

Simon Ruston
Ruston Planning

Ref: 21/02112/FUL

Dear Simon

Please confirm to the inspector that the Biodiversity Net Gain Assessment has been re-calculated using the revised soft landscaping/drainage scheme as requested.

Headline information

1. 10.97% gain on site
2. 11.24% gain including off-site woodland enhancement
3. To save any ambiguity the post intervention map has had the area in hectares added for each habitat, as calculated by the GIS software
4. Total habitat loss for the scheme e.g. replacement with hard-standing areas = 0.3408ha
5. Semi-natural habitats retained, created, enhanced = 0.7245ha
6. Post development within the red-line:
 - a. Total vegetated habitats = 0.7245ha. 63.05% of the site
 - b. Total hard surfaces = 0.4246ha. 36.95% of the site.

Differences to previous version

1. Some woodland outwith the red-line but marked on the landscape drawing is now included as on-site habitat and enhancement applied as per the current scheme.
2. Other woodland outwith the boundary has been included as off-site habitat with the parking place included but the position of the latter as placeholder just to be able to run the profit/loss calculation
3. As per suggestions from Mr Cummings I have applied an enhancement to off-site woodland around the parking bay. This includes removal of diseased elm and replacement planting of disease resistant elm and hazel to benefit dormouse.
4. The reduced bioswale area is accounted for.
5. New tree planting provided as per landscaping scheme.

Variations to soft landscaping

1. Any areas suggested as wildflower meadow have been coded as neutral grassland, moderate condition.
2. The understorey planting by the entrance is instead neutral grassland with scattered trees planted.

I trust that this is sufficient for the inspector.

Whilst there are variations each time this is run, to account for the parking area and drainage, a BNG is always achievable. This is as requested by the council and provided in good faith by the appellants.

Kind regards



Giles Coe MCIEEM