



**FUTURE TALENT
CONFERENCE**

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Biodiversity Net Gain Implementation

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Introduction & Housekeeping



Format of this Session

Introduction to BNG

- Pre-Application

 - Statutory Metric

 - Small Sites Metric

Task One: Designing your scheme to maximise BNG

- During Application

Task Two: Ensuring BNG delivery

- Post Applications- BNG Plan

- Post Application- Delivery and Monitoring

Task Three: Management and Monitoring BNG

Q and A and key messages

The Basics

- BNG became mandatory for to deliver as part of the Environment Act on 12 February 2024.
- Applicants will need to compensate for biodiversity impacts on development sites.
- Habitat is used as a proxy for biodiversity and applicants must deliver a minimum 10% uplift.
- Losses and gains are measured via a statutory biodiversity metric.
- Land managers and developers will need to register and allocate biodiversity gains via a public register.



Biodiversity Gain Hierarchy

It must be demonstrated, in the Biodiversity Gain Plan, how the Biodiversity Gain Hierarchy has been followed in the approach to achieving 10% BNG. If the hierarchy has not been applied, justification must be provided.

Applying the hierarchy means delivering BNG in the following priority order:

A

For onsite habitats of medium, high or very high distinctiveness:

1) first avoid adverse effects

2) where unavoidable, mitigate those adverse effects

B

Compensate for adverse effects to all onsite habitats by:

1) Onsite habitat enhancements

2) Creation of new habitats onsite

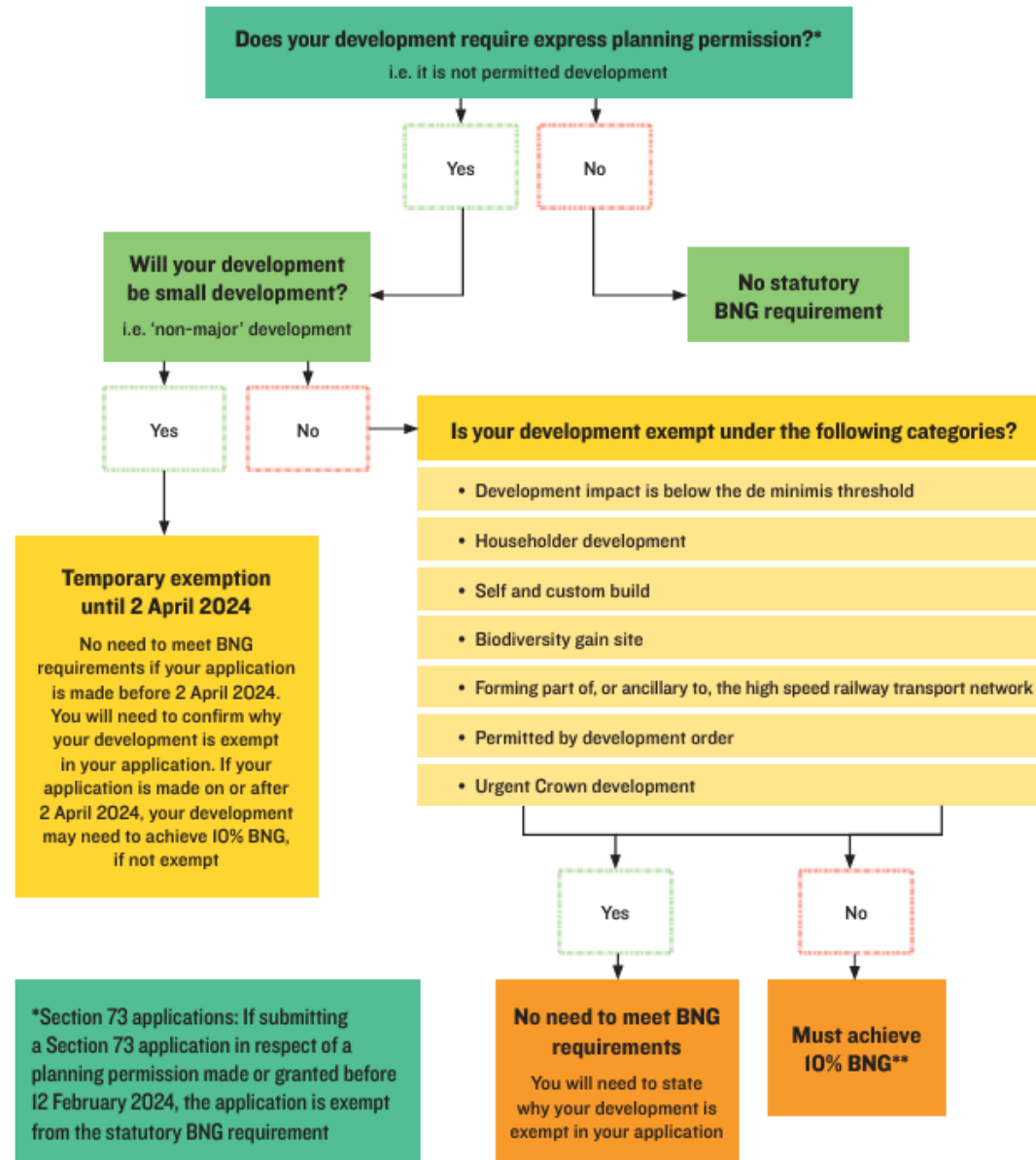
3) Registered offsite biodiversity gain

4) Purchase of statutory biodiversity credits

LICHFIELDS



Is BNG required?



***Section 73 applications:** If submitting a Section 73 application in respect of a planning permission made or granted before 12 February 2024, the application is exempt from the statutory BNG requirement

**For application requirements related to BNG, please refer to the Lichfields BNG Timeline >>

Image c/o Lichfields



The Application Timeline (c/o Future Homes Hub & PAS)

Pre-application

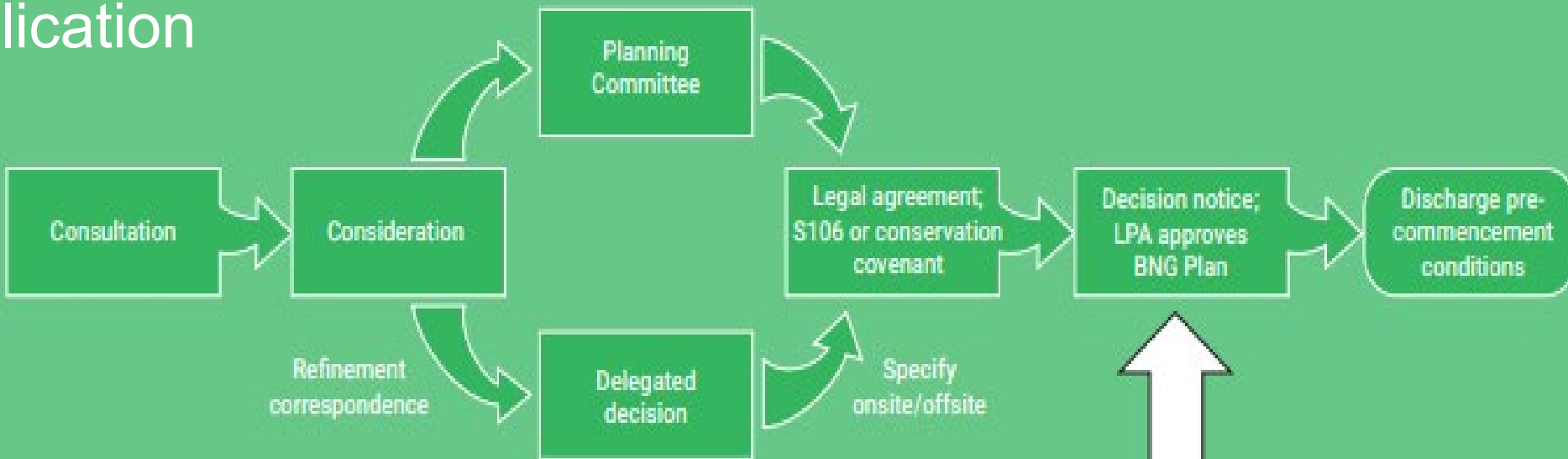


Local Planning Authority Process



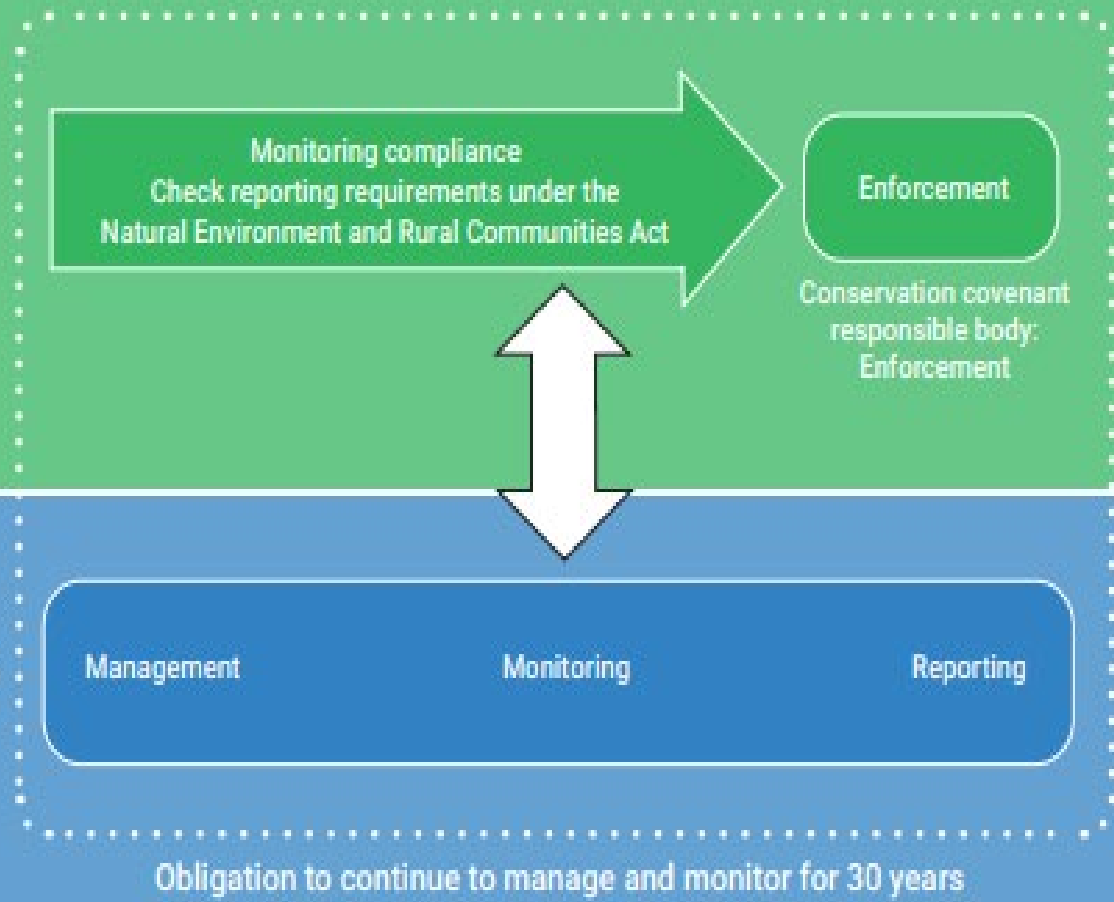
Developer Process

Application



continue to construction and occupation stage

Construction & Occupation



Monitoring compliance
Check reporting requirements under the
Natural Environment and Rural Communities Act

Enforcement

Conservation covenant
responsible body:
Enforcement

Habitat protection,
enhancement and
implementation

Could be third party

Management Monitoring Reporting

Obligation to continue to manage and monitor for 30 years

Task One: Designing your scheme to maximise BNG



The Application Timeline (c/o Future Homes Hub & PAS)

Pre-application



Local Planning Authority Process



Developer Process

Statutory Metric(s)

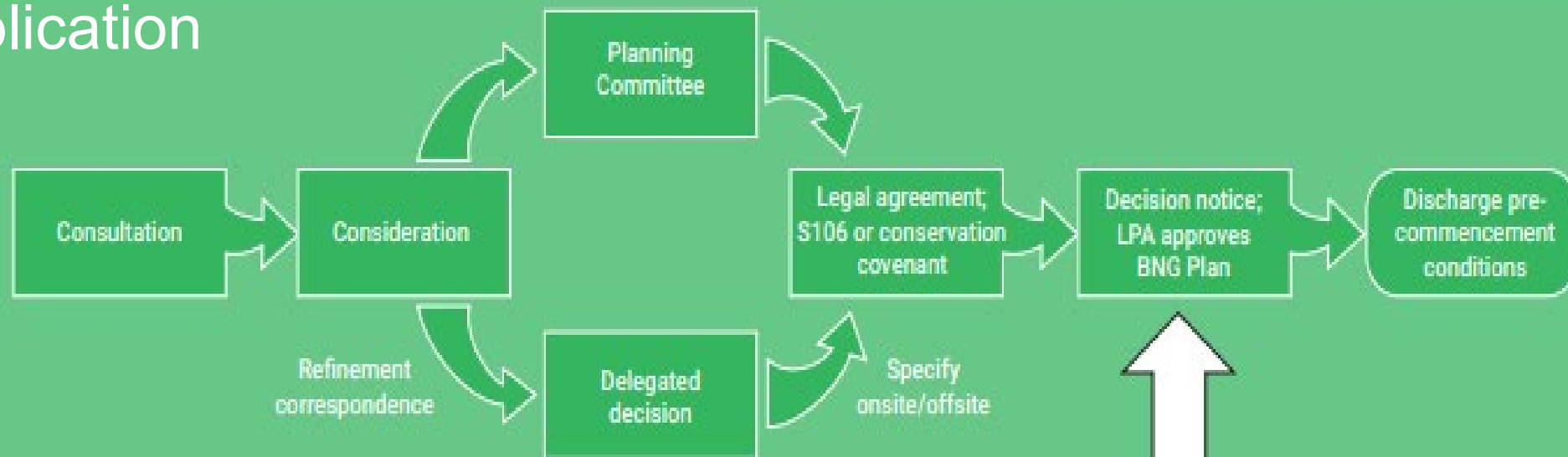
[Statutory biodiversity metric tools and guides - GOV.UK](https://www.gov.uk)
www.gov.uk



Task Two: Ensuring BNG delivery



Application



continue to construction and occupation stage

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LICHFIELDS



Task Three: Management and Monitoring BNG

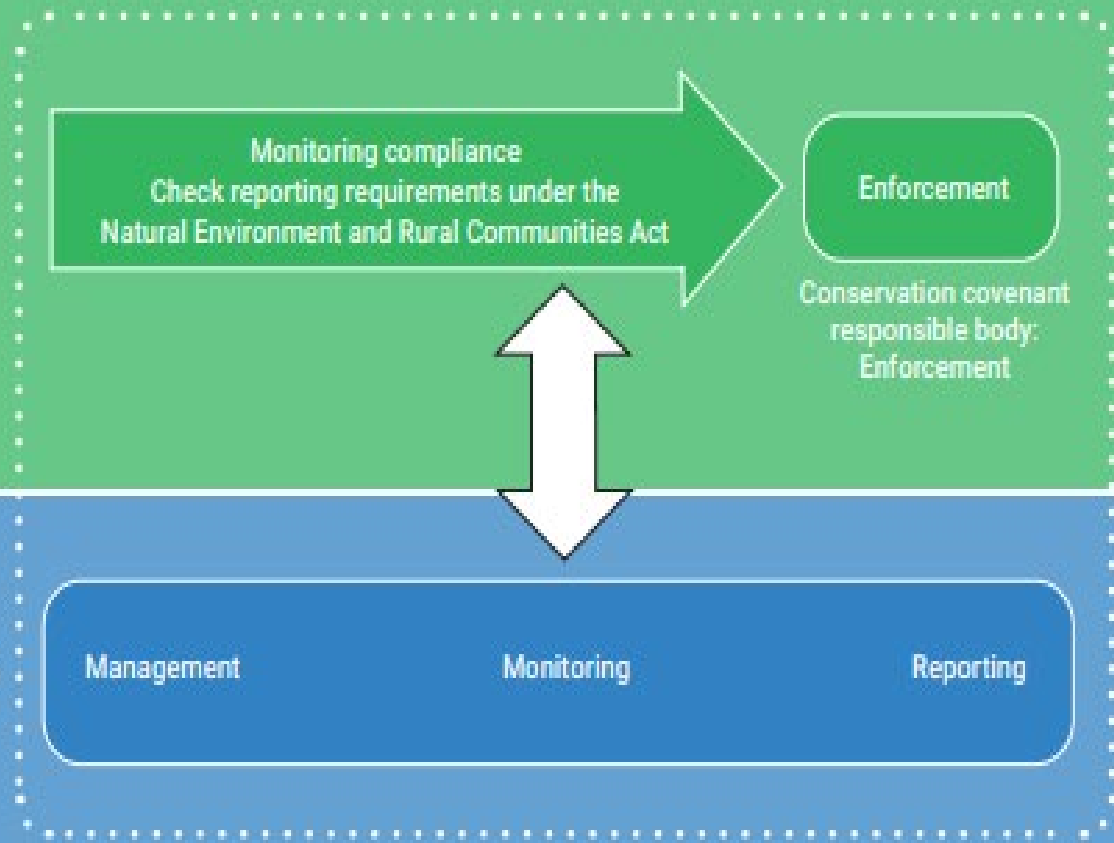


Biodiversity Gain Plan

[Biodiversity gain plan \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)



Construction & Occupation



Habitat protection, enhancement and implementation

Could be third party



Obligation to continue to manage and monitor for 30 years

Q&A



Key Messages

- BNG is now going to be a key factor in most planning applications Pre-Application
- Although it is secured via a post permission condition, BNG need to be thought about as soon as possible in scheme design
- BNG needs to be considered at pre-app, during the application and post-permission

There is a lot of help and advice available from DLUHC, DEFRA, Future Homes Hub, Planning Advisory Service and HBF



Advice available at www.hbf.co.uk:

- Planning Practice Guidance;
- DEFRA guidance; and
- FAQs.





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