

Updates to BNG Monitoring Fee Guidance

Existing guidance

Existing guidance relating to BNG monitoring fees can be found in the Gedling Borough Council Biodiversity Net Gain Guidance - April 2024, paragraph 55 and Appendix 4.

Proposed guidance

It is proposed that these sections should be updated as follows to align with the new BNG monitoring fee structure:

Monitoring fees

55. Whilst the developer is responsible for delivering the actual habitat, the local planning authority is responsible for specific and proportionate monitoring of its delivery. This monitoring consists of the review of progress reports on BNG delivery, submitted to the Council at intervals set out within the approved Habitat Management and Monitoring Plan (HMMP), and monitoring site visits by the Council's planning and ecological officers. A monitoring fee will be calculated according to the size of the gain site, the technical difficulty of the proposed habitat creation and enhancements, and the number of monitoring events specified within the approved HMMP.
56. Where only significant on-site habitat creation and enhancement is proposed and all proposed habitats have a target condition of either 'Condition Assessment N/A' or 'Poor', it will only be necessary for the correct type and area of habitats to be maintained. It is therefore not considered necessary to monitor habitat condition in these cases and submission of monitoring reports for review will not be required. However, the Council will conduct monitoring visits 30 days post-completion and in years 1, 3, 5, 10, 15, 20, 25 and 30 (unless otherwise agreed in the HMMP or S106 agreement) to confirm that the required habitats are present and of the correct area. A reduced monitoring fee will be applied to these applications.
57. Further details regarding the calculation of monitoring fees and the costs covered by these fees is available in **Appendix 4**.

Appendix 4 Monitoring Fees

Monitoring fees for the 30 year monitoring period are charged as a single payment upon signing of a BNG s106 agreement. Gedling Borough Council use a monitoring fee calculation tool to calculate an appropriate monitoring fee for each BNG Site based on the following information:

- The scale of the BNG Site (including all areas of off-site or significant on-site habitat creation or enhancement for BNG).
- The technical difficulty of the proposed habitat creation and enhancements as set out within the approved biodiversity metric and HMMP.

- The number of monitoring events specified within the approved HMMP for the gain site.
- Whether only on-site habitats with a target condition of 'Condition Assessment N/A' or 'Poor' are proposed.
- A day rate for report review and site visits of £238.
- Overhead costs estimated at 27%.
- Estimated inflation of 5% per annum.

Table 1 below shows the standard costs for small, medium and large sites of low, moderate and high technical difficulty, based on an assumption of eight monitoring events for low technical difficulty sites and ten monitoring events for moderate and high technical difficulty sites. Where the number of monitoring events specified within the approved HMMP varies from this, the fee will vary accordingly. For biodiversity gain sites of more than 40ha, a bespoke fee will be agreed.

Table 1. Standard monitoring fee lookup table

	Technical difficulty:		
Size:	Low	Moderate	High
Small (0 to 5ha)	£2,470	£4,452	£6,525
Medium (5+ to 20ha)	£4,203	£6,728	£10,821
Large (20+ to 40ha)	£9,393	£11,942	£18,623
Sites not requiring monitoring of habitat condition	£1,123		

The monitoring fee will cover the cost of:

- Review of monitoring reports submitted to the Council at intervals set out within the approved HMMP (except for Sites not requiring monitoring of habitat condition).
- Monitoring site visits by the Council’s Ecology and/or Planning Officers 30 days post-completion and then at agreed intervals.
- Travel expenses.
- Set-up of the monitoring plan and administration costs.
- Working with the site owner to agree remedial measures if required.
- Liaising with council colleagues, including legal, planning and enforcement where required.