Proposed biodiversity net gain process for Town and Country Planning Act 1990 development (indicative process only – not representative of all routes to permission)

Site selection

Pre-application

In line with the mitigation hierarchy, avoid or minimise habitat loss by considering biodiversity in site selection and site design.

Check whether mandatory biodiversity net gain will apply to the development and what the percentage requirement is. If BNG is applicable, applicants should be aware that local planning policy may require more than the statutory minimum 10% net gain.

Include indicative percentage biodiversity net gain and any preliminary biodiversity metric outputs in pre-application discussions with the relevant planning authority.

Prepare biodiversity gain information. This should detail pre-development biodiversity value, steps taken to minimise adverse biodiversity impacts, and proposed approaches to enhancing biodiversity on and off site.

If biodiversity net gain is achieved on site, it is not necessary to look for off-site enhancements.

If biodiversity net gain cannot be achieved on site, identify off-site opportunities for biodiversity enhancement.

If biodiversity net gain cannot be achieved through a combination of onsite and off-site proposals, arrange to buy statutory biodiversity credits from government as a last resort.

Applications for planning permission

Submit biodiversity gain information alongside any application for planning permission. This <u>must</u> fulfil minimum requirements for biodiversity gain information, and <u>may</u> include further information towards a complete biodiversity gain plan should such information be available at this stage.

If the planning authority is satisfied the application for planning permission is acceptable in planning terms, planning permission will be granted subject to the mandatory biodiversity net gain condition and any other conditions or obligations considered appropriate.

If further information is required, the following may need to be considered before the biodiversity gain plan is completed and submitted for approval:

- · any necessary changes to information or proposals
- · any off-site biodiversity gains are secured and registered
 - any statutory biodiversity credits are purchased.

Pre-commencement

The biodiversity gain plan is submitted and approved. The mandatory pre-commencement condition has been met.

Development can commence, provided that all relevant pre-commencement and any other necessary permissions are in place.

Commencement and management

Ongoing management, monitoring, reporting and appropriate enforcement of biodiversity gains continues for at least the agreed maintenance period.