



Net Gain and Offsetting Proposals

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What is Net Gain?



Net Gain Is.....

***Development and land management
that leaves the environment in a
measurably better state***



Net Gain Benefits.....



Types of Net Gain



Biodiversity Net Gain



Natural Capital Net Gain



Environmental Net Gains



A Green Future: Our 25 Year Plan to Improve the Environment

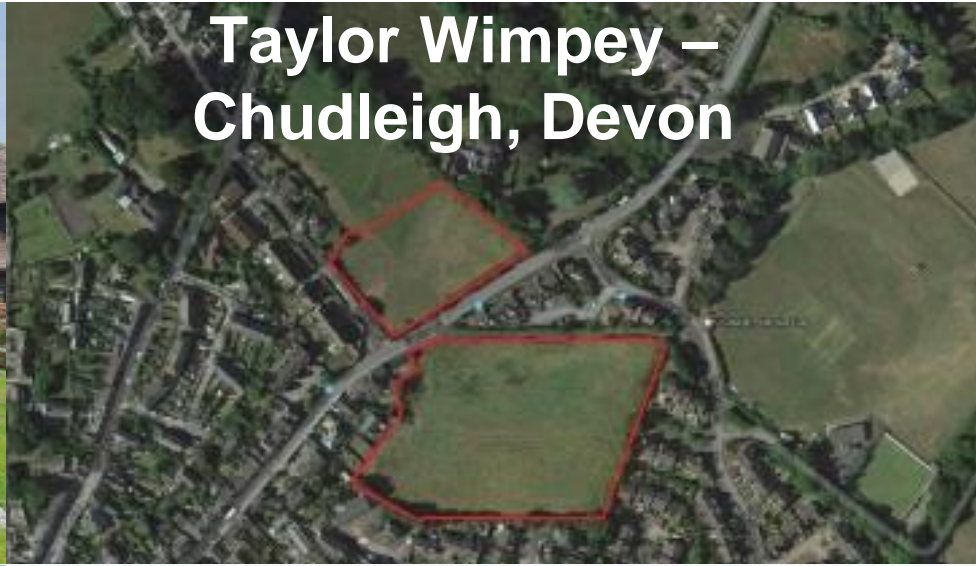


Net Gain and HBF Examples

Millwood – Lavender Fields, Isfield, E Sussex



Taylor Wimpey – Chudleigh, Devon



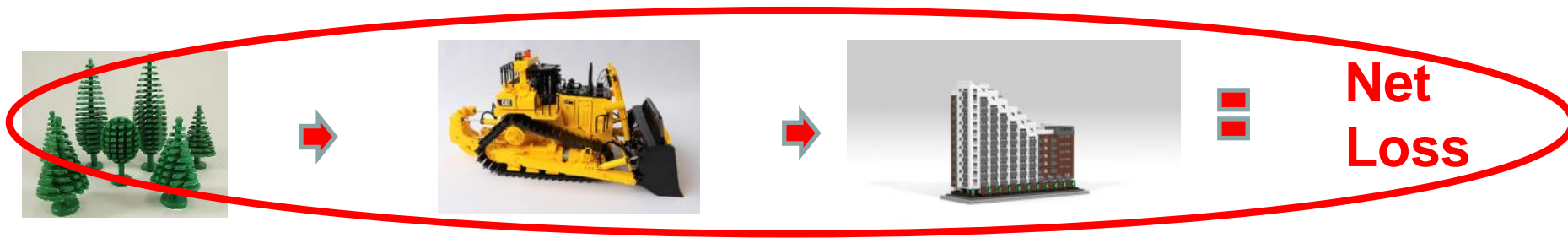
Barratt Developments – Kingsbrook, Aylesbury



Redrow – Moulton, Nr Northampton



Biodiversity Loss/Gain



Compliments.....



.....but different to

How Does Net Gain Work?



Calculating Net Gain

- Existing survey data
- Area X Distinctiveness x Condition
- Compare Pre and Post – Development
- Net Gain?



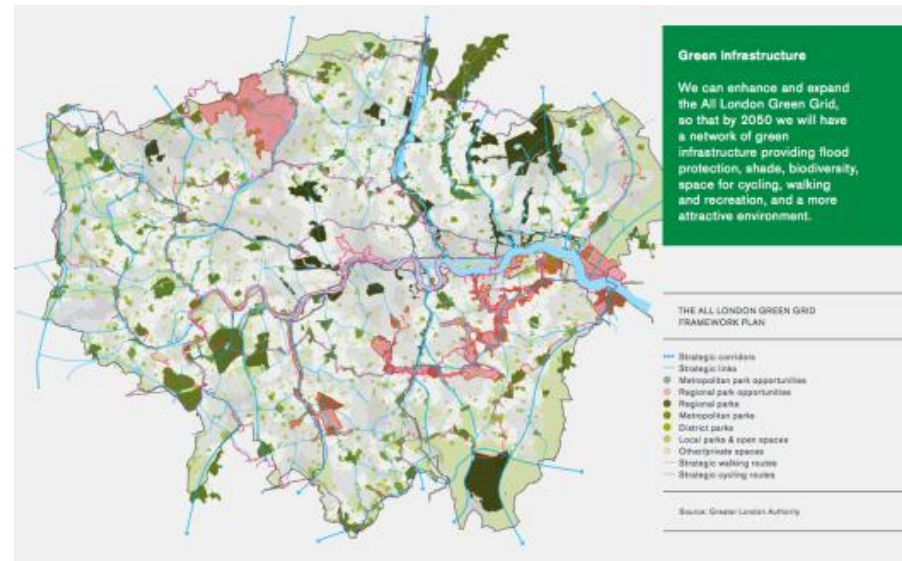
Net Gain Where?

On Site/Local

Strategic



OR



Can Net Gain Deliver Business Benefits?









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Controversial plans for 1,200 homes at Newcastle Great Park approved despite objections

Hundreds of people were against the scheme and had concerns about the impact on wildlife and green belt space

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COMMENTS

By [Sonia Sharma](#)
17:34, 12 JAN 2018

NEWS

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Consented, in part, because of net gain commitment

Complicate

Simplify









Net Gain – What's Coming?



Net Gain and NPPF – 2018: Examples

118 - *Planning policies and decisions should:*

a) *encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to **achieve net environmental gains – such as developments that would enable new habitat creation** or improve public access to the countryside...*

170 - *Planning policies and decisions should contribute to and enhance the natural and local environment by:.....*

d) *minimising impacts on and **providing net gains for biodiversity**, including by establishing coherent ecological networks that are more resilient to current and future pressures*

171 - *Plans should:.... take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and **plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.***

174 - *To **protect and enhance biodiversity** and geodiversity, plans should:*

b) *promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and **identify and pursue opportunities for securing measurable net gains for biodiversity.***

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Biodiversity Metric Updating

- **'Beta' release September '18**
- **Co-developed with external input**
- **Includes green infrastructure – makes securing credit for on-site delivery easier**
- **Free tool being developed to allow for simplified calculations**
- **Free guidance**
- **NE advice service being developed to compliment**

Future Policy

Potential Consultation on Mandatory Biodiversity Net Gain

- Mandatory use of updated Defra biodiversity metric – consistency of approach + level playing field
- Emphasis on-site and/or local linked to local plans/strategies
- Mechanism to still achieve if on site/local = not possible
- Longer-term aspiration for environmental net gains

Avoiding Viability Impacts



Net Gain – Win Win?





Thanks



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