

Good morning, Shane,

Further to your request I can confirm that we have been running various options for BNG at the above site and find that we are currently able to achieve a 4.8% gain.

We will need to investigate other options as to how we increase this to the requisite 10%, which may include the use of a proportion of Grove House itself, and which will trigger separate considerations for the applicant of course.

In respect of your imminent planning submission, I would suggest that this does not prevent the application form being competed accordingly and that the validation process should not be hindered as the project might evolve further during the planning process in any event.

In the meantime, if you require any further input, please do not hesitate to contact me.

Kind regards

George

George Burton, MCIAT., C.Env., ACIEEM, Director



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