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Biodiversity Net Gain regime: England (Real Estate)

What's happening

- ESG drumbeat growing louder
- Increasing governmental focus on ESG including many new ESG laws and regulations
- New Biodiversity Net Gain (BNG) regime impacting new real estate development effective February 2024

Why

- Increasing concerns regarding conservation of nature
- Seeking to balance recovery of nature and land development, and ensure improved biodiversity post development
- Provide clarity and certainty for developers and local planning authorities by implementing standardised, mandatory approach to BNG

Why it matters

- Compliance with new BNG regime will apply to most new development in England, including local planning authority approval of BNG plan
- Significant financial and timing implications for developers
- New financial opportunities for landowners including sale of "biodiversity units" to developers

Key contacts



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How we can help

We can:

- Steer developers through the new regime and futureproof development strategies
- Help landowners take advantage of new market for biodiversity units a new revenue stream
- Advise on how BNG regime affects different types of permissions (full, outline, phased and variations) and which developments are exempt
- Advise on options for delivering BNG onsite or offsite mitigation, or purchasing credits
- Provide guidance on options for securing and enforcing delivery and maintenance of BNG
- Provide guidance on calculation tool for measuring pre- and post- development "biodiversity value", the Biodiversity Metric, including its impact on development strategies

What we do

Regulatory Compliance



- Advise on ESG related planning requirements including BNG and conservation covenants
- Advise on new UK Sustainability Disclosure Requirements and compliance with Minimum Energy Efficiency Regulations

Strategic Advisor



 Provide strategic advice to optimise returns at all stages of sustainable real estate development and investment lifecycle



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