

Thank you for your consultation on the above application at Land between 205-211 Bury Old Road.

As you are aware the information submitted with the application includes a Statutory BNG Metric. Unfortunately the metric has been completed incorrectly.

The grassland area has been classified as garden. However the metric user guide clearly defines a private garden as “a garden within the curtilage of a privately owned or tenanted dwelling house”, which this area is not.

In addition the habitat creation table is missing the built development; the total area of the on-site habitat baseline and on-site creation tabs do not match.

The metric therefore needs to be amended prior to the determination of the application