

Thanks for the outline metric and updated full landscape proposals.

Outline Application

There are no obvious issues with the outline baseline value and I am satisfied that this can be utilised for any future reserved matters application.

As predicted a loss is deemed likely with a shortfall of 0.43BU to achieve 10% BNG. This is in part reliant on enhancement of retained trees from moderate to good, which may or may not be achievable. Given some of the retained trees are currently small I am unclear whether this is realistic and I am also unclear on whether the retained trees are native. However even if unachievable for all trees the shortfall is only increased to 0.78 BU.

Given the scale of the shortfall, I am satisfied that off-site compensation is feasible, (ie does not make the development unviable) with finalised details on how 10% BNG provided as part of reserved matters. I therefore have no further issues with approval of the outline part of the application with regards BNG.

Full Application

I note the amendments to the full application tree planting proposals which are in-line with my previous recommendation. Whilst not materially changing my position on the full part of the application, this does increase the level of confidence that 10% is achievable on-site.