Habitat banking

Where a landowner begins habitat creation on their land* in advance of selling the corresponding biodiversity units

Baseline survey and optioneering Legally securing the land Registering the land Agreeing the sale of biodiversity units Recording the allocation on the register Ongoing management, monitoring and reporting

+ 30 years

Habitat

creation and enhancement

can start

Engage an ecologist to carry out a baseline habitat survey to determine what habitats are present and in what condition

Decide what habitats you want to create and enhance - you can enter the baseline habitats and planned enhancements into the off-site tab of the biodiversity metric to get an idea of biodiversity unit output

Legally secure the land with a conservation covenant agreement (with a responsible body) or planning obligation (with a Local Planning Authority) – you must commit to managing habitats for 30 years

Agree a habitat management and monitoring plan with the responsible body or Local Planning Authority to achieve your planned enhancements

Apply to register your land as a biodiversity gain site

Natural England will assess applications to ensure they meet eligibility criteria

Once approved, your site will be recorded on the public register

Agree the sale of biodiversity units to a development

Developers will want to purchase biodiversity units from specific habitat enhancements to meet the impacts they are having on site (in line with metric trading rules) – units generated will depend on location of the development and habitat creation timings

The cost of biodiversity units should be sufficient to cover the costs of creating or enhancing the habitat, any necessary monitoring, and maintaining it for a minimum of 30 years

Record the allocation on the register (you can do this, or the developer can do this with your consent)

Natural England will assess applications to ensure they meet eligibility criteria

Local Planning Authorities will check that developments have the correct allocation before approving their biodiversity gain plan

When the biodiversity gain plan has been approved, the development can commence

Manage and monitor habitats for at least 30 years in line with the actions set out in the legal agreement and habitat management and monitoring plan

Report on the progress of habitat enhancements to the Local Planning Authority or responsible body

* Landowner habitat banking on their own land, not operating a lease model

Bespoke habitat creation

Where a landowner creates habitat to meet the requirements of a development, upon the sale of biodiversity units

Baseline survey and optioneering

1

Agreeing the sale of biodiversity units

2

Legally securing the land

Habitat

creation and

enhancement

can start

3

Registering the site and recording allocation on the register

4

Ongoing management, monitoring and reporting

5

+ 30 years

Engage an ecologist to carry out a baseline habitat survey to determine what habitats are present and in what condition

Agree to enhance or create specific habitats to meet the requirements of a development

Enter the baseline habitat information and planned enhancements for your site in the off-site tab of the biodiversity metric as well as the development information in the on-site tab to determine biodiversity unit output

The cost of biodiversity units should be sufficient to cover the costs of creating or enhancing the habitat, any necessary monitoring, and maintaining it for a minimum of 30 years

Legally secure the land with a conservation covenant agreement (with a responsible body) or planning obligation (with a Local Planning Authority) – you must commit to managing habitats for 30 years

Agree a habitat management and monitoring plan with the responsible body or Local Planning Authority to achieve your planned enhancements

Apply to your register your land as a biodiversity gain site and allocate units to the development

Natural England will assess applications to ensure they meet eligibility criteria

Once approved, your site and allocation will be recorded on the public register

Manage and monitor habitats for at least 30 years in line with the actions set out in the legal agreement and habitat management and monitoring plan

Report on the progress of habitat enhancements to the Local Planning Authority or responsible body