key points: Biodiversity **Net Gain** ...for architects \rightarrow

Information provided as introductory guidance only. Refer to DEFRA & Natural England



BNG is...

- Mandatory: ...as of 12th February 2024: major sites ...from 2nd April 2024: small sites
- · England only
- · Planning requirement
- 30 year commitment



This means...

...that any habitat lost due to development, must be replaced plus an additional 10% of the original total value added...



...basically...

...development must replace the on-site pre-development biodiversity value...

...increase, enhance or improve this by 10%... ...resulting in more or better quality natural habitat than pre-development...





Exemptions...

- Validated applications
- Variations of planning permission
- Development below threshold that doesn't impact priority habitat (≤ 25sqm or 5m)
- Householder applications
- Self-build/custom build: ≤ 9 dwellings & ≤ 0.5ha
- Biodiversity gain site where fulfilling requirement of another site



Small site is ...

...residential site ≤ 1ha & 1-9 dwellings ...residential site ≤ 0.5ha & unknown no. dwellings commercial proposed floor space ≤ 1ksqm *or* site area ≤ 1ha





Planning & design...

- In addition to existing conservation & biodiversity legislation
- Gardens within a site do not contribute towards BNG
- · Retain & improve existing trees, hedges & other habitats to increase on-site biodiversity
- Addressed as planning condition.
- Develop HMMP* with application to inform design process & minimise development delay



Options...

Credit calculations give biodiversity value to be attained by development - to be met by one or more options:

- On-site provision...as part of the site design
- · Off-site provision...agreement with third party provider
- Statutory credits...payment to government

...each option has pros & cons



The team you need...

- on site habitat assessment & 'existing biodiversity credits' calculation
- post-development habitat & credit calculation

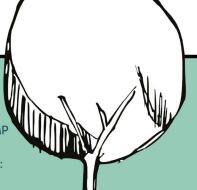
Landscape architect:

- collaboration with ecologist
- landscape & biodiversity design & masterplanning



Legal...

- No work onsite until BNP HMMP agreed with LPA
- Site cleared since 30 Jan 2020: ...pre-clearance data used
- 5 year monitoring & reporting to LPA
- Legal agreement enforceable by





....help

Angela Wolferstan:

teaselfinch.co.uk

...information on BNG





Why...?

- To improve & create habitats and biodiversity not just protect
- To actively incorporate this into the built environment planning system
- Ensure long-term monitoring, reporting & legal responsibility
- To highlight the importance of retaining & enhancing existing habitats & biodiversity in urban areas
- To aid large scale habitat creation







