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Very interesting Rich.

Looking specifically at BNG habitat bank land values it is one of the important warnings we issue prior to a client starting a BNG creation project. My BNG "crystal ball" peering, which is misty, even though I am an RICS registered valuer, is that at the start of the 30+ year term the land could be devalued by 80-90 % in the worst cases and some very poor land hardly at all. This excludes the value of the units which have the potential of being worth multiples of the current land value.

This devaluation will not be set and could reduce the nearer one gets to the end of the 30+ year term, depending on what the land can at that time be foreseen

to be used for. Grassland habitat of course under current legislation may not be ploughed as it will be "permanent pasture" requiring an EIA anyway for other uses. 30 years is a long time though and a lot can happen in the meantime.

Devaluation of the land is even more severe with NN projects.