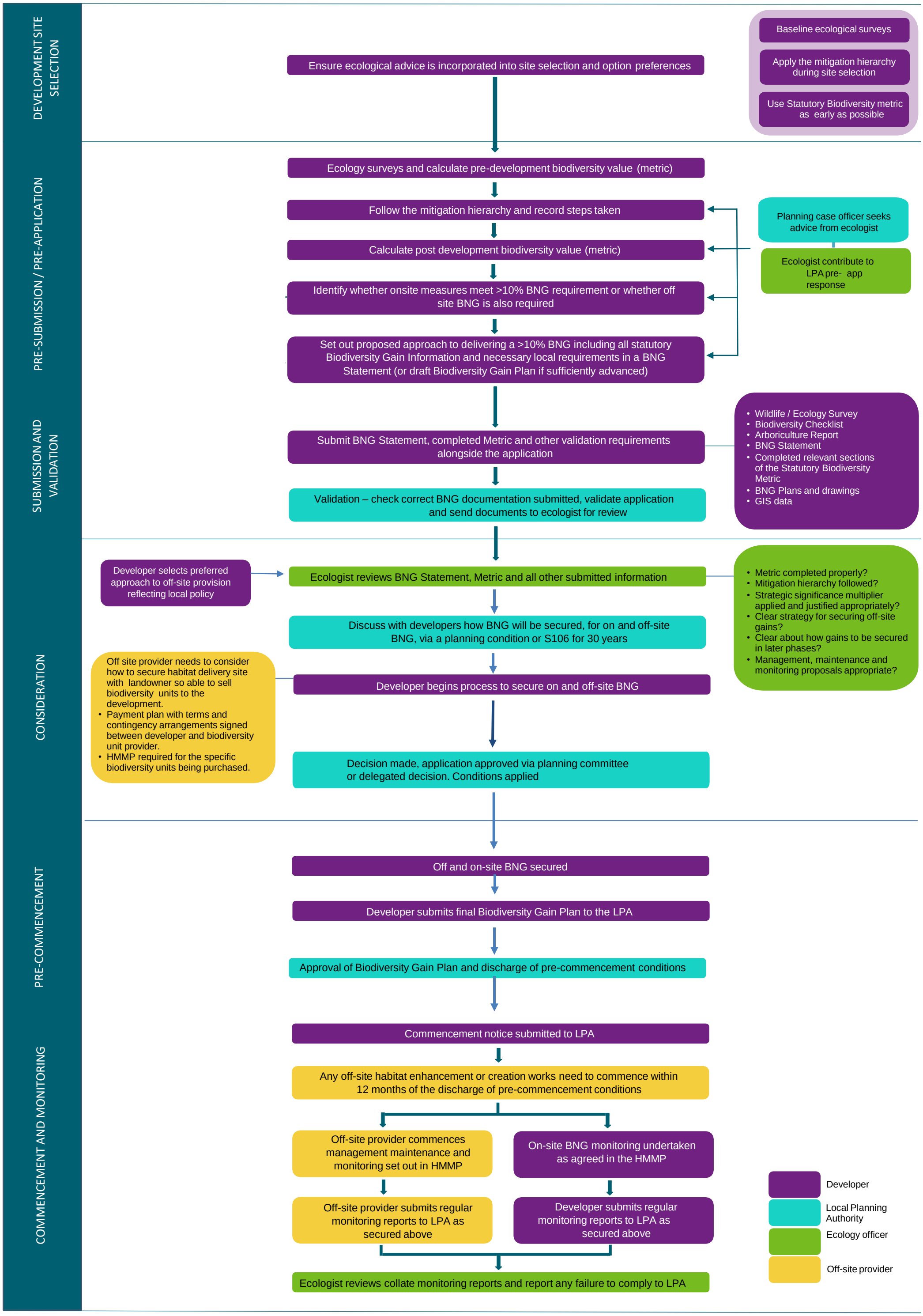
DEVELOPMENT SITE SELECTION
Ensure ecological advice is incorporated into site selection and option preferences
Baseline ecological surveys
Apply the mitigation hierarchy during site selection
Use Statutory Biodiversity metric as early as possible
PRE-SUBMISSION / PRE-APPLICATION
Ecology surveys and calculate pre-development biodiversity value (metric)
Follow the mitigation hierarchy and record steps taken
Calculate post development biodiversity value (metric)
Identify whether onsite measures meet >10% BNG requirement or whether off site BNG is also required
Set out proposed approach to delivering a >10% BNG including all statutory Biodiversity Gain Information and necessary local requirements in a BNG Statement (or draft Biodiversity Gain Plan if sufficiently advanced)
Planning case officer seeks advice from ecologist
Ecologist contribute to LPA pre- app response
SUBMISSION AND VALIDATION
Submit BNG Statement, completed Metric and other validation requirements alongside the application
Wildlife / Ecology Survey
Biodiversity Checklist
Arboriculture Report
BNG Statement
Completed relevant sections of the Statutory Biodiversity Metric
BNG Plans and drawings
GIS data
Validation – check correct BNG documentation submitted, validate application and send documents to ecologist for review
CONSIDERATION
Developer selects preferred approach to off-site provision reflecting local policy
Ecologist reviews BNG Statement, Metric and all other submitted information
Metric completed properly?
Mitigation hierarchy followed?
Strategic significance multiplier applied and justified appropriately?
Clear strategy for securing off-site gains?
Clear about how gains to be secured in later phases?
Management, maintenance and monitoring proposals appropriate?
Discuss with developers how BNG will be secured, for on and off-site BNG, via a planning condition or S106 for 30 years
Off site provider needs to consider how to secure habitat delivery site with landowner so able to sell biodiversity units to the development.
Payment plan with terms and contingency arrangements signed between developer and biodiversity unit provider.
HMMP required for the specific biodiversity units being purchased.
Developer begins process to secure on and off-site BNG
Decision made, application approved via planning committee or delegated decision. Conditions applied
PRE-COMMENCEMENT
Off and on-site BNG secured
Developer submits final Biodiversity Gain Plan to the LPA
Approval of Biodiversity Gain Plan and discharge of pre-commencement conditions
COMMENCEMENT AND MONITORING
Commencement notice submitted to LPA
Any off-site habitat enhancement or creation works need to commence within 12 months of the discharge of pre-commencement conditions
Off-site provider commences management maintenance and monitoring set out in HMMP
On-site BNG monitoring undertaken as agreed in the HMMP
Off-site provider submits regular monitoring reports to LPA as secured above
Developer submits regular monitoring reports to LPA as secured above
Ecologist reviews collate monitoring reports and report any failure to comply to LPA
Developer
Local Planning Authority
Ecology officer
Off-site provider