
From: Eyre, Ollie @ Manchester [REDACTED]

Sent: Thursday, April 2, 2026 11:07

To: Robert Griffin [REDACTED]

Cc: [REDACTED]

Subject: RE: MIX : Our reference 145543/00/2026

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Good morning Rob,

Please see response from project ecologists (Buro Happold below). Apologies this was missed off the application form.

The onsite pre-development biodiversity value is based on habitat data collected during the UKHab survey undertaken in September 2024. Habitat surveys for BNG purposes remain valid for up to two years, in line with published good-practice expectations set out in:

- CIEEM (2019) - Guidelines for Ecological Report Writing, which states that ecological data typically remain valid for 12–24 months depending on habitat type and site circumstances.
- Natural England - Biodiversity Metric guidance, which notes that baseline habitat data should be “sufficiently up to date” and that professional judgement may be used where surveys fall within a reasonable validity window.

In addition, targeted botanical surveys were undertaken in May and June 2025 to confirm the baseline condition and extent of habitats recorded during the UKHab survey. These surveys were used to verify:

- the extent and condition of areas mapped as Other Neutral Grassland (g3c),
- the extent and condition of Open Mosaic Habitats on Previously Developed Land (OMHPDL),

These 2025 follow-up botanical surveys served to refine the habitat extent and condition assessments, ensuring that the final metric reflects the most accurate baseline while still deriving from the original (and valid) 2024 survey date.

Regarding the difference in BNG units generated after the UKHab survey and after the botanical surveys: the refinement of habitat extents and condition assessments resulted in adjusted values for several grassland parcels, producing a more accurate baseline for the statutory BNG metric. The disparity is therefore due to the initial PEA being superseded by later survey data gathered through the subsequent botanical surveys undertaken in 2025.

The BNG baseline value should be taken as that presented in the BNG report as the most up to date and accurate representation of the baseline biodiversity value of the site.

Please let me know if there is anything further you need for validation.

Cheers

Ollie

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