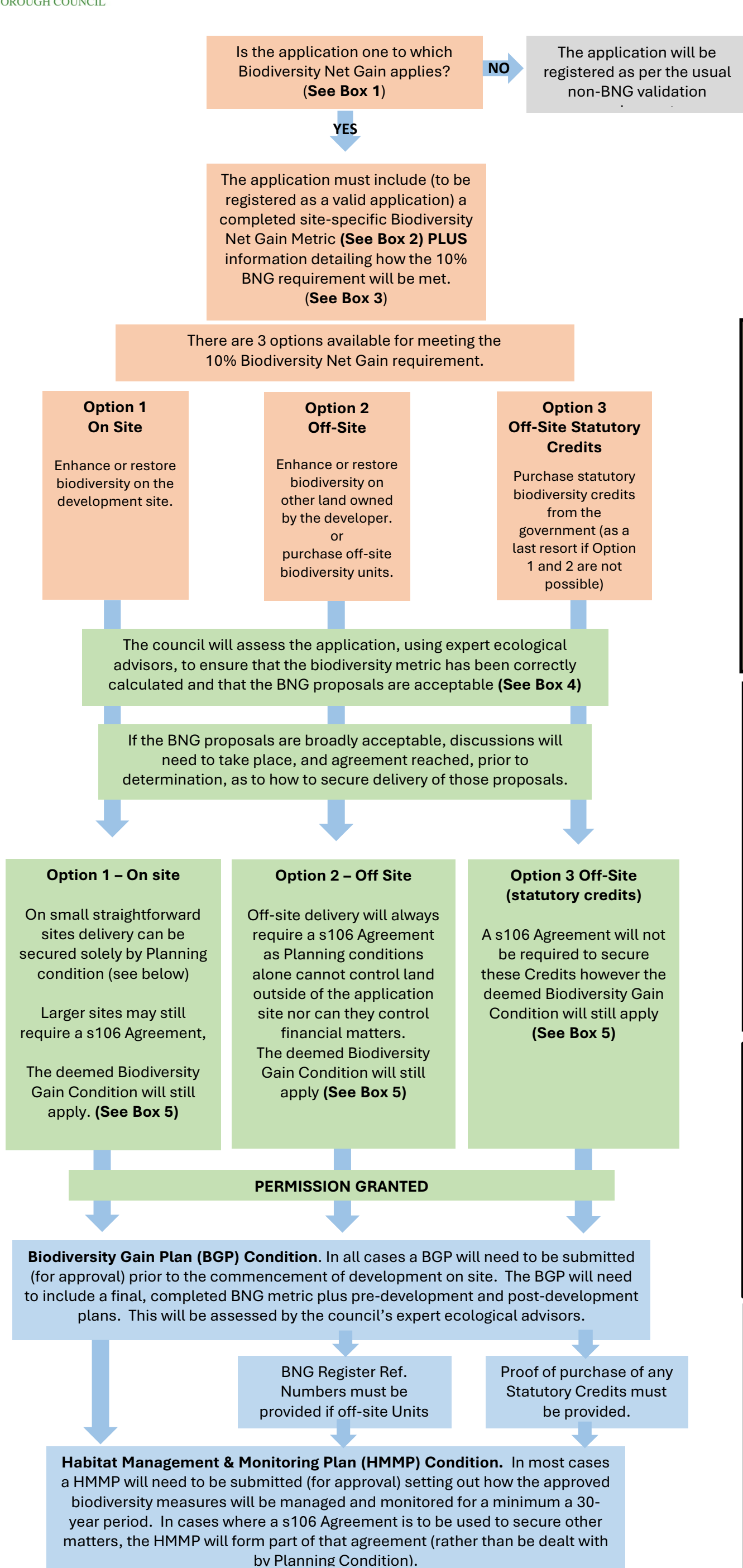


Biodiversity Net Gain - Key Steps



BOX 1

BNG applies to all planning applications unless one of the following **exemptions** apply:

- ✓ Householder development;
- ✓ Self-build or custom development;*
- ✓ Development impacting less than 25sqm of habitat or 5m of linear habitat (unless a Priority Habitat);
- ✓ BNG sites themselves

*the self-build/custom exemption only applies if the development is 9 dwellings or less, 0.5ha in area or less and if the proposal is exclusively self-build or custom.

BOX 2

The biodiversity metric measures the biodiversity value of habitats by calculating the number of 'biodiversity units' within the site both before (i.e. the baseline) and what is predicted to be the case after development, to demonstrate that the 10% gain will be achieved. These calculations need to be submitted with every BNG applicable application.

There is a simplified small sites metric which can be used for non-major applications (subject to certain limitations) otherwise the Statutory Biodiversity Metric must be used.

Whilst the finer detail is dealt with BNG condition (see below) information setting out how 10% BNG will be achieved will still be required upfront

Box 3

The following information **must** be included with application in order for it to be validated:

1. A statement confirming whether the application is BNG applicable or not (and why);
2. The pre-development biodiversity value of the date of the application including the completed metric and working calculations. A date earlier than the application site can be used but must be justified;
3. A statement confirming whether any habitat degradation has taken place prior to the application date (in which case an earlier date prior to degradation must be used);
4. A description of any irreplaceable onsite habitat;
5. A scaled site plan showing habitat on site.

BOX 4

We will check that the biodiversity metric has been properly applied and that prescribed rules and methodology have been correctly followed.

We will check that the Biodiversity Net Gain Hierarchy has been correctly and reasonably followed. The BNG hierarchy dictates that meeting BNG obligations onsite is the strong preference; followed by off-site provision and as a last resort, the purchase of statutory credits. The options pursued (which may be a combination) must be fully justified.

BOX 5

Every planning permission, which is BNG applicable, is deemed to have been granted subject to the statutory 'general biodiversity gain condition' irrespective of whether there is also a s106 Agreement.

The biodiversity gain condition requires the submission of a 'Biodiversity Gain Plan' (BGP) prior to the commencement of development. The BGP must set out how 10% BNG will be achieved. There is a fee of £145 for such an application.

The use of the government's BGP template is strongly encouraged [insert link].