

BNG Statement – Wycongill Farm.

BNG is an approach to development. It makes sure that habitats for wildlife are left in a measurably better state than they were before the development.

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development. All land within the red line boundary is subject to assessment.

Where development does not affect any habitat the biodiversity value is zero. By definition, 10% of zero is zero and no BNG is required.

Proposed development at Wycongill Farm is within an existing concrete area (See image below). No land within the red line area is habitat.

