



BNG Justification Statement

Address: Land South of Conkwell Grange at Conkwell BA2 7FD
Proposal: Erection of a polytunnel and associated landscaping
Date: January 2026

Purpose of This Statement

This statement confirms whether any **Priority Habitats** (as defined under Section 41 of the Natural Environment and Rural Communities Act 2006) are present within the proposed development boundary, using **publicly available government datasets**, in accordance with national Biodiversity Net Gain (BNG) guidance. Government guidance explicitly states that applicants **may rely on publicly available datasets** and “do not need to seek specialist advice to record the presence of priority habitat.”

Development Characteristics

This proposal is for a lightweight polytunnel on private agricultural land for **private non-commercial use**:

- Has **no concrete base or hardstanding**
- Requires **no excavation**
- Leaves the soil intact and in horticultural use
- Is situated on **non-priority agricultural land**

These characteristics confirm that the development **does not reduce biodiversity value** and therefore should not require a full BNG assessment.

Habitat Impact

- The footprint is 60 m² of non-priority agricultural grassland.
- No linear habitats such as hedgerows are impacted.
- No priority habitat is present within the red-line boundary (verified using publicly available habitat datasets, as recommended by government guidance). Refer to Appendix 1

Policy Context

Government BNG exemption guidance states that BNG applies only to developments that “impact a habitat if it decreases the biodiversity value”.

The purpose of the exemptions is to ensure requirements remain “narrow and focused” for small-scale, low-impact development.

Guidance also makes clear that applicants may rely on **publicly available datasets** for identifying priority habitats and **do not need to commission specialist surveys** solely to confirm the absence of priority habitat.

Conclusion

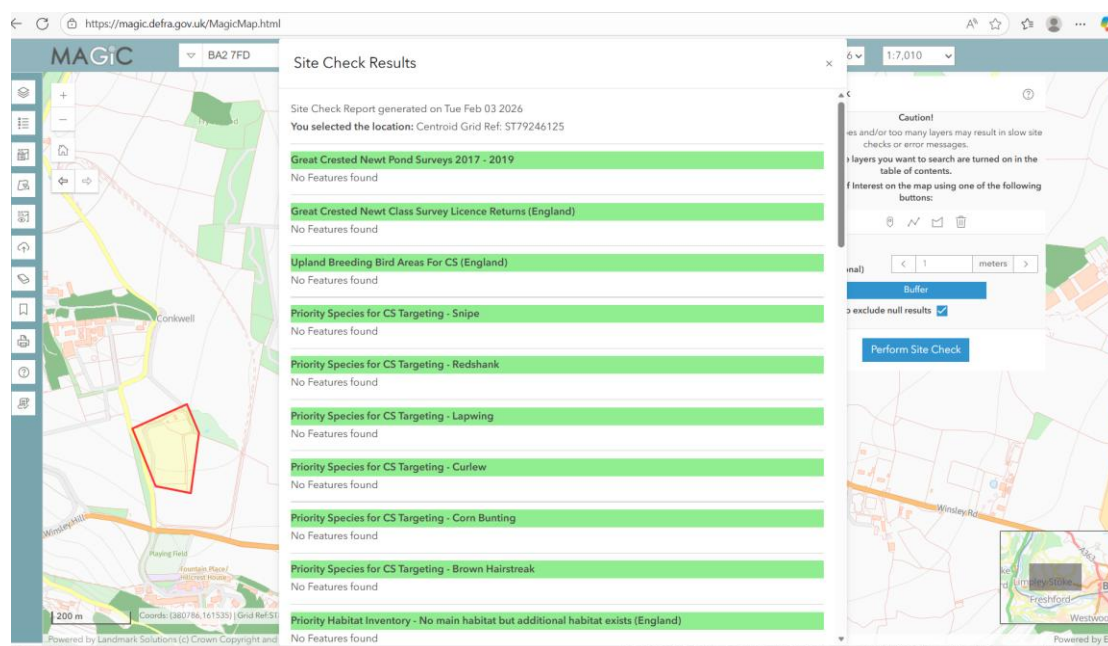
The proposal maintains the existing soil, does not introduce permanent surfacing, and does not decrease biodiversity value. In accordance with national guidance, the development should not trigger the need for a full Biodiversity Net Gain assessment.

APPENDIX 1

MAGIC Map (DEFRA) → <https://magic.defra.gov.uk>

Screenshot map and report of the site showing absence of priority habitat on the site.

This is acceptable evidence for planning purposes under national BNG guidance.



Site Check Report generated on Tue Feb 03 2026 You selected the location: Centroid Grid Ref: ST79246125 Great Crested Newt Pond Surveys 2017 - 2019 No Features found Great Crested Newt Class Survey Licence Returns (England) No Features found Upland Breeding Bird Areas For CS (England) No Features found Priority Species for CS Targeting - Snipe No Features found Priority Species for CS Targeting - Redshank No Features found Priority Species for CS Targeting - Lapwing No Features found Priority Species for CS Targeting - Curlew No Features found Priority Species for CS Targeting - Corn Bunting No Features found Priority Species for CS Targeting - Brown Hairstreak No Features found Priority Habitat Inventory - No main habitat but additional habitat exists (England) No Features found Priority Habitat Inventory - Grass Moorland (Non Priority) (England) No Features found Priority Habitat Inventory - Fragmented heath (Non Priority) (England) No Features found Priority Habitat Inventory - Traditional Orchards (England) No Features found Priority Habitat Inventory - Deciduous Woodland (England) No Features found Chalk Rivers No Features found Surveyed Priority Ponds Points (points) No Features found OS Priority Ponds with Survey Data (polygons) No Features found Priority Habitat Lakes No Features found Priority Habitat Inventory - Ponds and Lakes (England) No Features found Priority Habitat Inventory - Upland Flushes, Fens and Swamps (England) No Features found Priority Habitat Inventory - Reedbeds (England) No Features found Priority Habitat Inventory - Lowland Raised Bog (England) No Features found Priority Habitat Inventory - Lowland Fens (England) No Features found Priority Habitat Inventory - Blanket Bog (England) No Features found Seagrass (Wales) No Features found Nationally Important Intertidal Habitats (Wales) No Features found Intertidal Substrate (Wales) No Features found Intertidal Substrate Foreshore (England and Scotland)	No Features found Priority Habitat Inventory - Limestone Pavements (England) No Features found Priority Habitat Inventory - Upland Hay Meadows (England) No Features found Priority Habitat Inventory - Upland Calcareous Grassland (England) No Features found Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England) No Features found Priority Habitat Inventory - Lowland Meadows (England) No Features found Priority Habitat Inventory - Lowland Dry Acid Grassland (England) No Features found Priority Habitat Inventory - Lowland Calcareous Grassland (England) No Features found Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) No Features found Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England) No Features found Priority Habitat Inventory - Calaminarian Grassland (England) No Features found
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