

BNG

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.

The proposed building would covers an area of existing stone hardcore (See below) No land within the red line area of the application is habitat as classified in the UK Habitat Classification V2 (Butcher et al. 2023).

also In this application, it is believed that BNG does not apply to retrospective planning permissions made under section 73a. With this in the mind the retrospective part of this application, (hardstanding) BNG does not apply to this development.

