# EXTRACTING VALUE FROM BIODIVERSITY NET GAIN (BNG)

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Associate, Planning
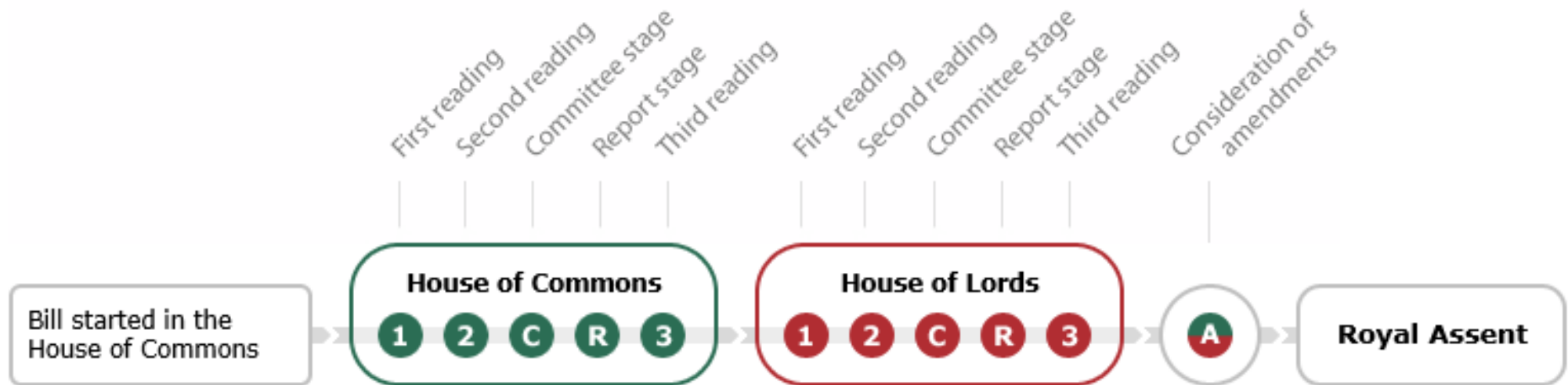
Carter Jonas

# ENVIRONMENT BILL

## WHAT IS IT?

Environment Bill 2020 sets out how we plan to protect
and improve the natural environment in the UK.

# ENVIRONMENT BILL

## PROGRESS OF THE BILL

First reading | Second reading | Committee stage | Report stage | Third reading | First reading | Second reading | Committee stage | Report stage | Third reading | Consideration of amendments

Bill started in the House of Commons

**House of Commons**
1 2 C R 3

**House of Lords**
1 2 C R 3

A

**Royal Assent**

# ENVIRONMENT BILL

## SO WHY NOW?

*A global problem that requires local solutions*

# ENVIRONMENT BILL

## HOW?

# ENVIRONMENT BILL

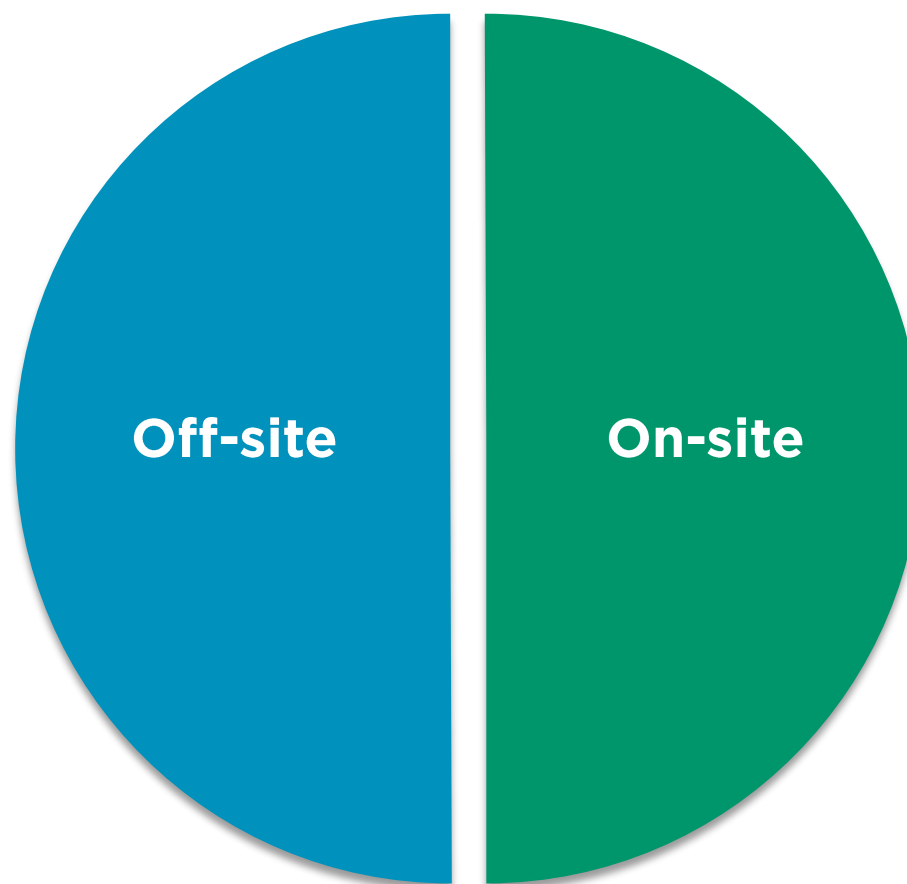**Recently adopted local plans**

**Updates / addendums**

# ENVIRONMENT BILL

## THE 'LEEDS' EXAMPLE

**Off-site** | **On-site**
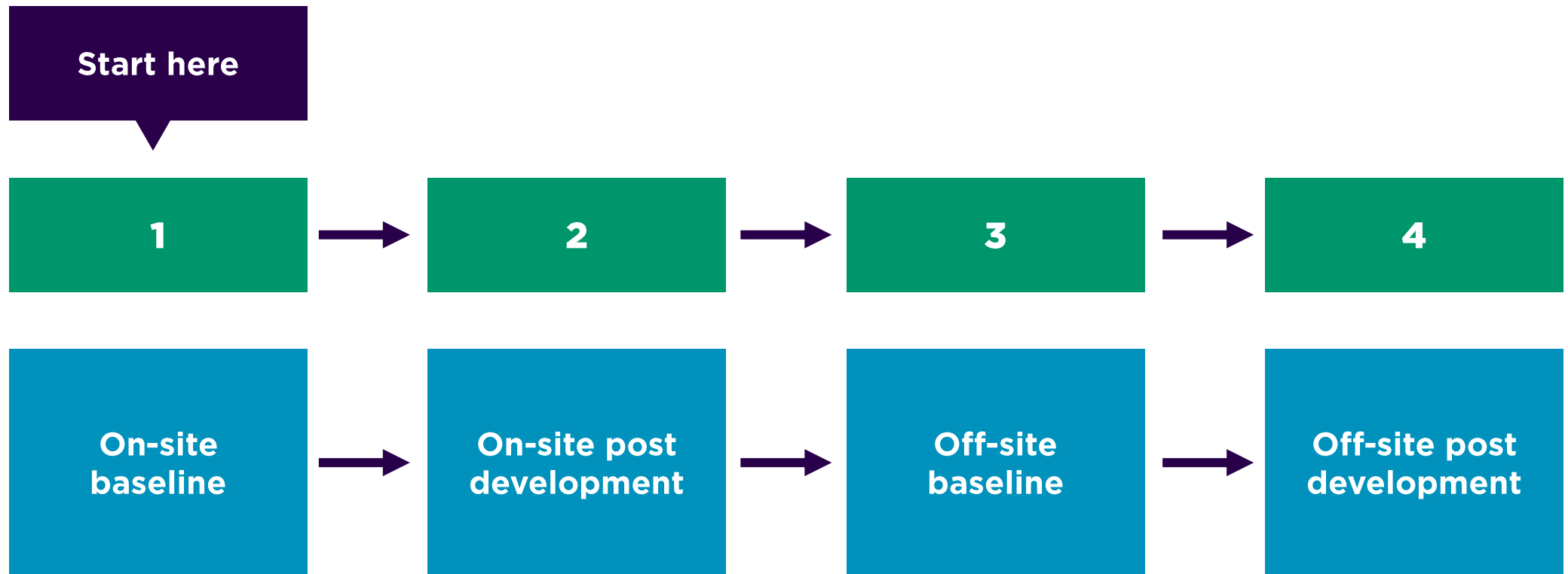
# EXTRACTING VALUE FROM BIODIVERSITY NET GAIN (BNG)

**Mark Russell**

Partner, Rural

Carter Jonas

# BNG CALCULATION – THE BASICS

## THE BIODIVERSITY METRIC 2.0 – EXCEL-BASED CALCULATION TOOL

**Start here**

| 1 | → | 2 | → | 3 | → | 4 |
|---|---|---|---|---|---|---|
| On-site baseline | → | On-site post development | → | Off-site baseline | → | Off-site post development |

# BNG CALCULATION

## MAP-BASED CALCULATION TOOL
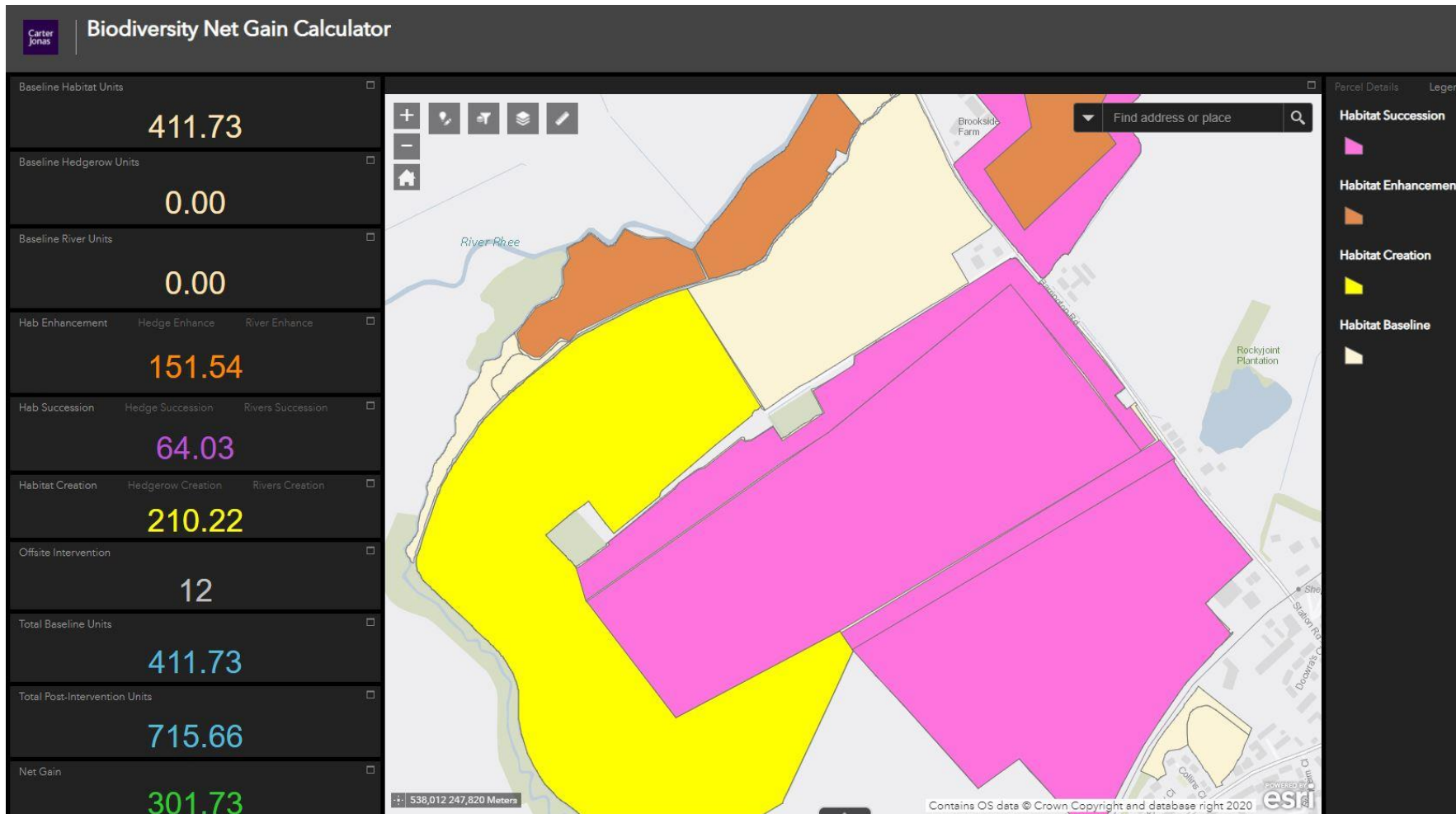
# POTENTIAL SCHEMES

Arable to grass + 220 units



Arable to woodland + 115 units



Grass to woodland + 155 units



Grass to wetland - negative units

# IDENTIFYING DONOR SITES

## HOW DO WE EXPECT DONOR SITES TO BE IDENTIFIED?

HM Government

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

### CHAPTER 2: RECOVERING NATURE AND ENHANCING THE BEAUTY OF LANDSCAPES

Develop a **Nature Recovery Network** to protect and restore wildlife, and provide opportunities to re-introduce species that we have lost from our countryside.
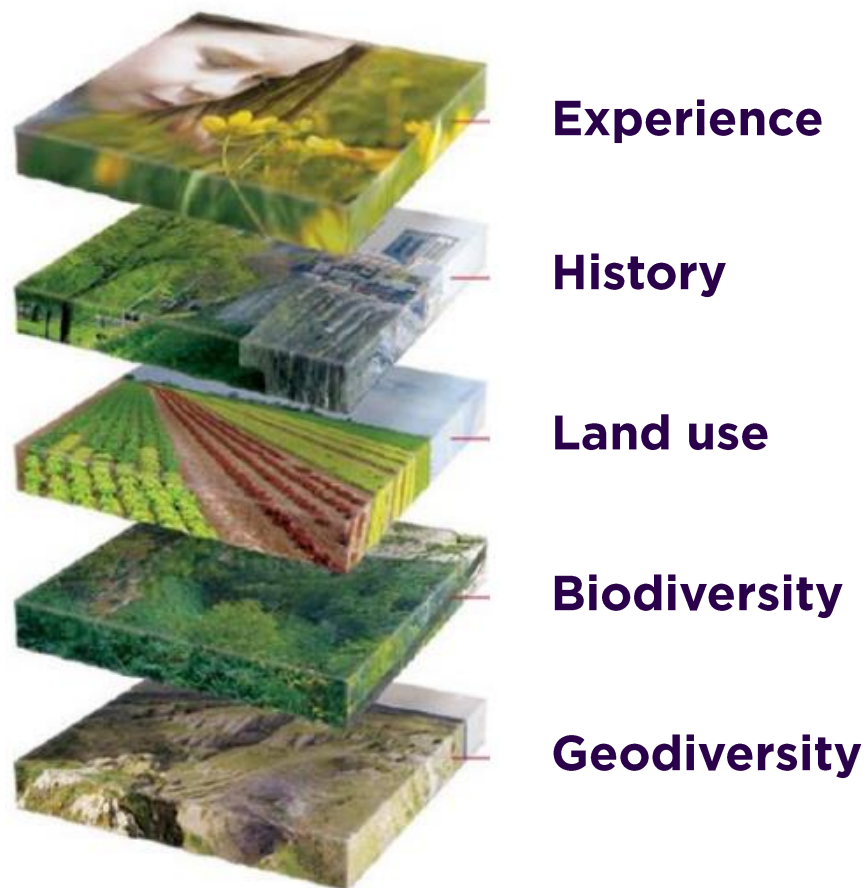
# ENVIRONMENTAL DESIGNATIONS
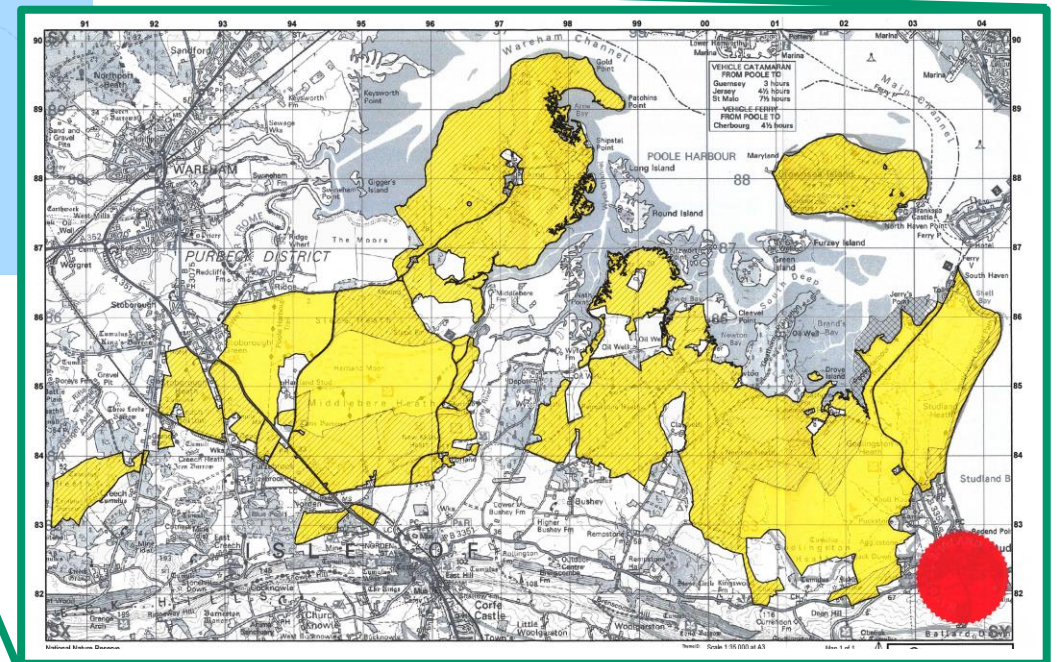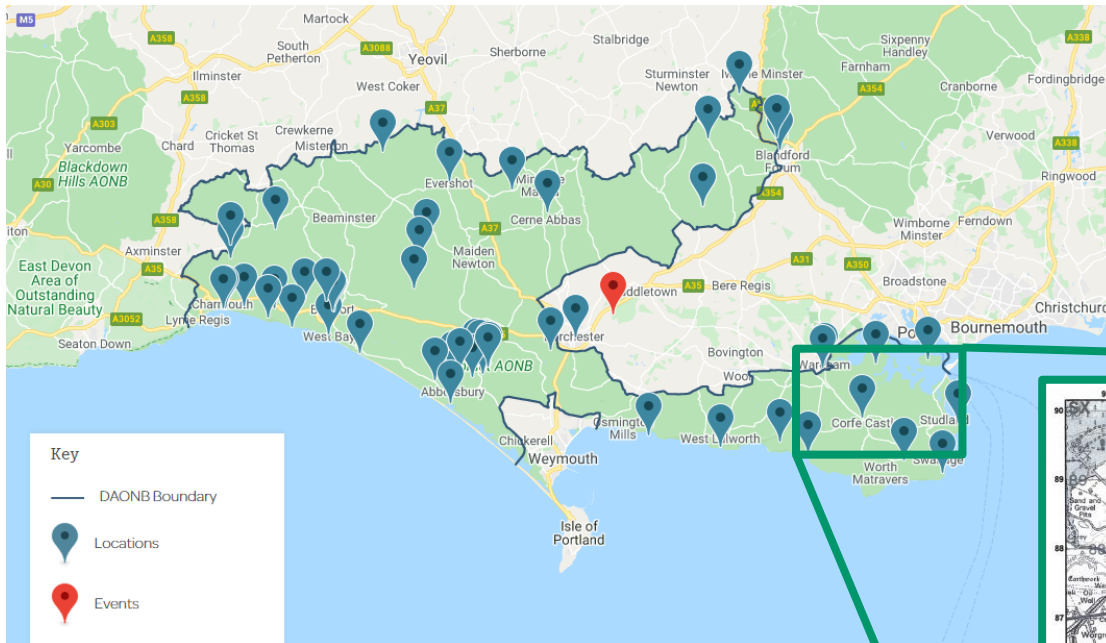
## APPROPRIATE SITES FOR BNG

# NATURAL ENGLAND RESEARCH REPORT

## NATURE NETWORKS EVIDENCE HANDBOOK



Experience

History

Land use

Biodiversity

Geodiversity

# PURBECK HEATHS NNR

## LED BY FURTHER IDENTIFICATION/DESIGNATION

# OPTION FOR BNG DONOR SITE

**WHAT IS IT IMPORTANT TO INCLUDE?**

Length of term

Payment (and timings)

Trigger

Reinstatement

Reporting system

Value enhancement over time

Alternative uses

# VALUES BASED ON 'LEEDS' EXAMPLE

## 100-ACRE SITE

| SCHEME | UNITS DELIVERED PER ACRE | BNG VALUE PER ACRE (AT £20K/UNIT) | COST TO LANDOWNER PER ACRE |
|---|---|---|---|
| ARABLE TO GRASSLAND | 2.2 | £44,000 | Circa £6,000 |
| ARABLE TO WOODLAND | 1.15 | £23,000 | Circa £7,000 |
| GRASSLAND TO WOODLAND | 1.55 | £31,000 | Circa £4,000 |
| GRASSLAND TO WETLAND/MARSH | ? | ? | ? |

REM cost to a developer may be 25% higher to take into account monitoring regime.

# EXTRACTING VALUE FROM BIODIVERSITY NET GAIN

## Q&A session

Please use the Q&A function to submit questions

Carter Jonas