

# 10 ...key points: Biodiversity Net Gain ...for architects

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

$$BNG = A + (A \times 10\%)$$

*A = pre-development biodiversity value*



## Exemptions...

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



## Small site is ...

- ...residential site  $\leq 1\text{ha}$  & 1-9 dwellings
- ...residential site  $\leq 0.5\text{ha}$  & unknown no. dwellings
- ...commercial proposed floor space  $\leq 1\text{ksqm}$  or site area  $\leq 1\text{ha}$



## 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

\* HMMP = "Habitat Management & Monitoring Plan"



## 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...

Ecologist:

- 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 courts



## 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



## ...help

Angela Wolferstan:

07890 301 335

angela@teaselfinch.co.uk

teaselfinch.co.uk

...information on BNG  
 ...biodiversity in design  
 ...landscape design  
 ...LVIA's  
 ...residential / commercial / rural / private



# teaselfinch

