

- The metric is flagging an 'Area Check' error (on tab A-2) which means that the area created does not equal the area lost. In the creation section, all habitats must be inputted into the metric, even if it is developed land (e.g. concrete). The total site area in the baseline and created tabs must match and also be consistent with the size of the site.
- Is there any kind of accompanying report to go with the BNG metric? Gov guidance for LPAs includes a list of minimum requirements for BNG assessments with one of the requirements being a baseline map of the existing habitats (as per section 1 here: [Biodiversity net gain: what local planning authorities should do - GOV.UK](#)). Therefore, we'd expect a baseline plan to be provided to give context to the baseline habitats and show where they are located. A report would also be useful but we wouldn't insist that this is submitted, as long as we can understand the BNG based on the information provided.
- No habitat condition assessments appear to have been provided for the baseline habitats inputted.
- The Proposed Site Plan submitted appears to show green areas which I assume is the 'modified' grassland inputted into the metric. However, the metric also states that areas of mixed scrub, modified grassland, ruderal/ephemeral, and urban trees will be retained. None of these are shown on the proposed map which makes it challenging to review whether the metric is accurate to the proposed plans. A clear proposed plan should be provided.
- I assume that the applicant is not planning to try and achieve 10% net gain on-site and therefore off-site units will be purchased?