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Date: 09/01/2023

Fiona Bradley
Greater Cambridge Shared Planning
Cambridge City Council
PO Box 700
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Dear Fiona

**LAND NORTH OF CAMBRIDGE NORTH STATION, MILTON AVENUE
HYBRID PLANNING APPLICATION
REF: 22/02771/OUT**

I write on behalf of the applicant, Brookgate Land Ltd on behalf of The Chesterton Partnership, in relation to the above application which is currently pending determination.

The Biodiversity Net Gain (BNG) Assessment (October 2022) previously submitted with the application referred to a small amount of off-site enhancement being proposed consisting of enhancements to the roof planting on the adjacent hotel (Novotel) and office (One Cambridge Square). This would add a further +1.34 units to the BNG calculation.

For the avoidance of doubt, we are no longer relying on the off-site enhancement to the hotel and office as part of our BNG calculation or proposing this as part of the scheme proposals. Removing these units results in a Biodiversity Net Gain of 66.79%, as opposed to 69.54%. The scheme therefore still delivers well in excess of 10% and the difference is not material in any event. The conclusions in the planning statement and environmental statement remain unchanged.

Enclosed is the full amended metric for reference.

Kind regards



Alison Wright
Partner

Signed for and on behalf of Bidwells LLP

Enclosures Revised BNG Metric 3.1