

# BNG viability assessment for Kent

## - conclusions

- Cost associated with both onsite and offsite delivery are comparably small when considered against other sums included in the development appraisal.
- A shift from 10% to 15% or 20% BNG will not materially affect viability in the majority of instances when delivered onsite or offsite.
- Generally the difference between onsite and offsite provision is small.
- The biggest cost in most cases is to get to the mandatory, minimum 10% BNG. The increase to 15% or 20% BNG in most cases costs much less and is generally negligible.
- Because the BNG costs are low when compared to other policy costs, in no cases are they likely to be what renders development unviable.





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## - conclusions

- When the range of average values in Kent and the range of build costs are considered, it is clear that there are areas in the county which can viably support 15% or 20% BNG and others that cannot.
- Most viable areas are likely to be to the higher value north west of the county, especially on greenfield sites.
- The south east of the county may prove more challenging, especially in areas with predominantly urban development sites.
- If majority of BNG is to be delivered on site, this has implications for housing densities and subsequently land take (but majority of land take is associated with first 10% so this shouldn't be a reason to not progress enhanced target).



# Kent BNG stocktake

From 11 LPAs in Kent who have indicated plans / intentions:

- 6 have developed 20% BNG policy or are considering a BNG target in excess of mandatory 10%.
- Three will not be going above 10% - because of viability concerns, other asks on developers and concerns over prioritising BNG over affordable housing.
- One has 10% policy but considering enhanced BNG target via DPD for specific developments.
- One has no current position either way.





# Next steps

- Justification of enhanced BNG in Kent – update
- Evidence required to underpin the 20% target
- Understanding the impact of enhanced BNG target on other contributions.
- Understanding the limit of viability.
- Development of shared SPD for BNG.
- Benefits stacking.
  
- Shared Kent Biodiversity Net Gain Officer.

