

Guidance for Developers

Information sheet 4

This information sheet is aimed at developers, developer's agents, and consultants who are interested in applying a system of biodiversity accounting to development. It is a mechanism that measures the losses and gains of biodiversity on and off-site at a development and enables sustainable development to go ahead where quantified compensation (via a purchase of conservation credits) is appropriate. For an introduction to the principles of biodiversity accounting, please see Information Sheet 1.

How can biodiversity accounting benefit you?

- Provides greater clarity for developers navigating the planning system. The national metric reduces confusion around the magnitude of impacts, what level of mitigation is required and whether compensation (and how much) is needed – with such losses and gains quantified, local authorities and developers are 'speaking the same language'.
 - This also reduces the risk associated with legal challenge from objectors and third parties.
- Saves time and money by providing a simple, streamlined and secure process when compared with the current system. At present, developers can accrue various costs associated with planning authority negotiations and the delivery of any off-site compensation, including;
 - numerous meetings to determine the magnitude of impacts and 'how much' mitigation and compensation is needed
 - meetings with potential compensation receptor site owners
 - habitat suitability surveys and design/drawings of potential sites
 - supplementary surveys of potential sites in relation to ground conditions, contamination, underground services and archaeology
 - management plans
 - legal fees
 - costs associated with land purchase.

Compensation (if needed) that is arranged via the purchase of conservation credits has the following benefits:

- Provides predictable costs and outcomes that aid future project planning.



- Liability for compensation delivery is discharged in-one-go, once permission is received.
- No long-term management costs and liabilities
- In the right circumstances increased net developable area can be achieved because any significant habitat creation can be done off-site.

The role of Environment Bank

Environment Bank is a broker of conservation credits and experts in biodiversity accounting - we do not own or manage land. Our role is to apply the accounting metric to development, register (and search for) potential compensation receptor sites and then match them to the needs of developers and local planning authorities - the right type of site, of the right size, in the right place, at the right time, for the right cost. The services we offer include the following:

- Calculation of the biodiversity units impacted by the development (the losses) and the credits (or gains) earned through proposed on-site mitigation.
- Calculation of the residual impact remaining that requires off-site compensation (if permitted) via a conservation credit purchase.
- Search the Environment Bank Registry for matching compensation sites or actively seek landowners who could fulfill the requirement – a search report can be provided that outlines the sites and credits available, and the estimate costs of those credits.
- Drawing up of the legal and fiscal assurance documents – the Conservation Bank Agreement (the contract between Environment Bank and the chosen compensation site provider) and Credit Purchase Agreement (the contract of sale between Environment Bank and developer).
- Overseeing the production of the compensation site management plan.
- Provision of appropriate planning condition or s106 obligation wording.
- Administration of the compensation scheme, including set up and managing the dedicated landowner account.
- Enforcement of delivery of the compensation scheme, including risk management associated with the creation/restoration of natural habitats.
- Coordination (or conducting) of monitoring of the compensation site to ensure delivery as per the contract (CBA).

Find out more;

- about CR investment in conservation credits – see Information sheet 7
- the Registry – see Information sheet 5.

All downloadable from our online library www.environmentbank.com/library.php

Contact us

To discuss biodiversity accounting for your development or compensation sites, please contact us on 07710 192295 (Louise Martland) or at admin@environmentbank.com, or see our website www.environmentbank.com for more information.