	Yes
Low Strategic Significance	1	Same distinctiveness or better habitat required ≥	1.06	0		0.00	0.00	0.53	1.06	Yes
Low Strategic Significance	1	Compensation Not Required	0.00	0		0.00	0.00	5.55	0.00	Yes
Low Strategic Significance	1	Compensation Not Required	0.00	0		0.00	0.00	3.11	0.00	Yes
Low Strategic Significance	1	Same broad habitat or a higher distinctiveness habitat required (≥)	12.72	0.26	2.92	1.04	11.68	0.00	0.00	
			<b>23.98</b>	<b>0.26</b>	<b>2.92</b>	<b>1.04</b>	<b>11.68</b>	<b>10.04</b>	<b>11.26</b>	

Total habitat area	13.22
Site Area (Excluding area of individual trees and Green walls)	13.22

Total area lost (excluding area of individual trees and Green walls)	10.04
--	-------

Project Name: <b>Map Reference:</b>	
<b>A-3 On-Site Habitat Enhancement</b>	
Condense / Show Columns	Condense / Show Rows
Main Menu	Instructions

Baseline habitats										
Baseline ref	Baseline habitat	Total habitat area (hectares)	Baseline distinctiveness band	Baseline distinctiveness score	Baseline condition category	Baseline condition score	Baseline strategic significance category	Baseline strategic significance score	Baseline habitat units	Required Action to Meet Trading Rules
5	Grassland - Other neutral grassland	3.18	Medium	4	Poor	1	Low Strategic Significance	1	12.72	Same broad habitat or a higher distinctiveness habitat

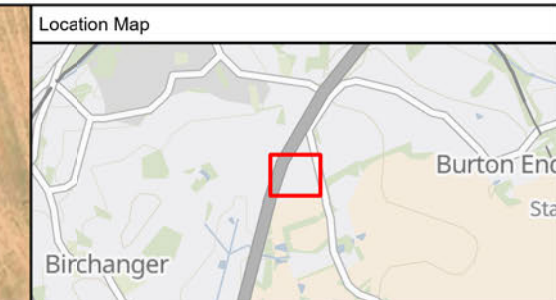
Area habitat summary	
Total Net Unit Change	2.43
Total Net % Change	10.13%
Trading Rules Satisfied	Yes ✓

Proposed Habitat (Pre-populated but can be overridden)		Change in distinctiveness and condition				Area (hectares)	Distinctiveness	Score	Condition	Score
Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change							
Grassland	Other neutral grassland	Medium - Medium	Poor - Good	2.92	Medium	4	Good	3		

Strategic significance		Temporal risk multiplier							Difficulty risk multipliers				Habitat units delivered
Strategic significance	Strategic significance	Strategic position multiplier	Standard time to target condition (years)	Habitat enhanced in advance (years)	Delay in starting habitat enhancement (years)	Standard or adjusted time to target condition	Final time to target condition (years)	Final time to target multiplier	Standard difficulty of enhancement	Applied difficulty multiplier	Final difficulty of enhancement	Difficulty multiplier applied	
Area/compensation not in local strategy/ no local strategy	Low Strategic Significance	1	15	0	0	Standard time to target condition	15	0.586	Low	Standard difficulty applied	Low	1	25.37

# Appendix D – Grassland Site Post Enhancement





Key to Symbols

Potential biodiversity net gain area

Habitat type

g3c (enhanced) - Other neutral grassland

g3c (retained) - Other neutral grassland

Notes

Background mapping: Maxar, Microsoft, Contains OS data © Crown Copyright and database right 2022  
 Contains data from OS Zoomstack, Esri Community Maps Contributors, Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS.  
 Survey data: Mott MacDonald, 2023.

Rev	Date	Drawn	Description	Ch'k'd	App'd
01	17/07/2023	KV	For Information	RS	RS

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Client

Manchester Airports Group (MAG)  
 London Stansted Airport  
 Bassingbourn Road  
 CM24 1QW

Title

Stansted Transformation Programme (STN-TP)  
 Terminal Extension  
 Enhancement Requirement

Designed	R Swift	Check	R Swift
Drawn	K Vahakuopus	Coordination	-
GIS Check	K Vahakuopus	Approved	R Swift
Scale at A3	Status	Rev	Security
1:1,000	INF	01	STD

Drawing Number  
 UK habitat classification - Enhancement - P01

