Which developments are eligible for BNG?

A minimum of 10% BNG is mandatory for all new applications which meet the following criteria:

Larger developments

Residential

- 10 or more dwellings + site area greater than 1 hectare; or
- Unknown number of dwellings _ site area greater than 0.5 hectares

Non-residential

- Floorspace is greater than 1000m2; or
- Site area is greater than 1 hectare.

Smaller developments

Residential

- Fewer than 10 dwellings + site less than 1 hectare
- Number of dwellings not known + site less than 0.5 hectares

Non-residential

- Floor space to be created is less than 1,000m2
- Site area is less than 1 hectare

Individual householder applications are exempt from BNG requirements, as are certain other development types. Further information on exemptions can be found on the GOV.UK Website.