

Timeline for Biodiversity Net Gain (BNG) in the Planning Process

1. Pre-Application Stage (6–12 months before submission)

♦ Key Actions:

- **Baseline ecological surveys** (Spring–Summer preferred).
- **Engagement with the Local Planning Authority (LPA) & ecologists.**
- Identify on-site and off-site **BNG delivery options.**
- Draft the **Biodiversity Gain Plan (BGP).**

♦ Enhancements:

✓ Significant:

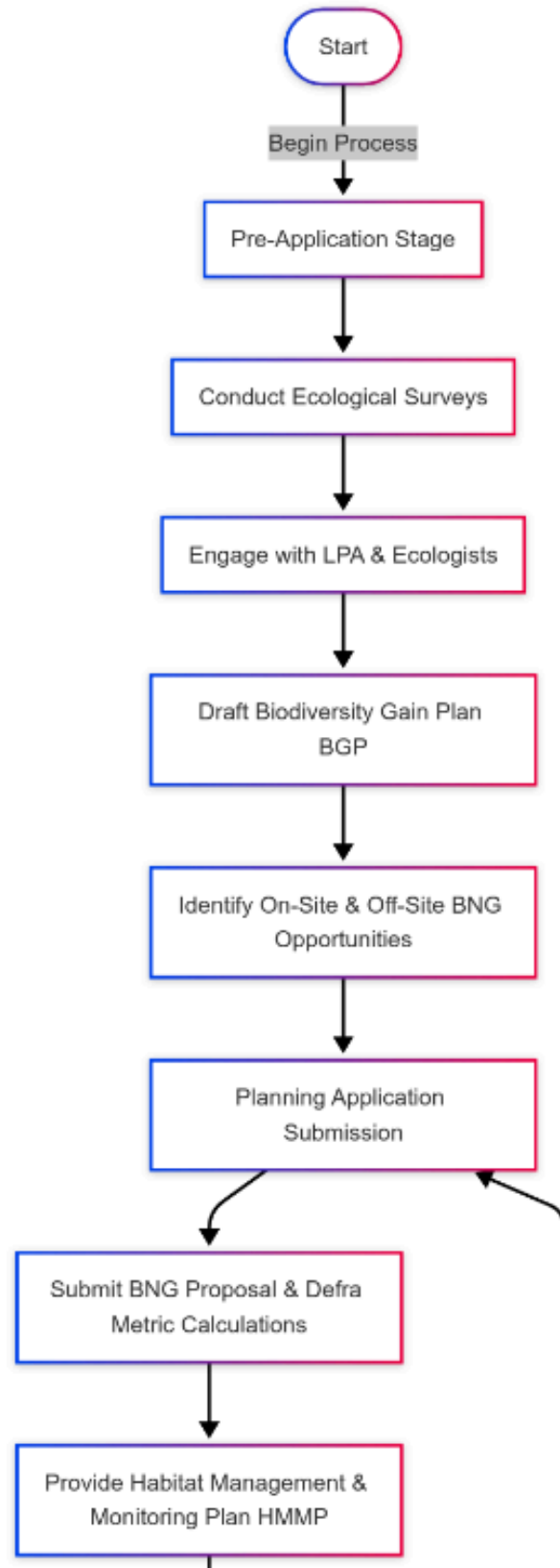
- Creating new priority habitats (e.g., wildflower meadows, woodlands).
- Restoring degraded habitats to higher ecological value.
- Introducing Sustainable Drainage Systems (SuDS) with **biodiversity benefits** - can be a BNG feature.

✗ Insignificant:

- Adding basic green spaces with low ecological value.
- Standard tree planting without long-term management.
- Generic landscaping without **biodiversity-specific planning.**

2. Planning Application Submission (0–3 months)

♦ Key Actions:



- Submit **Defra Biodiversity Metric calculations** (proving at least 10% BNG uplift).
- Include a **Habitat Management and Monitoring Plan (HMMP)** (30+ years).
- Outline the **legal mechanism** (e.g., Section 106, Conservation Covenant).

♦ **Enhancements:**

✓ **Significant:**

- Creation of ponds, wetlands, or reed beds to support wildlife.
- Enhancing hedgerows with native species to improve habitat connectivity.

✗ **Insignificant:**

- Installing bird/bat boxes without supporting habitat improvement.
- Low-diversity grassland planting without maintenance plans.

3. Planning Determination (3–6 months)

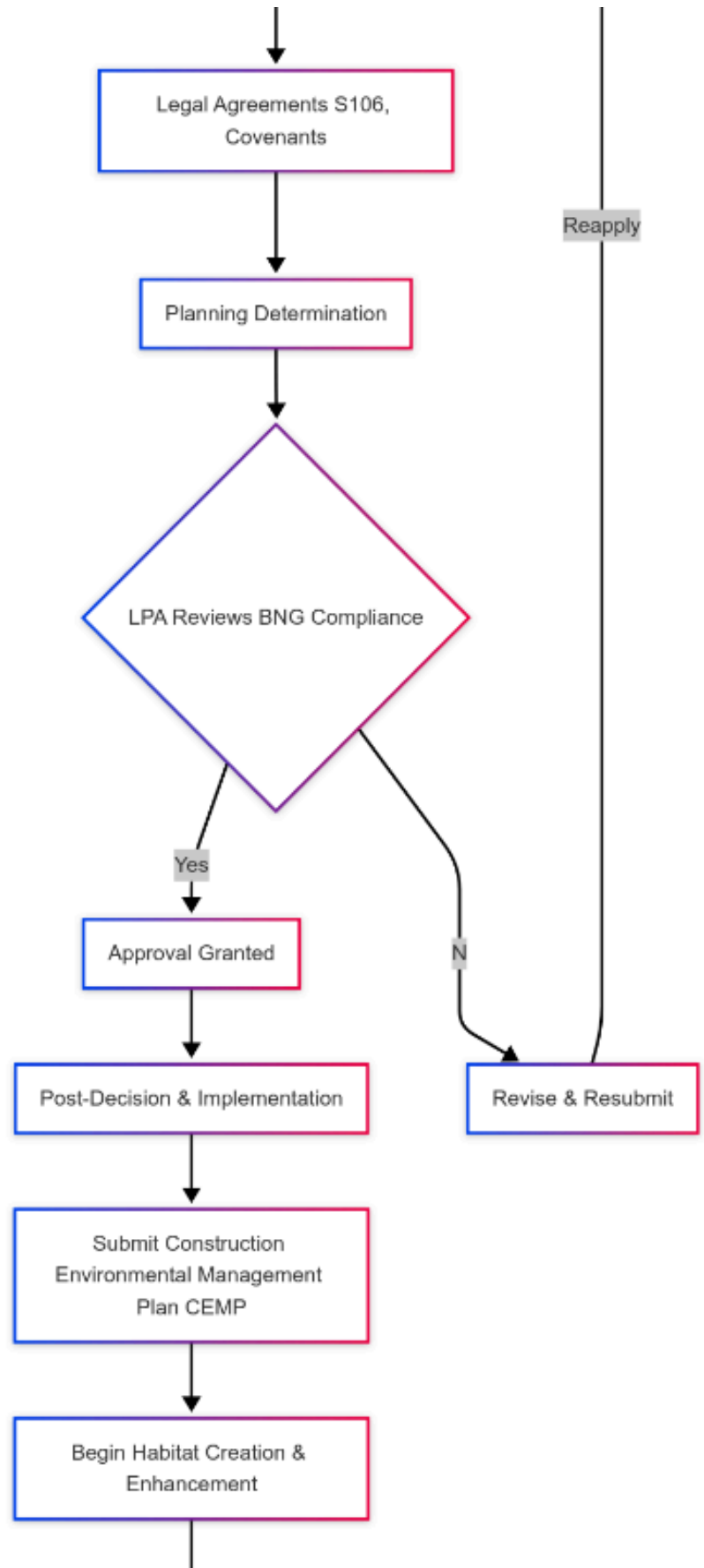
♦ **Key Actions:**

- LPA reviews **BNG compliance**.
- Possible **modifications or negotiations** with the LPA.
- Approval granted **with BNG conditions** or **refusal if BNG is inadequate**.

♦ **Enhancements:**

✓ **Significant:**

- Commitment to long-term biodiversity monitoring.
- Agreements ensuring **habitat creation is secured for 30+ years**.



✗ Insignificant:

- Short-term biodiversity measures that do not guarantee lasting benefits.
- Planting schemes that lack species diversity or climate resilience.

4. Post-Decision & Implementation (6–12 months post-approval)

♦ Key Actions:

- Submit **Construction Environmental Management Plan (CEMP)**.
- Begin **on-site habitat creation and enhancement**.
- Start **off-site BNG delivery** if required.

♦ Enhancements:

✓ Significant:

- Creating species-rich habitats that align with **local biodiversity priorities**.
- Restoring **existing** habitats to a **higher condition score**.

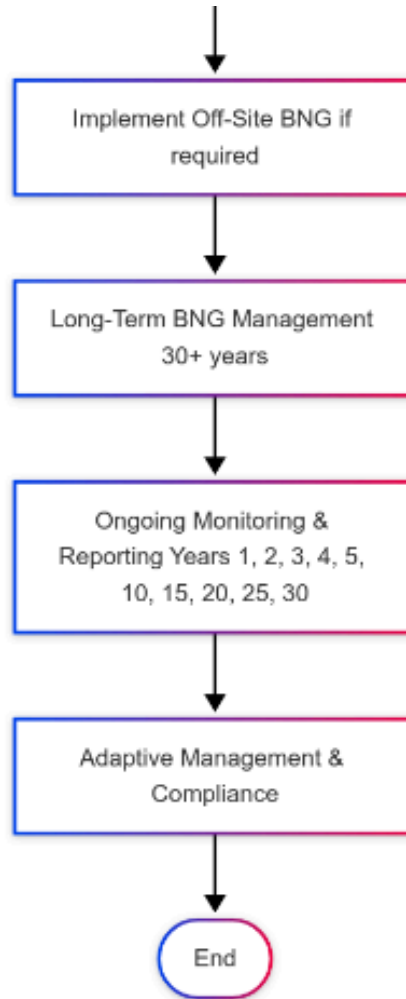
✗ Insignificant:

- Only implementing biodiversity features on the development's fringes.
- Landscaping that prioritises aesthetics over **ecological function**.

5. Long-Term BNG Management (30+ years)

♦ Key Actions:

- Ongoing **habitat monitoring** (Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30)..
- Adaptive management if biodiversity targets are not met.



♦ **Enhancements:**

✓ **Significant:**

- Ensuring habitats continue to deliver **net gain** over time.
- Adaptive management strategies responding to **climate change impacts**.

✗ **Insignificant:**

- Failing to enforce long-term maintenance.
- Minimal monitoring with no corrective actions.

This timeline helps **developers align with the Environment Act 2021 BNG requirements** and ensures **local authority approval**.

Biodiversity Net Gain (BNG) Timeline for Developers

Stage	Key Actions
1. Pre-Application Stage (6–12 months before submission)	<ul style="list-style-type: none"> - Conduct baseline ecological surveys (Spring–Summer). - Engage with LPA and ecologists to discuss BNG. - Identify on-site/off-site BNG solutions. - Draft Biodiversity Gain Plan (BGP).
2. Planning Application Submission (0–3 months)	<ul style="list-style-type: none"> - Submit BNG proposal with Defra's Biodiversity Metric calculations. - Provide a Habitat Management and Monitoring Plan (HMMP) (30+ years). - Define legal agreements (e.g., Section 106, Conservation Covenants).
3. Planning Determination (3–6 months)	<ul style="list-style-type: none"> - LPA reviews BNG compliance. - Address potential modifications/negotiations. - Approval granted with conditions or refusal if BNG is inadequate.
4. Post-Decision & Implementation (6–12 months post-approval)	<ul style="list-style-type: none"> - Submit Construction Environmental Management Plan (CEMP). - Begin on-site habitat creation & enhancement. - Implement off-site BNG if required.
5. Long-Term BNG Management (30+ years)	<ul style="list-style-type: none"> - Ongoing monitoring & reporting (Years 1, 2, 3, 4, 5, 10, 15, 20, 25, 30). - Adaptive habitat management if targets are not met.

Examples of Enhancements

Significant Enhancements	Insignificant Enhancements
<ul style="list-style-type: none"> ✓ Creating new priority habitats (e.g., wildflower meadows, woodlands). ✓ Restoring degraded habitats to higher ecological value. ✓ Implementing Sustainable Drainage Systems (SuDS) with biodiversity benefits. ✓ Creating ponds, wetlands, or reed beds to support wildlife. ✓ Enhancing hedgerows with native species for better connectivity. ✓ Commitment to long-term biodiversity monitoring. ✓ Securing habitat creation for 30+ years through legal mechanisms. ✓ Creating species-rich habitats aligned with local priorities. ✓ Restoring existing habitats to a higher ecological condition. ✓ Ensuring habitats continue to deliver net gain over time. ✓ Implementing adaptive management strategies to respond to environmental changes. 	<ul style="list-style-type: none"> ✗ Adding basic green spaces with low biodiversity value. ✗ Standard tree planting without a maintenance plan. ✗ Generic landscaping without ecological benefits. ✗ Installing bird/bat boxes without improving supporting habitats. ✗ Low-diversity grassland planting without a maintenance plan. ✗ Proposing short-term biodiversity measures without long-term commitment. ✗ Landscaping schemes prioritising aesthetics over ecology. ✗ Implementing biodiversity features only on the fringes of development. ✗ Landscaping with low-diversity or non-native species. ✗ Failing to enforce long-term maintenance. ✗ Minimal monitoring with no corrective actions.