

Gedling Borough Council

Biodiversity Net Gain Guidance

April 2024



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Introduction

Purpose

1. This Guidance seeks to complement the Environment Act 2021 in relation to achieving Biodiversity Net Gain (BNG) from the development of land. Secondary Legislation in the form of Regulations on Biodiversity Net Gain have been published by Government and these are reflected in the Guidance. The provisions of the Environment Act 2021 to secure mandatory biodiversity net gain from qualifying developments came into force in February 2024 for major sites and in April 2024 for small sites.
2. The Guidance seeks to implement the mandatory requirement for qualifying developments to achieve a minimum of 10% increase in biodiversity post development in comparison with the pre-development position. Currently the adopted Local Plan comprises Part 1 - Aligned Core Strategy for Gedling Borough and Part 2 – Local Planning Document for Gedling Borough, where relevant policies seek to protect and enhance biodiversity and seek biodiversity enhancements in new development where possible. However, existing policies do not set specific targets and this Guidance confirms that the Council will seek to achieve the 10% BNG national minimum target. Government guidance is available here:

[Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain)

3. The purpose of this Guidance is to provide developers with more certainty particularly in relation to the development management process for the consideration of BNG as part of development proposals, the information needed in support of planning applications and for securing BNG in the long term.
4. In terms of future policy direction, the Greater Nottingham Strategic Plan now in preparation will include a BNG policy and a target for BNG to be applied from its adoption and further policy detail may be provided in a future Part 2 Local Plan / supplementary planning document. Gedling Borough Council is actively working with partners to ensure BNG is provided locally and to maximum benefit for local residents and the environment. This includes participation in the development of a common framework by Nottinghamshire Councils in partnership with the Nottinghamshire Wildlife Trust, supported by Natural England. This common framework seeks to ensure a consistent and coordinated approach to biodiversity net gain across Nottinghamshire in future.
5. In the meantime, this Guidance document reflects the national mandatory requirements at the time of writing and may need to be read together with any new guidance issued by Government since its adoption. This Guidance is likely to be subject to early review.

What is biodiversity net gain?

6. BNG is an approach to development that aims to leave the natural environment in a 'measurably better state' than it was beforehand. BNG seeks to deliver 'measurable' improvements for biodiversity by creating or enhancing habitats in association with development. BNG can be achieved solely on-site, solely off-site or through a combination of on-site and off-site measures. The term relates only to habitats, with protected/priority species and designated sites being covered by other legislation/policy requirements.

Current state of biodiversity in the UK, Nottinghamshire and Gedling Borough

7. The UK generally, Nottinghamshire and Gedling Borough have each seen a decline in species and habitats. Nottinghamshire has witnessed the extinction and / or substantial contraction in the population size and range of many species. For instance, since 1970, 41% of species have declined and since 2009, 37% of species are now less widespread. Remaining habitats are often small and fragmented, with less than 2% of the county's habitats legally protected, 85% of heathland lost since 1920, and only around 250ha of calcareous grassland surviving.
8. This decline of wildlife and habitats results from many factors including agricultural management, urbanisation, pollution, hydrological change, woodland management and invasive non-native species. Climate change is also resulting in widespread changes in the abundance and distribution of wildlife. A profile of the condition of biodiversity in Gedling Borough is set out in **Appendix 1**.

Proposed guidance areas to be covered

9. The Guidance covers:
 - Measuring net gain;
 - Use of statutory DEFRA metric;
 - "Significant" on-site BNG;
 - Strategic Significance categories;
 - Information required to support a planning application;
 - The Approach to securing BNG and its future maintenance; and
 - Monitoring.

Policy context, national and local

10. The Environment Act 2021 (“the Act”) amends the Town and Country Planning Act 1990 (as amended) to require that a minimum mandatory 10% biodiversity net gain must be sought on all “qualifying” sites. This is to ensure that new developments enhance biodiversity and create new green spaces for local communities to enjoy. Regulations prescribe the types of “qualifying” developments. Development that is exempt from providing the mandatory BNG include:

 - Development which is de minimis, does not impact a priority habitat and impacts on the habitat of an area below a threshold of 25 sq. m or 5m for linear habitats such as hedgerows;
 - Householder development;
 - Self-build and custom build development (subject to conditions);
 - Development granted permission by a development order under section 59 of the Town and Country Planning Act 1990 (as amended) including permitted development rights;
 - Development of a biodiversity gain site (where habitats are being enhanced for wildlife); and
 - The high speed rail transport network.
11. The Regulations are available here:

[The Biodiversity Gain Requirements \(Exemptions\) Regulations 2024 \(legislation.gov.uk\)](#)
12. The Act introduces the concept of a National Nature Recovery Network (NNRN) and the development of Local Nature Recovery Strategies (LNRS) across England. Nottinghamshire County Council is the lead authority for the preparation of the Local Nature Recovery strategy in partnership with other organisations including Borough and District Councils. Work has commenced on the preparation of the LNRS, including evidence gathering, and this Guidance is likely to require early revision once the LNRS reaches a more advanced stage.
13. The requirement for BNG does not apply to statutory designated sites or irreplaceable habitats. These are now defined in the Regulations and include ancient woodland and ancient and veteran trees amongst other habitats. The requirement for BNG does not over-ride the legal protections that are afforded to these sites through various legislation including:

 - Natural Environment and Rural Communities Act (NERC 2006); and
 - Conservation of Habitats and Species Regulations 2017 (as amended).
14. Section 40 NERC (2006) Act inserted by Section 102 of the Environment Act 2021 came into force in January 2023, imposing a duty on local authorities to

consider what action they may take to further the biodiversity objective which is to be reported on a regular basis. The preparation of this Guidance seeks to fulfil this duty.

The National Planning Policy Framework (NPPF) 2023

15. In addition to setting out the overall objective of the planning system to achieve sustainable development, key sections of the NPPF on biodiversity are:
 - section 8: promoting healthy and safe communities;
 - section 14: meeting the challenge of climate change, flooding and coastal change; and
 - section 15: conserving and enhancing the natural environment.
16. Section 15 paragraph 180 sets out the overall aims of planning policy in relation to the natural and local environment including the protection and enhancing of valued local landscapes, sites of biodiversity or geological value commensurate with their statutory status or identified quality in the local plan. Paragraph 180 d) specifically refers to minimising impacts on and providing net gains for biodiversity including by establishing coherent ecological networks that are more resilient. Paragraph 185 provides specific advice on habitats and biodiversity. Paragraph 185 b) states that development plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.
17. Importantly, the new mandatory requirement for BNG does not change existing legal protections for protected sites and species and NPPF paragraph 186 sets out that local planning authorities should refuse permission if significant harm to biodiversity cannot be avoided or properly mitigated or, as a last resort compensated for.

[National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework-guidance)

The Planning Practice Guidance (PPG)

18. The National Planning Practice Guidance (PPG) sets out amongst other matters:
 - How biodiversity net gain is applied through the planning process (Paragraph: 002 Reference ID: 74-002-20240214).
19. The guidance also sets out the mitigation hierarchy (Paragraph: 008 Reference ID: 74-008-20240214).

[Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain)

Relevant strategies, national

UK A Green Future: Our 25-Year Plan

20. The 25 Year Environment Plan (25 YEP) sets out government action to help the natural world regain and retain good health and the approach to maintaining and enhancing the natural environment over a 25year period from 2018. The Natural England Green Infrastructure framework: Principles & Standards (2023) is intended to complement the 25 Year Environment Plan and provides a valuable resource for local authorities and developers and is available here:

[Green Infrastructure Home \(naturalengland.org.uk\)](https://naturalengland.org.uk)

UK 30 x 30 target

21. The UK 30 x 30 target is a global initiative that has been endorsed by the UK Government. It seeks to conserve at least 30% of the world's lands, freshwater and oceans by 2030. The UK Government committed to the protection of at least 30% of the UK for nature, in Nottinghamshire this equates to 64,800 ha.

Nottinghamshire Local Biodiversity Action Plan (NLBAP)

22. The Nottinghamshire local biodiversity action plan (NLBAP) seeks to focus resources to conserve and enhance biodiversity through local partnerships. It is part of a national approach to biodiversity and identifies important species and habitats in the County, giving each one an action plan to aid their conservation.
23. The NLBAP assesses the current ecological situation and identifies the main threats to species and habitats. It sets targets for their conservation and restoration and outlines the required actions necessary to protect these elements of our environment. The NLBAP identifies the diverse range of habitats and species that exist across Nottinghamshire generally, including in Gedling Borough. The NLBAP provides a useful reference for developers seeking to identify some of the main biodiversity issues.

Biodiversity Opportunity Mapping

24. The Nottinghamshire Biodiversity Opportunity Mapping Project includes a Biodiversity Opportunities Map for Gedling Borough (2021). This work was undertaken to support Gedling Borough Council in carrying out its services and functions to benefit biodiversity where relevant and also to underpin the work of the Nottinghamshire Biodiversity Action Group and implementation of the Local Biodiversity Action Plan. The Biodiversity Opportunities Map for Gedling Borough is available from the link below:

[Nature conservation and geological sites - Gedling Borough Council](#)

25. A key aim is to underpin the preparation of the Nottinghamshire Local Nature Recovery Strategy which is under preparation. The Biodiversity Opportunity Map identifies priority habitats within Gedling Borough.

Nottinghamshire Local Nature Recovery Strategy

26. Established under the Environment Act 2021, Local Nature Recovery Strategies are spatial strategies that seek to establish priorities and map proposals for specific actions to drive nature's recovery and provide wider environmental benefits. In addition to setting out priority actions for habitat creation, they may also be used to identify potential sites for biodiversity offsetting.

Guidance

27. Applicants are expected to demonstrate how their proposals meet the requirements set out in the legislation. The use of the latest statutory Biodiversity Metric to measure net gain is required through Government legislation and guidance. This measures biodiversity both pre-development and post development and uses habitat as a proxy for wider biodiversity value (adjusted depending on the condition and location of the habitat). Biodiversity units are calculated for the specific project or development based on criteria such as habitat distinctiveness, condition and extent. The Metric includes three separate calculations in a standard spreadsheet for area-based habitats, linear hedgerows and water courses.
28. The Metric scores biodiversity for both the pre-development and post-development phase with the difference being a net loss or net gain. It follows that an iterative process is required to reformulate the scheme layout and design to achieve the necessary 10% BNG to be required on site or where this is not possible off site. It is advised that the assessment is carried out by a suitably qualified ecologist or competent person in accordance with the Metric and survey work based on current best practice standards at the time. Appointing an ecological consultant early on in the process is advised as achieving biodiversity net gain should be integral to the whole development, from the pre-application phase to the submission of the planning application.
29. At the outset it is necessary to survey the site in order to understand the type and value of biodiversity being affected by the development proposal. This is dependent on the location of the site within the ecological network and the type, area and quality of ecological assets that are present, as determined by using the latest statutory Biodiversity Metric. Site surveys and assessments of habitats and species should be carried out at the appropriate times of the year, using best practice methodologies in line with the latest standards.
30. The site survey should cover the whole of the development boundary (within the red line). If it is suspected that the baseline value of the site has been affected negatively prior to assessment, the Council will require an assessment of the site based on the condition of the site immediately prior to its degradation in accordance with the Act (which also sets a default date of January 2020). This assessment may be based on aerial photos and historic information. The objective would be to deliver a minimum of a 10% net gain.
31. The latest statutory Biodiversity Metric tool (or subsequent versions) published by Natural England and DEFRA is the prescribed tool for measuring BNG. Natural England has published a user guide containing the key principles and rules in applying the metric. These principles and rules should be used by prospective developers and will be used by the council in considering

development proposals. Guidance by Natural England on the latest biodiversity Metric is available here:

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

Guidance Note 1: Process for measuring net gain from pre-application stage to submission of Biodiversity Gain Plan

- At the outset use a suitably qualified ecologist to survey the site and prepare the BNG Plan, metric spreadsheets and Habitat Management and Monitoring Gain Plan
- Conform with the process specified in the latest Natural England / DEFRA user guidance for Biodiversity Net Gain.
- Use the British Standard for designing and implementing Biodiversity Net Gain – BS8683 and guidance offered through the Construction Industry Research and Information Association (CIRIA) Biodiversity Net Gain: good practice principles for development C776a.
- Take an iterative approach that seeks to optimise delivery of BNG at all stages of the design process including application, development and post development.
- Submit the biodiversity calculations for validation, including full versions of the biodiversity metric spreadsheet along with other information required in support of the planning application (see **Appendix 2**).
- The BNG Plan to be submitted following the granting of conditional planning permission should set out key stages including:
 - Calculation of the baseline Biodiversity Unit Score (pre-development)
 - Design net gains as required for development proposals
 - Calculate the Predicted Biodiversity Unit Score (post development)
 - Formulate a construction and post construction Environmental Management Plan
- The BNG Plan should set out the process followed including how the assets were identified, how design has integrated net gain into the development; and how the mitigation hierarchy has been applied.
- Formulate a Habitat Management and Monitoring Gain Plan that sets out how the net gains are to be provided and monitored in the long term.

32. It should be noted that designated statutory safeguarded zones associated with RAF Syerston extend over the Gedling Borough Council area. These safeguarding zones are designed to preserve operational capability by ensuring that development that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation are subject to consultation. Regulations require local planning authorities to consult the Civil Aviation Authority (CAA), the Secretary of State for Defence,

or the aerodrome operator, where development being proposed is located within consultation areas specified on a safeguarding map of an Officially Safeguarded Aerodrome.

Strategic Significance

33. In advance of the Nottinghamshire and Nottingham LNRS being published, reference is made to the Statutory Biodiversity Metric Guidance and, specifically, Table 8 Biodiversity metric strategic significance categories where an LNRS has not yet been published. In line with Table 8, Gedling Borough Council regards sites as strategically significant and benefit from the “Formally identified in a local strategy” (High category) multiplier in the statutory biodiversity metric as development sites / locations for offsetting that are within or immediately adjacent to:

- Designated priority sites including SSSIs, Local Wildlife Sites and Local Nature Reserves;
- Listed Green and Blue Infrastructure sites, identified in the Greater Nottingham Blue and Green Infrastructure Strategy (2022), which have biodiversity value; and
- Focal Areas identified within the Gedling Borough Biodiversity Opportunities Map (2021) (and within the Greater Nottingham Blue and Green Infrastructure Strategy January 2022).

34. This is an interim approach until the LNRS is sufficiently advanced and ultimately approved and the above list will be kept under review in light of the emerging LNRS and joint working across Nottinghamshire on BNG implementation.

“Significant” on site BNG

35. Government guidance describes “significant” on-site enhancements as areas of habitat enhancement which contribute significantly to the development’s BNG relative to the biodiversity value before development. The guidance goes on to state that what counts as significant enhancement will vary depending upon the scale of development and existing habitat, but helpfully the guidance indicates that these would normally be:

- Habitats of medium or higher distinctiveness in the biodiversity metric;
- Habitats of low distinctiveness which create a large number of biodiversity units relative to the biodiversity value of the site before development;
- Habitat creation or enhancement where distinctiveness is increased relative to the distinctiveness of the habitat before development;

- Areas of habitat recreation or enhancement which are significant in area relative to the size of the development; or
 - Enhancements to habitat condition, for example from poor or moderate to good.
36. As stated above, much depends on the scale of the development and existing habitat. However, it is more likely that larger sites are in a position to deliver significant BNG on site whereas smaller site may not be able to. Gedling Borough Council will be guided by the above criteria on a case-by-case basis. It is recommended that a professional ecologist is engaged very early on in the process and that early pre-application discussions with the Council take place to consider the opportunity for significant BNG on site and any balance between on and off site BNG.
37. Gedling Borough Council would advise that gardens, have the same biodiversity value irrespective of how they are managed and so the area of garden within the statutory biodiversity metric calculation will deliver the projected biodiversity value irrespective of how they are managed and therefore would not be regarded as significant on site BNG as there is no point in monitoring these habitats.
38. For sites where there is a requirement for amenity space (10% of the site area for sites of 0.4 ha and above), it is feasible to provide some or all of the BNG requirement within the area of public amenity space. However, this must be additional to the prime purpose and use of this space, e.g. for recreation / amenity, bearing in mind its prime use for public enjoyment is likely to affect its future condition for BNG and this factor is taken into account in the statutory Metric scoring. The Council would also need to be satisfied that the amenity space and BNG is designed and managed to achieve its dual purpose if this approach is taken. The provision of BNG on playing fields is not encouraged and is likely to be unacceptable. Guidance on open space provision is set out in Gedling Borough Councils Open Space provision for New Housing Development Supplementary Planning Guidance which is being updated.
39. BNG could also be integrated with Sustainable Drainage Systems where the emphasis is placed on achieving above ground SuDs that would seek to achieve habitat creation. Maintenance requirements which are sensitive to the environment whilst ensuring that SuDs features function as designed will also be needed. In relation to existing water courses and incorporation of BNG, it is likely that movement/modification of the water course would be opposed and there is a preference for soft engineering solutions.
40. Prospective developers should communicate BNG activities in a transparent and timely manner that can be understood by all stakeholders. The information required in support of planning applications is set out in **Appendix**

2. Gedling Borough Council operates a pre-application planning advice service. Details of this service is on the Council's website as well as information on Planning Policy and the Natural Environment:

[Planning and building control - Gedling Borough Council](#)

BNG gain hierarchy

41. The Biodiversity gain hierarchy is distinct from the NPPF mitigation hierarchy as set out in the NPPF paragraph 186 (a) which sets out principles in relation to the impact of development on biodiversity. The biodiversity gain hierarchy is set out in the Biodiversity Gain (Town and Country Planning) (Modification and Amendments) (England) Regulations 2024 at regulation 19. A key principle of BNG is to 'avoid' adverse impacts on-site and if this cannot be avoided to take action in the following priority order:
- If adverse effects cannot be avoided mitigating those effects;
 - If those effects cannot be mitigated, habitat enhancement of onsite habitat;
 - So far as there cannot be enhancement, creation of new onsite habitat;
 - So far as there cannot be creation the availability of registered offsite credits; and
 - So far as offsite habitat enhancement cannot be secured purchasing statutory biodiversity credits.
42. As set out above, the priority for habitat enhancement and creation is on site. Where a developer cannot achieve BNG wholly or partly on site, then the developer can secure the unit shortfall by securing a bespoke site for BNG or from appropriate sites on the local net gain habitat market from other landowners. If a residual shortfall remains, then the Act provides for the Secretary of State to set up a system of national biodiversity credits that will be invested in habitat creation. This scheme allows the government to sell biodiversity credits to developers if required where onsite and off-site provision locally cannot be achieved but as a last resort. The price of national biodiversity credits is set higher than prices for equivalent biodiversity units on the market.
43. Where impacts on biodiversity are unavoidable, the hierarchy indicates that these should be minimised and addressed on-site. If there are impacts that cannot be mitigated through BNG on or off-site, then the development should be refused. Each development proposal should include a clear reasoned statement on how the mitigation hierarchy has been applied. Consideration of how the BNG mitigation hierarchy has been applied will include the following sequential approach:

Guidance Note 2: Consideration of the BNG Hierarchy

Biodiversity net gain should follow the BNG Hierarchy and be delivered:

- On site in the first instance;
- Off site where it can be demonstrated that after following the BNG mitigation hierarchy, all reasonable opportunities to achieve net gains on site have been exhausted; and
- If it is robustly justified that on site and off site BNG provision is insufficient, then statutory credits may be considered as a last resort.

44. Information required as part of the planning application includes a statement of how the BNG Hierarchy has been applied and should contain the following information:

- Information on opportunities / constraints / barriers to maximising BNG on site;
- Methods / approach used to apply the BNG mitigation hierarchy showing the steps taken in a sequential manner to fully explore on site BNG with appropriate justification; and
- Any changes to the design and layout of the scheme (preferably illustrated with maps and diagrams) as a consequence of using the statutory metric and an iterative approach to maximising BNG on site.

45. Impacts on irreplaceable biodiversity in all but exceptional circumstances should be avoided – these impacts cannot be offset by BNG and require a bespoke approach. Irreplaceable habitats are defined in the Regulations including for example, ancient woodland and ancient and veteran trees. The Regulations prescribe that the loss of irreplaceable biodiversity should be considered separately and adequately compensated for. This should be on a like for like basis or on a like to better basis. The requirement for 10% net gain is an additional requirement and the information provided should account for this separately. The local planning authority must be satisfied that, as a minimum, the mitigation or compensation plan meets requirements in relevant policy and guidance, and decisions on planning applications should be made in line with the NPPF.

46. It is important to note that existing levels of protection afforded to protected species and legally designated sites such as Sites of Special Scientific Interest, Local Nature Reserves and Local Wildlife Sites are not changed by the requirement for BNG and the relevant parts of the NPPF, ACS Policy 18 and ACS Policy 19 will continue to apply. Statutory obligations and other policy protections will still need to be satisfied for these, requiring separate mitigation or compensation.

Ways to achieve Biodiversity Net Gain.

47. Guidance on incorporating biodiversity into developments is set out in the Biodiversity Net Gain Framework for Nottinghamshire and Nottingham which is included as **Appendix 3**. Examples of habitat types that could be deliverable include, but are not restricted to:

- Semi natural broadleaved woodland;
- Ponds;
- Scrub;
- Hedgerows;
- Semi improved grasslands;
- Parkland and scattered native trees; and
- Orchards.

48. In all cases, the delivery of BNG onsite should seek to contribute towards design quality and a sense of place. A holistic approach to BNG should align with achieving good design in terms of high-quality streets, open spaces, Green Infrastructure and soft landscaping. Gedling Borough Council is preparing a borough wide Design Code which will be adopted as a Supplementary Planning Document.

Guidance Note 3: Approaches to securing BNG

- Qualifying developments should seek to incorporate BNG consistent with the principles of securing a high-quality design and sense of place. Developers should consider how BNG could deliver other benefits relating to peoples' wellbeing and to address climate change.
- Developers should:
 - Seek to replace habitats being lost with the same or similar habitat where possible and practical.
 - Consider providing a higher value habitat (as defined in the Biodiversity Metric) which would not be out of place or compromised by their location.
 - Where it is not possible to pursue a like for like replacement, developers are encouraged to consider on site BNG features that are locally suitable and result in an uplift in BNG value
 - Where a development site is to provide significant on site BNG and it adjoins a designated nature conservation site, developers are encouraged to enhance and create the habitat types for which the adjoining site has been designated.
- Developers should consider the direct and indirect impact on rare and endangered species and potential impact on protected species in the Borough in accordance with LPD Policy 18.

Designated sites

49. The adopted Local Plan sets out the policy approach for development which may impact on designated sites (see ACS Policy 17 and LPD Policy 18). Designated sites have a higher level of protection and the application of BNG policies on such sites is applied differently. The fundamental principle is that designated sites are avoided. Adverse impacts on 'irreplaceable habitats' such as ancient woodland and veteran trees resulting in the loss, deterioration and/or fragmentation of habitats should also be avoided.

How BNG will be secured?

50. All planning applications for development (including outline and detailed applications) should include a net gain assessment using the most up to date statutory metric as part of the submission. In most cases, Gedling Borough Council will apply a condition and/or section 106 agreement to ensure conformity with the agreed Biodiversity Gain Plan and Metric spreadsheets. More specifically:

- A Section 106 agreement will be required for offsite BNG which the developer is providing on another site.

- A Section 106 agreement may be required if there are significant onsite enhancements.

51. BNG units purchased from an already registered BNG site (habitat bank) will not need a S106 connection to the planning application as the units will already have a legal agreement in place. Proof of purchase of registered local units or BNG credits must be provided in the Biodiversity Gain Plan at discharge of conditions stage. For phased developments, an overall Biodiversity Net Gain Plan must be submitted with the outline planning application. A phased Biodiversity Net Gain Plan for each phase must be submitted to and approved by the Council before the development of that phase can be begun.

Future Maintenance of BNG

52. The Environment Act requires that BNG is secured for a minimum of 30 years. Management and monitoring arrangements are to be:

- legally binding.
- adequately funded.
- informed by regular proportionate monitoring.

53. The financial contributions required in order to deliver and subsequently maintain BNG will be secured through a Section 106 agreement. The amount of contribution will be dependent on the scale and nature of development. For both on-site and off-site BNG on land controlled by the developer, a monitoring fee will also be required which would be additional to the costs of providing the BNG to cover the Council's costs for monitoring the delivery of BNG (see paragraph 55 below for more detail).

54. The legislation and guidance seek to secure BNG for a minimum period of 30 years. In order to secure ongoing monitoring, the Council will require submission of ecological reports at agreed intervals in order to evidence maintenance of the habitats that have been secured as part of the BNG. In all circumstances, a legal agreement between the council and developer will be drawn up requiring that the actions of the Biodiversity Net Gain Plan are undertaken and ensuring that the responsibility of undertaking the Biodiversity Net Gain Plan is to be passed on to any subsequent landowner.

Monitoring fees

55. Whilst the developer is responsible for delivering the actual habitat, responsibility for monitoring its delivery rests with the local planning authority and specific and proportionate monitoring requirements as part of planning

conditions or legal agreements will be used to secure BNG. Typically, this is likely to be a series of progress reports on BNG delivery to be submitted to the Council at agreed intervals for review and audit and may necessitate the Council's planning/ecological officers to undertake site visits. Gedling Borough Council already has a policy on Monitoring Fees for Section 106 Agreements and it is proposed to base the cost of monitoring BNG on this established policy. See **Appendix 4** for more detail.

Nottinghamshire BNG landbank

56. Nottinghamshire County Council is the responsible body for preparing the LNRS, which is anticipated to be published in 2024/25. When available, the LNRS will inform a future review of this Guidance. This strategy is likely to identify potential locations and priorities for offsetting biodiversity.
57. The general principle, as set out in the Nottinghamshire BNG Framework, is that offsite biodiversity units should be located close to the development site and this principle is likely to be enshrined in the forthcoming LNRS. The preference is for onsite provision of BNG, however, in certain cases it may be appropriate or necessary to provide off site BNG and developers are encouraged to locate off site BNG as close to the development site as possible. In this context, the Metric incentivises offsite provision close to the development through the application of the spatial multiplier.
58. The potential of a development site to provide BNG is very much dependent on its individual site characteristics and, to a degree, site size. Although small sites can deliver the required BNG it is likely to be more challenging, especially on very small sites, for example housing sites with capacity for only a few dwellings. Gedling Borough Council is working with partners to establish a data base of potential sites for local offsetting projects. More information will be placed on the Council's website when available.

Appendix 1: Condition of biodiversity in Gedling Borough

Condition of Biodiversity in Gedling Borough

The Natural History Museum has assessed the UK is one of the most nature deprived countries in the world (NHM, 2020).

Biodiversity has declined in the East Midlands... to the lowest level for any English region (Regional Spatial Strategy for the East Midlands RSS8) (NE, 2009).

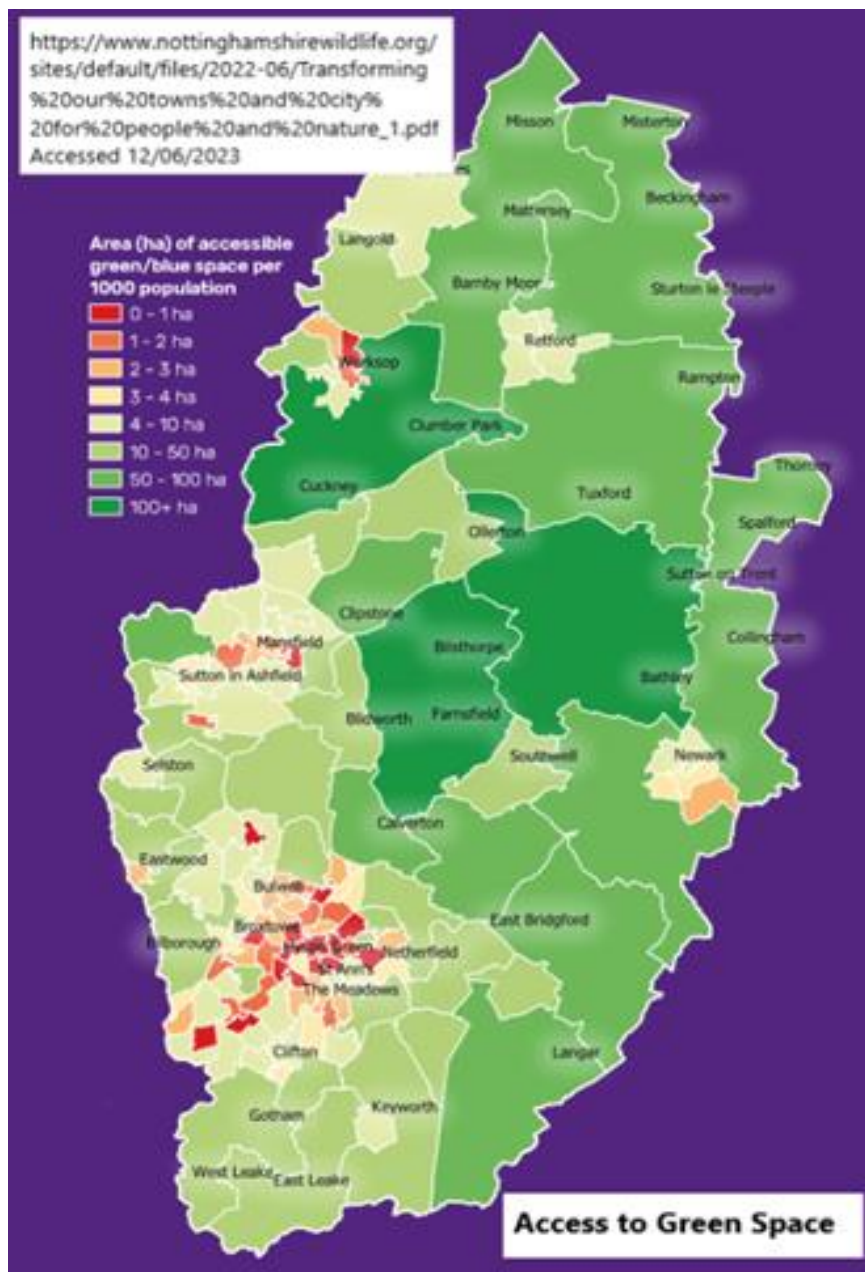
Designated Sites

In the UK (as at 31 March 2022) there are 2.594 million ha of land designated as 'protected areas' including Special Sites of Scientific Interest (SSSI), Marine Conservation Zones (MCZ), Nature Conservation Marine Protected Areas (NCMPA), National Nature Reserves (NNR), Ramsar Sites (protected wetland sites), Special Areas of Conservation (SAC) and Special Protection Areas (SPA), covering 10.6% of the UK (JNCC, 2023). In Gedling, there is one (in 2023) Site of Special Scientific Interest (SSSI) and no other 'protected areas', this covers 38.7 ha or 0.003 % of Gedling Borough. The majority of this site (81%) is in favourable condition with the remainder being in unfavourable condition.

Locally designated nature conservation and geological sites include Local Nature Reserves, Local Wildlife Sites and Local Geological Sites. Together this totals 1,449 ha covering 12% of Gedling Borough. There are 78 Local Wildlife Sites in Gedling Borough amounting to 1250 ha covering 10% of Gedling Borough slightly higher than the Nottinghamshire average (8.59% with Ashfield District having the highest coverage at 17.25%) although only approximately 30% of these LWSs were under a positive management regime (Authority Monitoring Report 2019 - figures for 2018/19). In addition, there are five Local Geological Sites.

Access to nature

Natural England has carried out an assessment of access to nature across England. NWT published the following map in its document 'Transforming our towns and city for people & nature' (NWT, 2022), using this data:



The red hues indicate the areas within Nottinghamshire that have the least access to green/blue space. This shows that the Nottingham City area has the worst access to green space in Nottinghamshire, but this is closely followed by the urban parts of Broxtowe, Gedling and Rushcliffe.

Environmental Inequalities & Risk Scorecard

The Environment Agency in 2022 produced Environmental Scorecards for Nottinghamshire. The Gedling Environmental Inequalities section of the scorecard, provides a matrix of environmental inequality indicators; for Plants and Animals, which considers the percentage of the authority's area covered by local or national nature conservation designations and Gedling scores 174 (the higher the score the worst the result), which is slightly better than the average across Nottinghamshire of 209 with the best score (Ashfield) being 152 (EA, 2022). The Environmental score card also assesses the proportion of woodland, public parks gardens, play space,

playing fields, allotments and community growing space in “large” urban areas and this indicates that Gedling has the worst score of all Nottinghamshire Districts – 310 compared to the Nottinghamshire average of 180.

Gedling Biodiversity Opportunity Mapping (BOM)

The BOM maps indicate that Gedling Borough is a particularly important area for its biodiversity and that this part of Nottinghamshire supports a diverse range of habitat types.

Woodland

Opportunities for woodland are widespread across Gedling Borough. The BOM identifies that the greatest concentrations of existing woodland are in the northern part of the Borough. In the south of the borough, the existing woodland resource is much less widespread and greatly fragmented.

Heathland and Acid Grassland

Acid grassland and heathland habitat are limited to the northern half of Gedling Borough due to the influence of the underlying geology (Sherwood Sandstone). As a result, all the opportunities for this important broad habitat type are restricted to the north of Gedling Borough with clusters of opportunities identified around Bestwood, Calverton, Newstead and Ravenshead.

Other Grassland

Grassland opportunities tend to be spread across Gedling Borough. This reflects the fragmented nature of the existing grassland resource. There are clusters of existing grassland habitat that are present in the River Leen catchment and in areas surrounding Lambley and Burton Joyce. These offer opportunities to maintain and reconnect this resource.

Wetland

The wetland opportunities identified in the Gedling BOM are associated with the main river catchments within the district. These include the short section of the River Trent (between Gunthorpe and Netherfield), the River Leen (including the Daybrook), Cocker Beck, Dover Beck, Rainworth Water and the Ouse Dyke.

Nottinghamshire Local Biodiversity Action Plan

The Nottinghamshire Local Biodiversity Action Plan document contains Habitat Action Plans for types of priority woodland, grassland, wetland and farmland habitat. Priorities for individual districts are also included in this document. For Gedling Borough, priorities include:

- Lowland neutral grassland;
- Mixed Ash-dominated woodland;
- Oak-Birch woodland;
- Lowland dry acid grassland;

- Lowland calcareous grassland;
- Open mosaic habitat;
- Reedbeds; and
- Rivers and streams.

Appendix 2: Information required in support of a planning application

Type of report	Detail Required
Statement	A statement as to whether the applicant believes that planning permission, if granted, would be subject to the standard biodiversity condition. Where the applicant believes that planning permission, if granted, would not be subject to the standard biodiversity condition, the reasons for this. A statement as to whether the biodiversity of the site is lower than it otherwise should have been due to degradation of the site.
Biodiversity Net Gain Information required in support of a planning application. (May form part of the Ecological Appraisal or Ecological Impact Assessment).	Information provided should: ○ Be based on a survey. ○ Establish the base line position on site including the area of each habitat and length of each linear feature present within the application site. ○ Identify the habitat type and condition. ○ Demonstrate the baseline value of the site (prior to development) and the post development value using the statutory biodiversity metric. The written information should set out how the mitigation hierarchy has been applied. Clear scaled maps will be required showing precisely where the Biodiversity Unit scores occur for both the baseline and post-development scenarios. Submit the Biodiversity calculations for validation including full versions of the statutory Biodiversity Metric spreadsheets. A description of any irreplaceable habitat as defined in the Biodiversity Gain Requirements (irreplaceable habitat) Regulations 2024 is present on site at the relevant date. Optional Draft Biodiversity Net Gain Plan Draft Heads of Terms for S106 if required.

Appendix 3 – incorporating biodiversity into developments (Extract from the Nottinghamshire Biodiversity Framework)

The following are simple measures which can be used to design biodiversity into developments (noting that not all of these can be delivered through BNG).

Planting and Landscaping

- Design landscaping with biodiversity in mind
- Use native species of seasonal value and importance to local wildlife in planting schemes
- Create rough grassland areas as wildlife corridors with appropriate mowing regimes
- Plant nature depleted open spaces with native grass and wildflower mixes
- Encourage allotment creation with hedgerows, fruit tree avenues, beetle banks and other wildlife corridors
- Create environmental features in parks and open spaces, including copses, ponds, ditches, rough areas and dead wood piles
- Where appropriate and safe to do so, provide some standing dead wood or lying dead wood.
- Maximise tree canopy cover with the aim of covering no less than 20% of the developed area
- Link site to a network of green corridors within the locality and seek to complement the Nature Recovery Network by delivering habitats that can provide connectivity and function
- Provide wildflower meadows, grass-cut mazes or verges that are appropriate in a semi-urban context.
- Consider the potential for planting new community orchards using local varieties of apple, pear and plum

Drainage and Water Management

- Include reedbed and willow filtration systems within sustainable drainage systems (SuDS).
- Provide soft-edged drainage ditches in place of underground pipes where possible.
- Provide rough grass and scrub as habitats for amphibians when in their terrestrial phase.
- Where there are natural streams or rivers adjoining the development retain rough riparian grassland or sandy banks with some overhanging trees to encourage kingfishers, sand martins, water voles and otters.
- Consider soft engineering options instead of canalising watercourses.
- Consider building a sand martin wall in a relatively undisturbed area.

Habitat Creation

- Incorporate green walls by providing wildlife-friendly climbing plants on unused walls and boundary fences as nesting habitat for birds, bat roosts and for invertebrates.
- Install hibernacula, insect hotels, hedgehog shelters and corridors, habitat piles / compost heaps.

- Consider the use of green or 'living' roofs that feature local native vegetation.

Habitat Enhancement

- Provide integral house 'bricks' for swifts and bats, or integral nest boxes and ledges for barn owls.
- Encourage the use of durable bat boxes, house sparrow boxes, house martin/swallow nests etc.

Appendix 4 Monitoring Fees

Monitoring Area	Monitoring activity	Quantity of monitoring (triggers)	Monitoring Fee
BNG	Review report submitted by developer/landowner and check for compliance. This will be done in perpetuity which is 30 years.	Review of monitoring reports at completion of development then at 2, 5, 10, 20 and 30 years after completion date. Site visits as part of review of submitted reports at completion of development then at 2, 5, 10, 20 and 30 years after completion date.	In accordance with GBC S106 and Unilateral Undertaking Monitoring Fee Policy Statement. Indexing will be applied to all fees.

Note

The monitoring charge per trigger is based on Gedling Borough's current Monitoring Fee Policy which will be subject to change annually on 1st April each year and will be indexed against the RPI Index.

The number of triggers typically reports at completion date then years 2, 5, 10, 20 and 30 years after completion date but this may vary depending upon the characteristics of the site in question and would be agreed as part of the planning obligation.

Glossary

Avoidance – measures taken to avoid creating impacts from the start, for example, by changing the location of the development or development activities within the site to avoid the habitats present.

Biodiversity Credits - a system of national biodiversity credits that will be invested in habitat creation. This scheme allows the government to sell biodiversity credits to developers if required where onsite and off-site provision locally cannot be achieved but as a last resort.

Biodiversity Net Gain (BNG) - A way to contribute to the recovery of nature while developing land. It will ensure that habitat for wildlife is in a better state than it was before development.

Biodiversity Metric – A biodiversity accounting tool that used for the purposes of calculating Biodiversity Net Gain. At the time of publication, the current version of the Metric is version 4.0, but all references to the Metric relate to the latest version of the published Metric. The Biodiversity metric measures habitat in terms of Biodiversity Units which is the number of BNG units to be provided on site or nearby off site as compensation.

Biodiversity offset – compensatory habitat outside the development boundary (red line)

Biodiversity Units – see Biodiversity Metric above.

Condition - A measure of the habitat against its ecological optimum state. Condition is a way of measuring variation in the quality of patches of the same habitat type.

Conservation Covenants – A new type of voluntary but legally binding agreement enabled through the Environment Act (2021). They are designed to secure the long-term conservation of the natural or heritage features of the land covered by the agreement.

DEFRA – the Department for Environment, Food and Rural Affairs

Ecological Network – An ecological network comprises a series of ecological sites which collectively contain the diversity and area of habitat that are needed to support species, and which have ecological connections between them facilitating the movement of species.

Habitat creation - The removal or the loss of the present habitat in the action of creating the new one or creating habitat where none was previously present (including bare ground).

Local Biodiversity Action Plan (LBAP) – the Nottinghamshire LBAP is a framework for the conservation and recovery of nature, comprising of Species Action Plans and Habitat Action Plans.

Local Nature Recovery Strategy (LNRS) - Local Nature Recovery Strategies (LNRSs) are a new England-wide system of spatial strategies established by the Environment Act 2021. The main purpose of these strategies is to help reverse the ongoing decline of nature in England. There are forty-eight being prepared across the Country. Locally this work is being led by Nottinghamshire County Council in partnership including with Gedling Borough Council. The LNRS once completed will guide the delivery of significant off site compensatory biodiversity net gain to priority locations. More information on the Local Nature Recovery Strategy is available from the link below:

[Local nature recovery strategy | Nottinghamshire County Council](#)

Local Wildlife Site (LWS) – a site of local importance for the conservation of biodiversity. LWSs receive no legal protection but are given some degree of protection through the planning system. They are of substantive value for the conservation of biodiversity, and are home to rare and scarce species, or represent the best surviving examples of habitats that were once widespread. Previously known as Sites of Importance for Nature Conservation (SINCs).

Marine Conservation Zone – an area that protects a range of nationally important, rare or threatened habitats and species in the marine environment.

Mitigation hierarchy – a framework used to avoid, mitigate against or compensate for impacts on biodiversity, and embedded in the National Planning Policy Framework.

Nature Recovery Network (NRN) – a commitment in the government’s 25 Year Environment Plan and enacted by the Environment Act (2021), the NRN will be a national network of wildlife-rich places which will be expanded, improved and connected across cities, towns, countryside and coast.

National Planning Policy Framework (NPPF) - a national statement of planning policy in England, which includes policy on biodiversity (and geological conservation)

Natural England – government’s adviser for the natural environment in England

Nottinghamshire Biological and Geological Records Centre (NBGRC) – Nottinghamshire’s local records centre, which administers the LWS/LGS system in the county.

[Biological Recording in Nottinghamshire – Nottinghamshire Biodiversity Action Group \(nottsbaq.org.uk\)](#)

Nottinghamshire County Council – ecological advice general contact details:

[Contact us | Nottinghamshire County Council](#)

Nottinghamshire Wildlife Trust - Nottinghamshire Wildlife Trust is the county's leading conservation charity run by local people for the benefit of local wildlife, with nature reserves across the county.

[Homepage | Nottinghamshire Wildlife Trust](#)

Site of Special Scientific Interest (SSSI) – nationally important and legally protected sites that represent the finest sites for wildlife and natural features in Britain, supporting characteristic, rare and endangered species and habitat.

Special Areas of Conservation (SACs) are protected areas in the UK designated under the Conservation of Habitats and Species Regulations 2017

Special Protection Areas - A Special Protection Area (SPA) is the land classified under Directive 79/409 on the Conservation of Wild Birds.