
BIODIVERSITY NET GAIN

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**EVIDENCE AND PLANNING
MANAGER**

CHESHIRE WILDLIFE TRUST



Cheshire
Wildlife Trust

OVERVIEW OF TALK

Why Biodiversity Net Gain? Background, policy, legislation

What is Biodiversity Net Gain?

How should Biodiversity Net Gain be implemented?

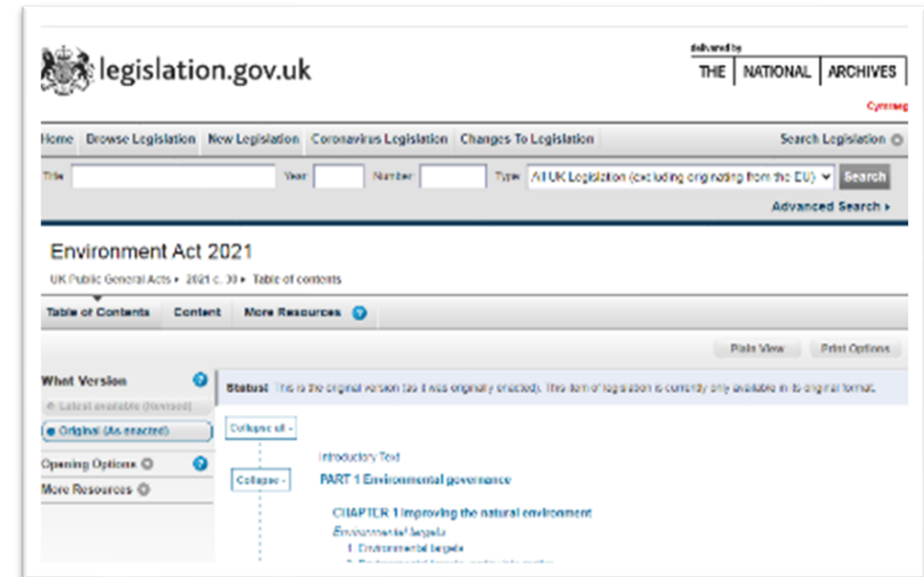
- The Good Practice Principles

- Off-setting

- Habitat banking

ENVIRONMENT ACT

- **Biodiversity Net Gain**
 - All developments under the Town & Country Planning Act
 - 30 years maintenance period. **Mandated winter 2023**
 - 10% net gain (minimum) **Mandated winter 2023**
 - Apply to NSIPS **in 2025**
- **Local Nature Recovery Strategies**



Biodiversity Net Gain

“Biodiversity net gain (BNG) is an approach to development, and/or land management, that aims to leave the natural environment in a **measurably better state than it was beforehand.**”

Biodiversity net gain.
Good practice principles
for development
A practical guide



IEMA



Biodiversity Net Gain

Good practice principles for development




Chartered
Institute of
Real Estate
Management

IEMA Transforming the world
to sustainability

British Standard BS 8683

NEW BRITISH STANDARD



The screenshot shows the BSI website header with navigation links: Standards, Services, Sectors, Topics, and About. A search icon is in the top right. The main banner features a red diagonal overlay on the left with the text 'BS 8683 - Process for designing and implementing Biodiversity Net Gain'. The background image on the right shows a modern building, trees, and a pond with a wooden walkway. A small shield icon is in the bottom left corner of the banner.

bsi. Standards ▾ Services ▾ Sectors ▾ Topics ▾ About ▾

BS 8683 - Process for
designing and
implementing
Biodiversity Net Gain

BNG IS A PROCESS

The Biodiversity Metric 3.0 - Calculation Tool

Project details	
Planning authority:	
Project name:	
Applicant:	
Application type:	
Planning application reference:	
Assessor:	
Reviewer:	
Metric version:	
Assessment date:	
Planning authority reviewer:	

Cell style conventions

	Enter data
	Automatic lookup
	Result

Instructions

Main menu

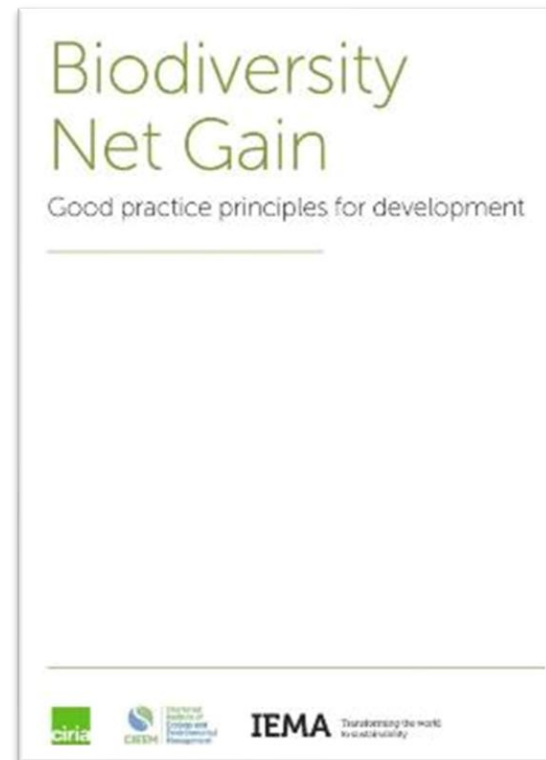
Results

View all

Reset view

METRIC

+

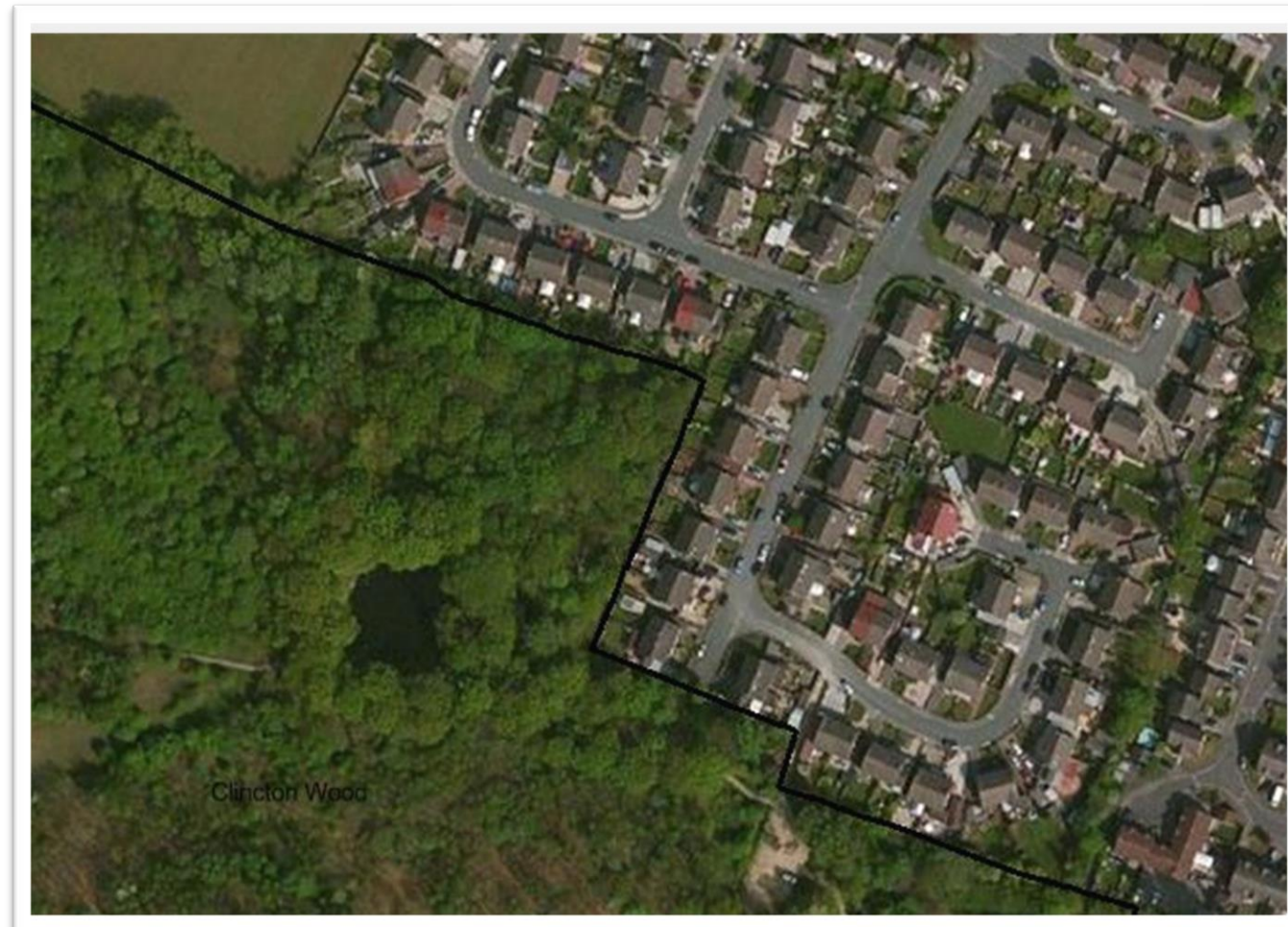


PRINCIPLES

=

BNG

HABITATS ARE USED AS A PROXY FOR BIODIVERSITY



HOW IS BIODIVERSITY NET GAIN DIFFERENT FROM EXISTING REQUIREMENTS?

- It does not override the protection for designated sites, protected or priority species and irreplaceable or priority habitats set out in the NPPF.
- Protected species and habitats legislation stays the same (mitigation habitat can be included but won't count towards any net gains)
- EclA stays the same

BNG builds on existing requirements



MEASURING CHANGES IN BIODIVERSITY USING BIODIVERSITY UNITS (BU)



Calculation of predicted gains or losses in biodiversity units

POST units

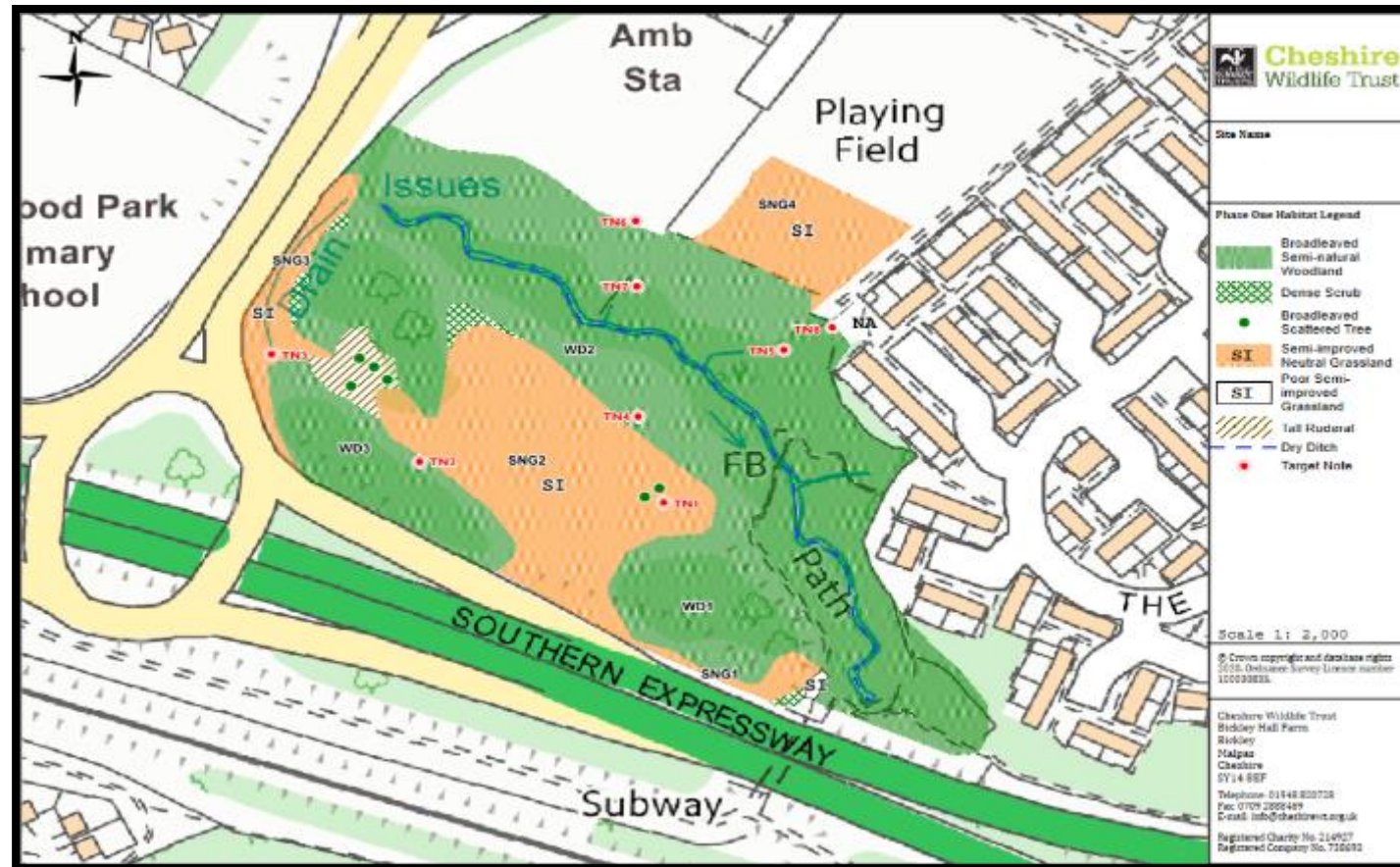
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PRE Units

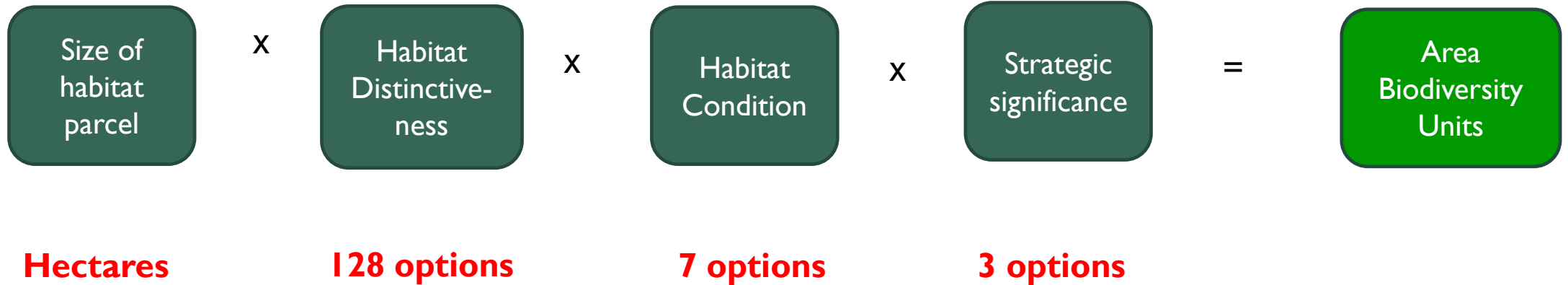
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**Net
change**

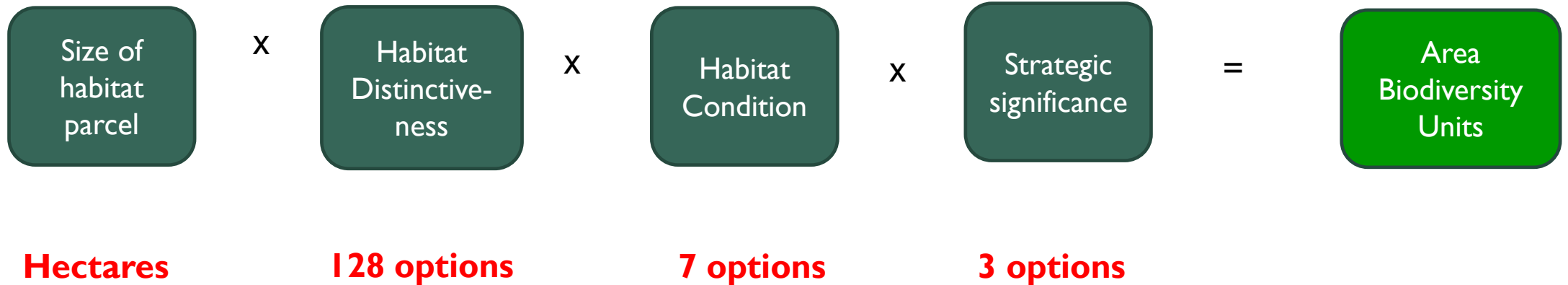
START WITH THE HABITAT MAP AND BASELINE METRIC ASSESSMENT



PRE-DEVELOPMENT BASELINE



PRE-DEVELOPMENT BASELINE



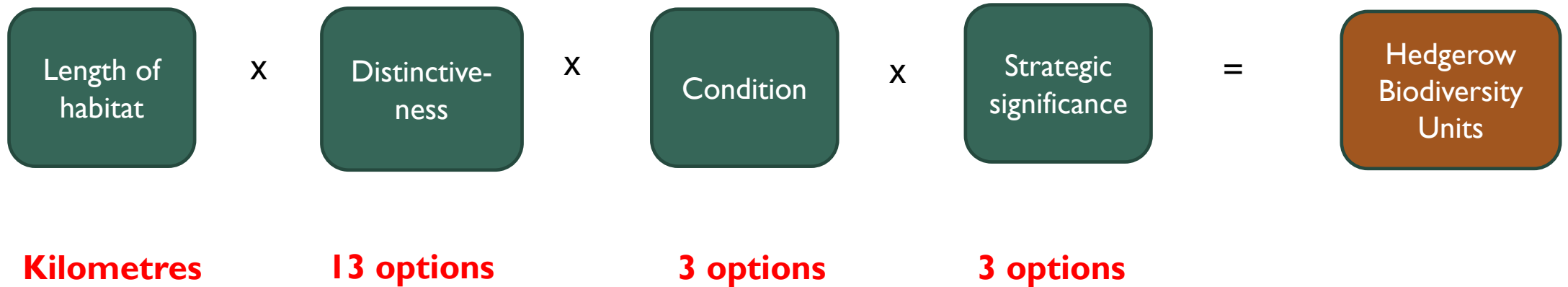
Schedule 14 of the Environment Act

If there has been any purposeful habitat degradation since 30 January 2020 the pre-development biodiversity value of the onsite habitat is to be taken to be its biodiversity value immediately before the carrying on of the activities.



Linear habitats
have their own
units

PRE-DEVELOPMENT BASELINE



Hedgerows and rivers are measured in kilometres and have their own units.
Not interchangeable with area based habitat units

PRE-DEVELOPMENT BASELINE



Hectares

128 options

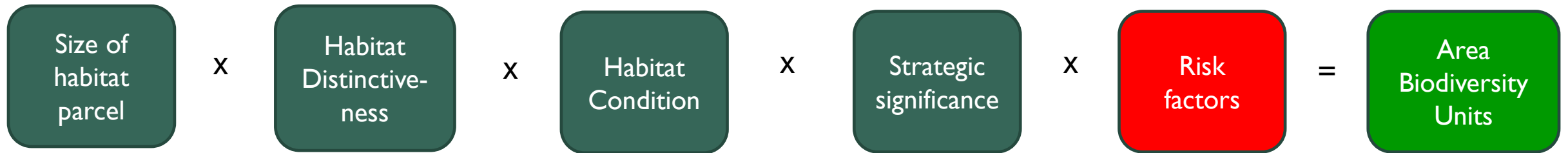
7 options

3 options



Area unit baseline value of the site is the reference point against which the percentage BNG is calculated

POST-DEVELOPMENT – PREDICTING THE IMPACTS



Risk multipliers applied post-development only

POST-DEVELOPMENT

Predicted net change

$$\text{POST units} - \text{PRE Units} = \text{Net change}$$

BNG TARGETS

Overarching BNG requirement (10% uplift minimum in Environment Act)



10% habitat units



10% hedgerow units



10% river units

Any development achieving less than 10% uplift in Biodiversity Units onsite will be required to find the shortfall of units offsite (offsetting)

Biodiversity Net Gain

Good practice principles for development



BNG GOOD PRACTICE PRINCIPLES

Principle 1 - Apply the Mitigation Hierarchy.

Principle 2 - Avoid losing biodiversity that cannot be offset elsewhere.

Principle 3 - Be inclusive and equitable.

Principle 4 - Address risks.

Principle 5 - Make a measurable Net Gain contribution.

Principle 6 - Achieve the best outcomes for biodiversity.


Principle 7 - Be additional.

Principle 8 - Create a Net Gain legacy.

Principle 9 - Optimise sustainability.

Principle 10 - Be transparent

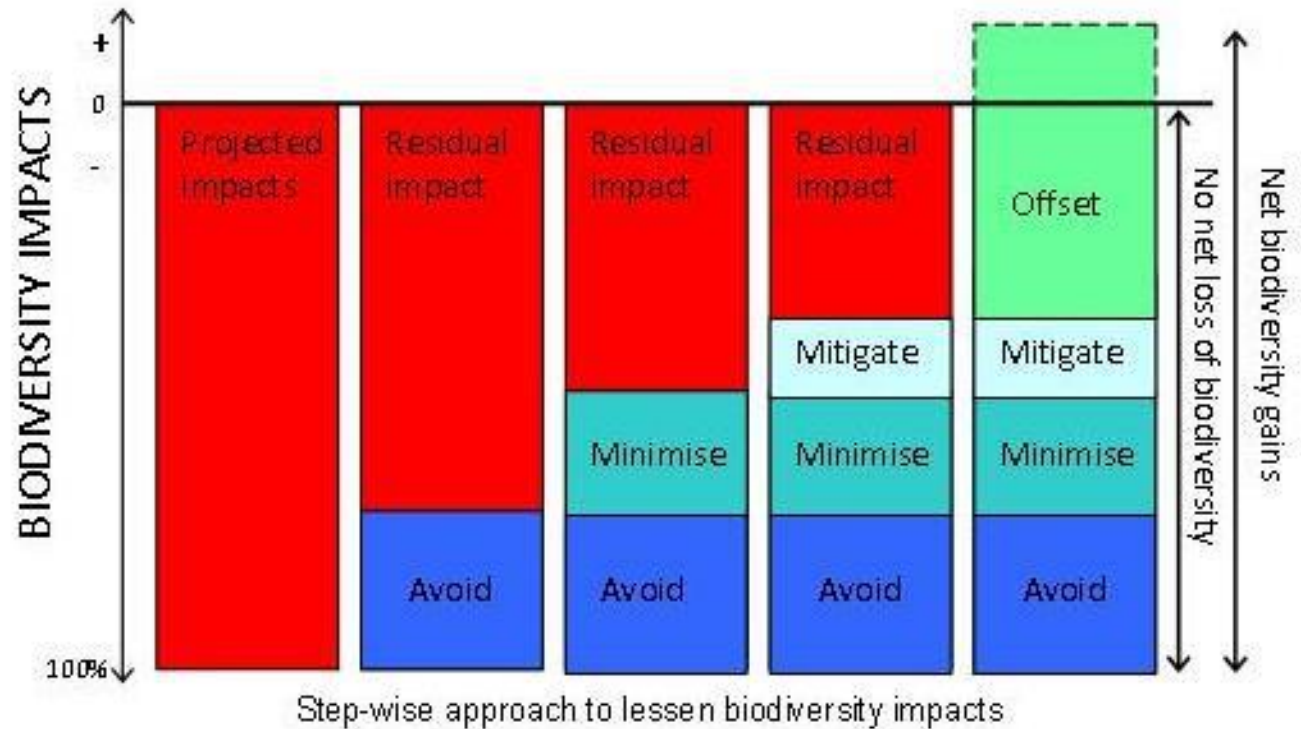


An aerial photograph of a rural landscape. The scene features a mix of green agricultural fields, a dense line of trees, and a large, irregularly shaped pond or wetland area. A road or path winds through the landscape. In the background, some buildings and a larger area of development are visible under a clear sky.

**BNG IS ABOUT
ADHERING TO
GOOD PRACTICE
PRINCIPLES AND
MEASURING
OUTCOMES**

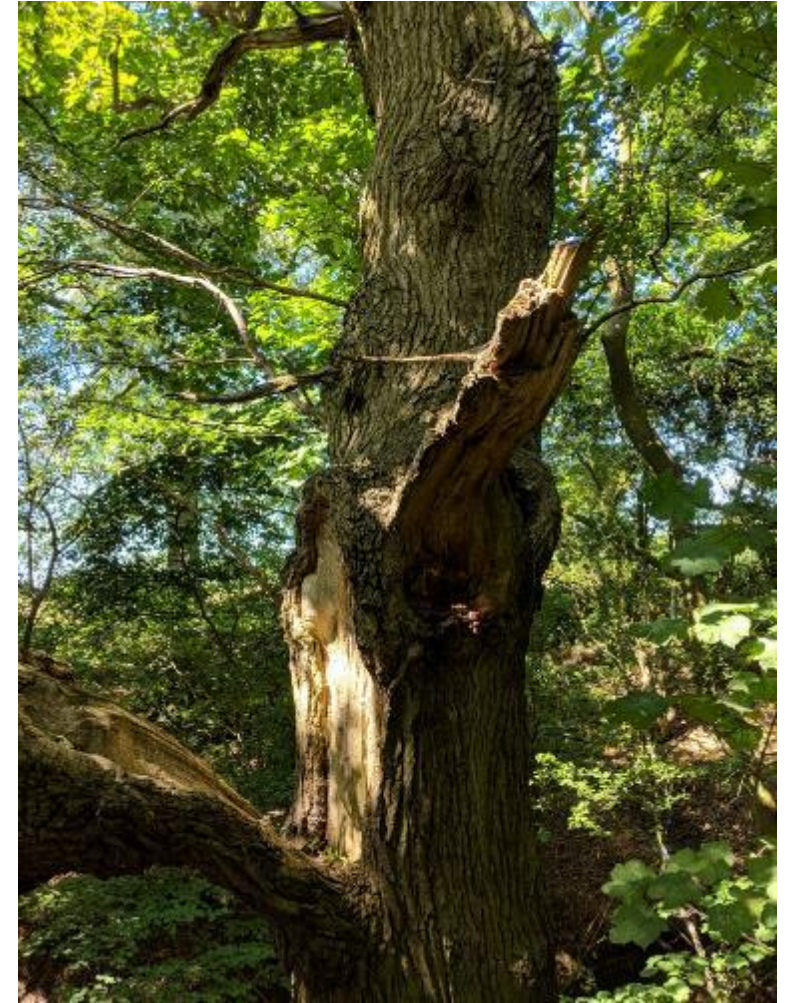
**Supporting information must
evidence that the Good
Practice Principles have been
applied**

PRINCIPLE I. APPLY THE MITIGATION HIERARCHY



The Mitigation Hierarchy underpins BNG

PRINCIPLE 2.
AVOID LOSING BIODIVERSITY THAT CANNOT BE OFFSET BY GAINS
ELSEWHERE



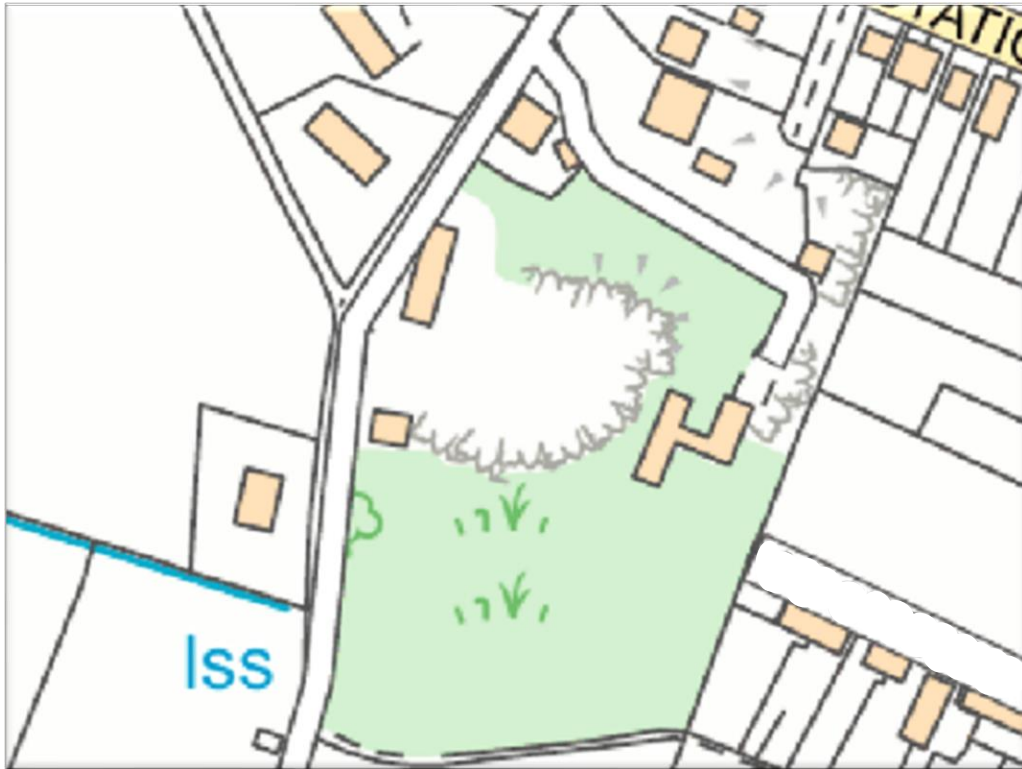
PRINCIPLE 5.

MAKE A MEASURABLE NET GAIN CONTRIBUTION

No significant impacts?



- **All habitats now valued, together with the suite of species they support**



- A **good** BNG scheme will help the planning process

Metric can't measure:

- indirect impacts,
- cumulative impacts,
- functionality,
- impacts on protected species.





BIODIVERSITY NET GAIN

= RESTORING ECOSYSTEMS

= WIDER ENVIRONMENTAL NET GAIN

PRINCIPLE 6.

ACHIEVE THE BEST OUTCOMES FOR BIODIVERSITY



Cheshire
Wildlife Trust



BIODIVERSITY NET
GAIN MUST RESULT
IN A **GENUINE**
GAIN FOR NATURE



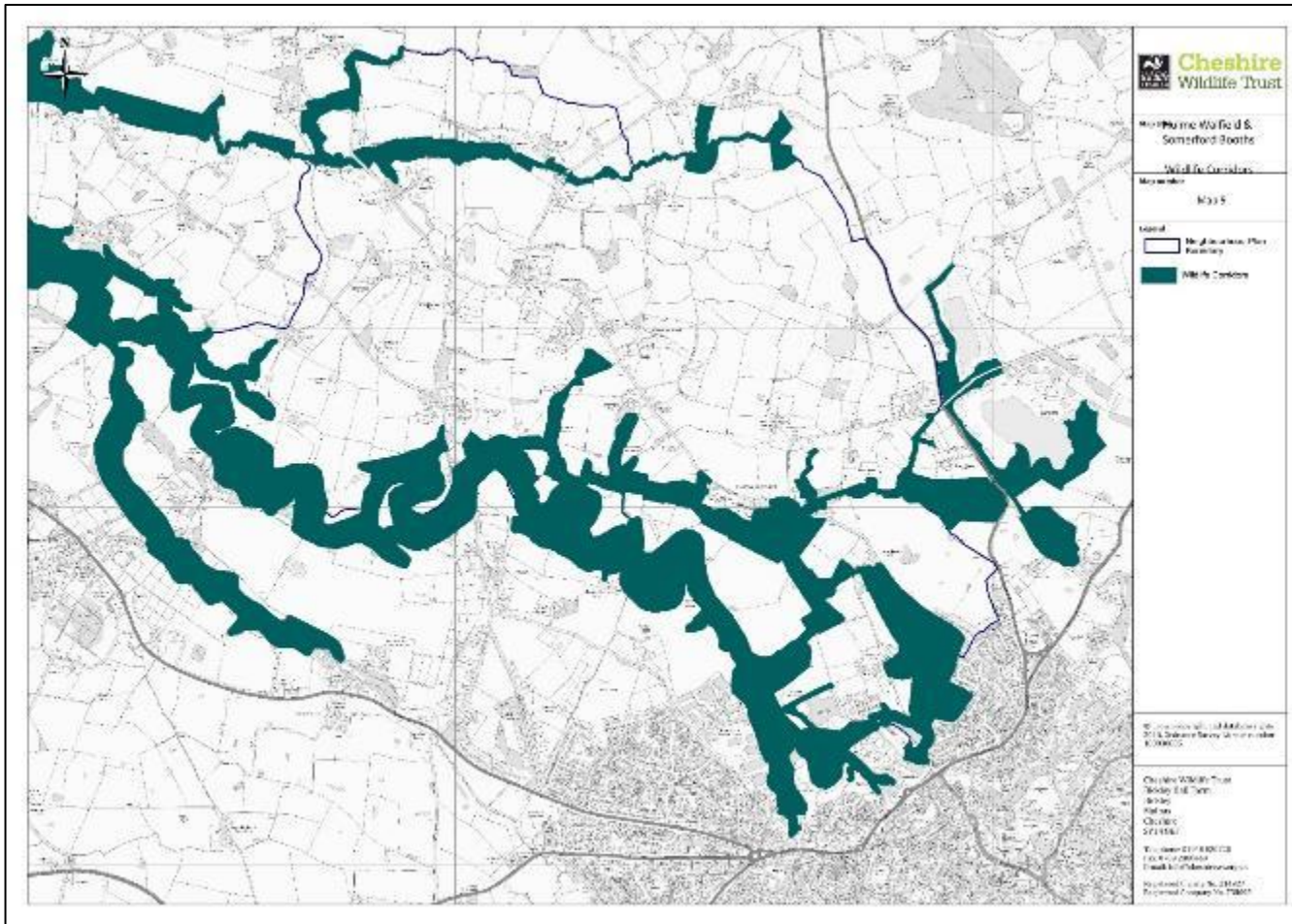
Cheshire
Wildlife Trust



ACHIEVING THE BEST OUTCOMES FOR
BIODIVERSITY MEANS PROVIDING FOR
IMPACTED SPECIES AS WELL AS **HABITATS**



Cheshire
Wildlife Trust



Nature Recovery Network

BEING STRATEGIC –
CONSIDERATION OF
HABITAT
CONNECTIVITY AND
LOCAL PRIORITIES

Cheshire
Wildlife Trust

PRINCIPLE 7. BE ADDITIONAL



BNG money should not be used to fund management of sites that would or should happen anyway

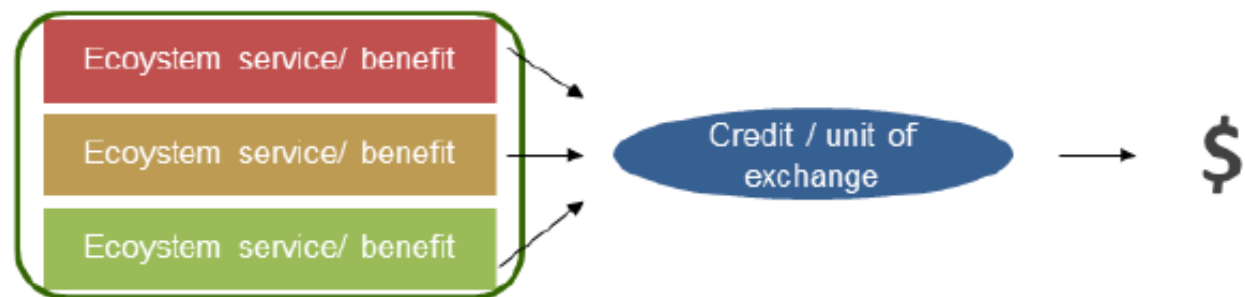
STACKING PAYMENTS FOR ENVIRONMENTAL SERVICES

Agreements must be compatible, pay for different or additional outcomes and must not pay for the same outcome twice.

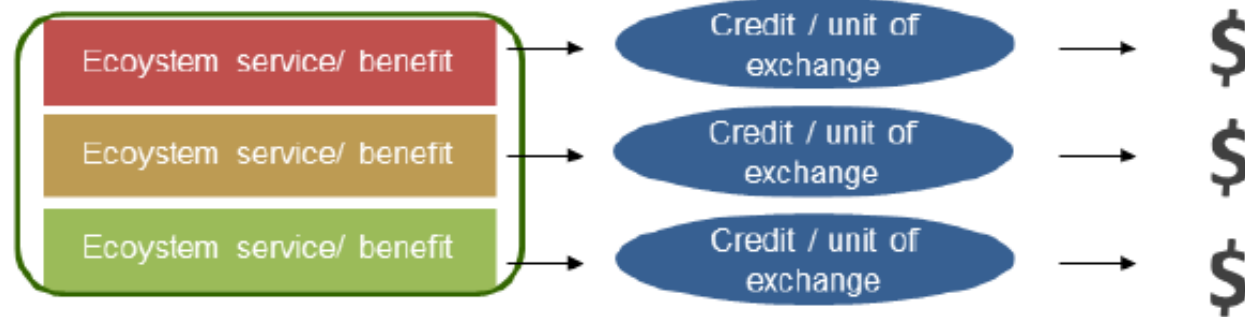
Defra consultation on BNG regulations and implementation January 2022

STACKING AND BUNDLING

Bundle



Stack



DOUBLE DIPPING (LACK OF ADDITIONALITY)

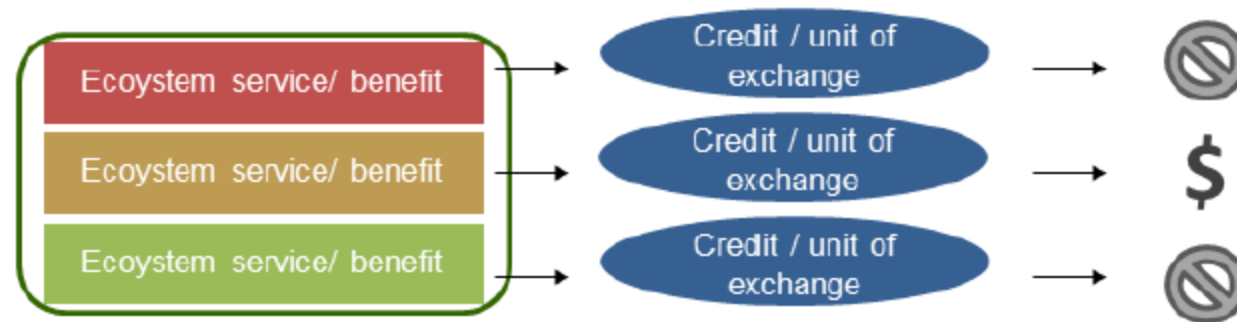
Is where the same environmental outcome is sold more than once to different buyers to compensate for separate impacts

DOUBLE DIPPING (LACK OF ADDITIONALITY)

Is where the same environmental outcome is sold more than once to different buyers to compensate for separate impacts

Stacking could lead to a net loss of ecosystem services, if there is uneven accounting on impact and offset side

Stacking without unbundling



PRINCIPLE 10. BE TRANSPARENT



Are the net gains genuine?

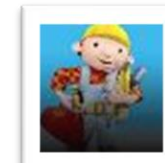
PLANNING APPLICATION REQUIRED INFORMATION

- A Biodiversity Metric calculator
- A Biodiversity Net Gain Plan
- Details of any third party agreement (or details of statutory credits)

The screenshot shows the 'The Biodiversity Metric 3.0 - Calculation Tool' interface. It features a 'Project details' section with fields for Planning authority, Project name, Applicant, Application type, Planning application reference, Address, Barriers, Metric version, and Submission date. There is also a 'Planning authority review' section. To the right of these fields are buttons for 'Instructions', 'Main menu', 'Start', 'View all', and 'Reset view'. At the bottom, there is a 'Cell style conversions' section with a table for 'Enter the conversion factor' and a 'Reset' button.

Biodiversity Net Gain Plan January 2022

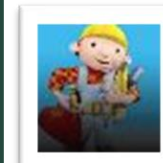
Fixham Harbour,
Bobsville



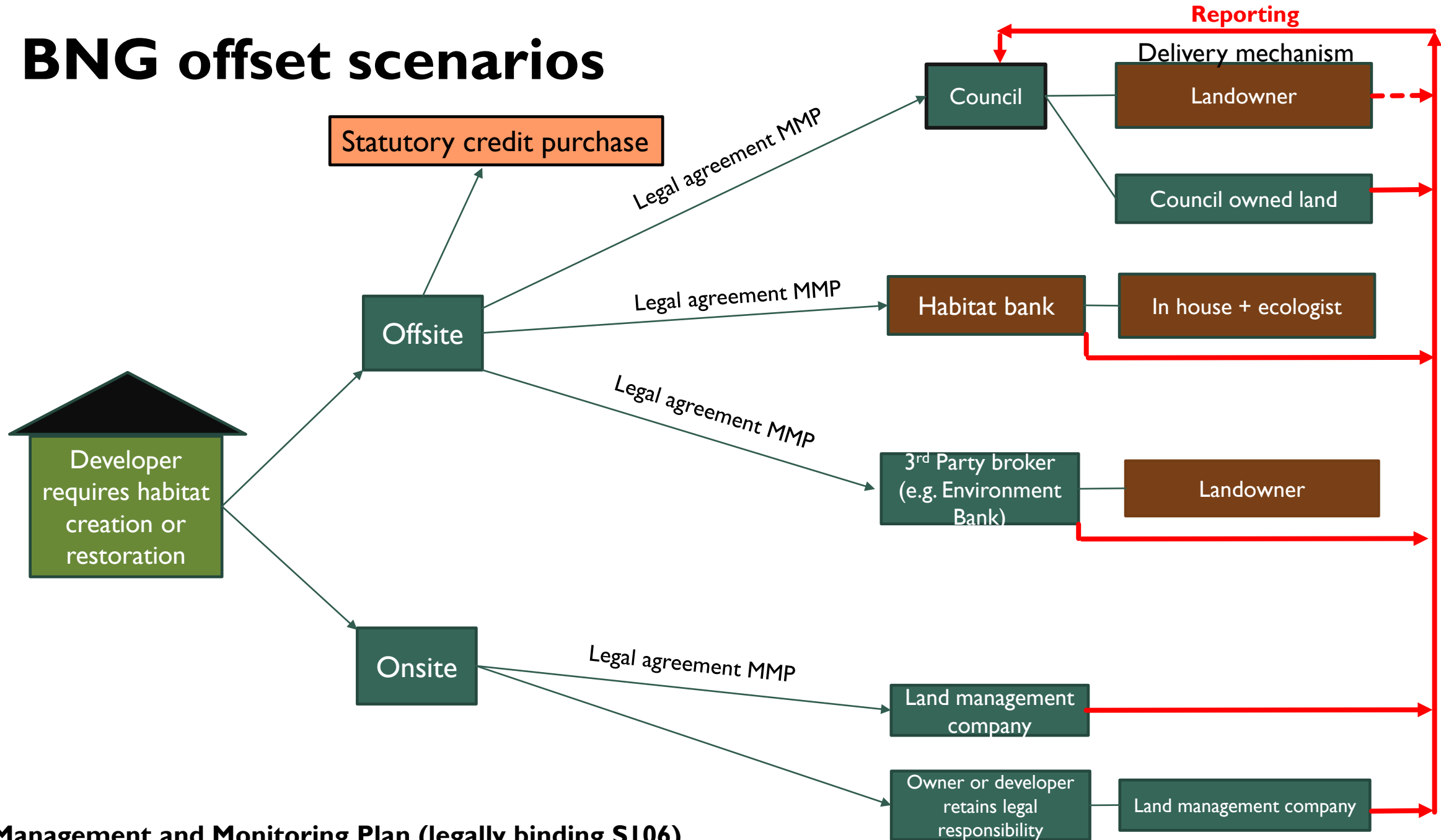
Collaboration agreement between Cheshire Wildlife Trust and Bob the Builder

April 2022

***Saltersford Farm,
Macclesfield Road, Holmes
Chapel***



BNG offset scenarios



Reporting

Delivery mechanism

Landowner

Council owned land

Council

Legal agreement MMP

Statutory credit purchase

Offsite

Legal agreement MMP

Habitat bank

In house + ecologist

Legal agreement MMP

3rd Party broker
(e.g. Environment Bank)

Landowner

Developer
requires habitat
creation or
restoration

Onsite

Legal agreement MMP

Land management
company

Owner or developer
retains legal
responsibility

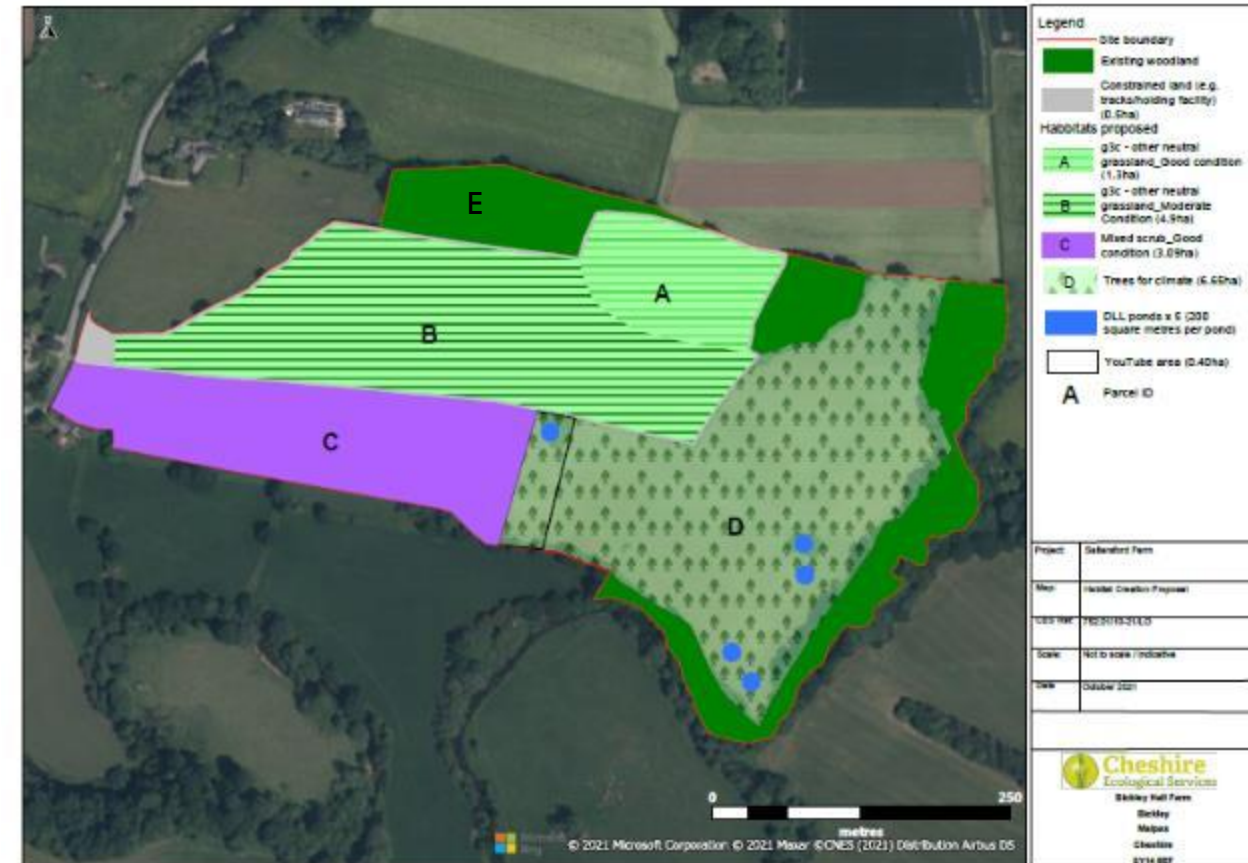
Land management company

Saltersford Farm - preparation to become a habitat bank



Baseline

Post intervention



POST-INTERVENTION

Predicted net change

$$\text{POST units} - \text{PRE Units} = \text{Net change}$$

POST-INTERVENTION

Predicted net change

$$\text{POST units} - \text{PRE Units} = \text{Net change}$$

+ 53 area based
units minimum



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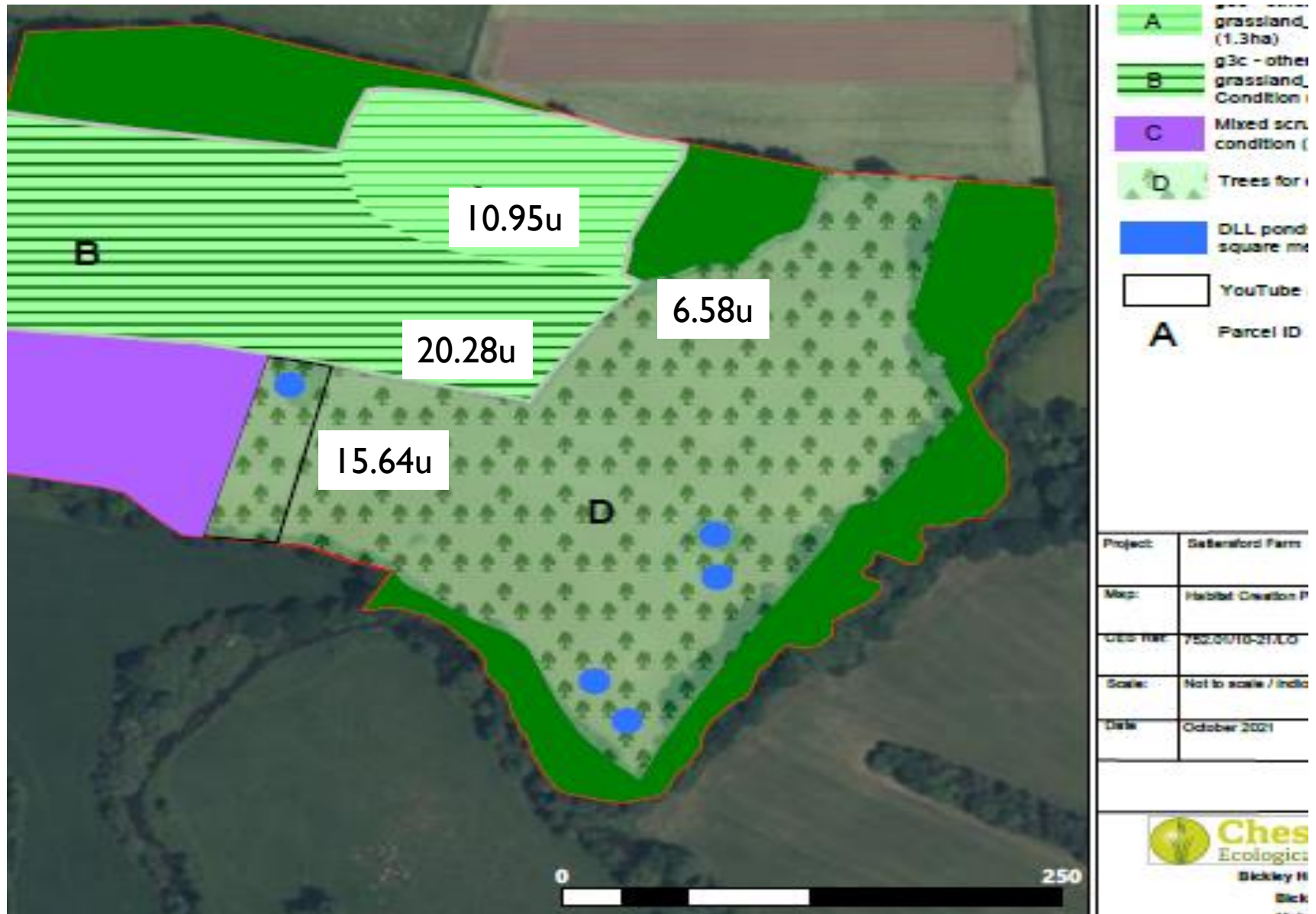
Principle 8 - Create a Net Gain legacy.

Principle 9 - Optimise sustainability.

Principle 10 - Be transparent



Saltersford Farm Habitat Bank



POST INTERVENTION – CREATING HABITAT IN ADVANCE OF SALES



Available units in Area C

2022	2023	2024	2025	2026
15.64 u	16.73 u	17.85 u	19.02 u	20.22 u



Saltersford Farm Habitat Bank

THANK YOU

Dr. Rachel Giles

Evidence and Planning Manager

Cheshire Wildlife Trust

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Cheshire
Wildlife Trust