Has Biodiversity Net Gain increased development value

Is it good for development?

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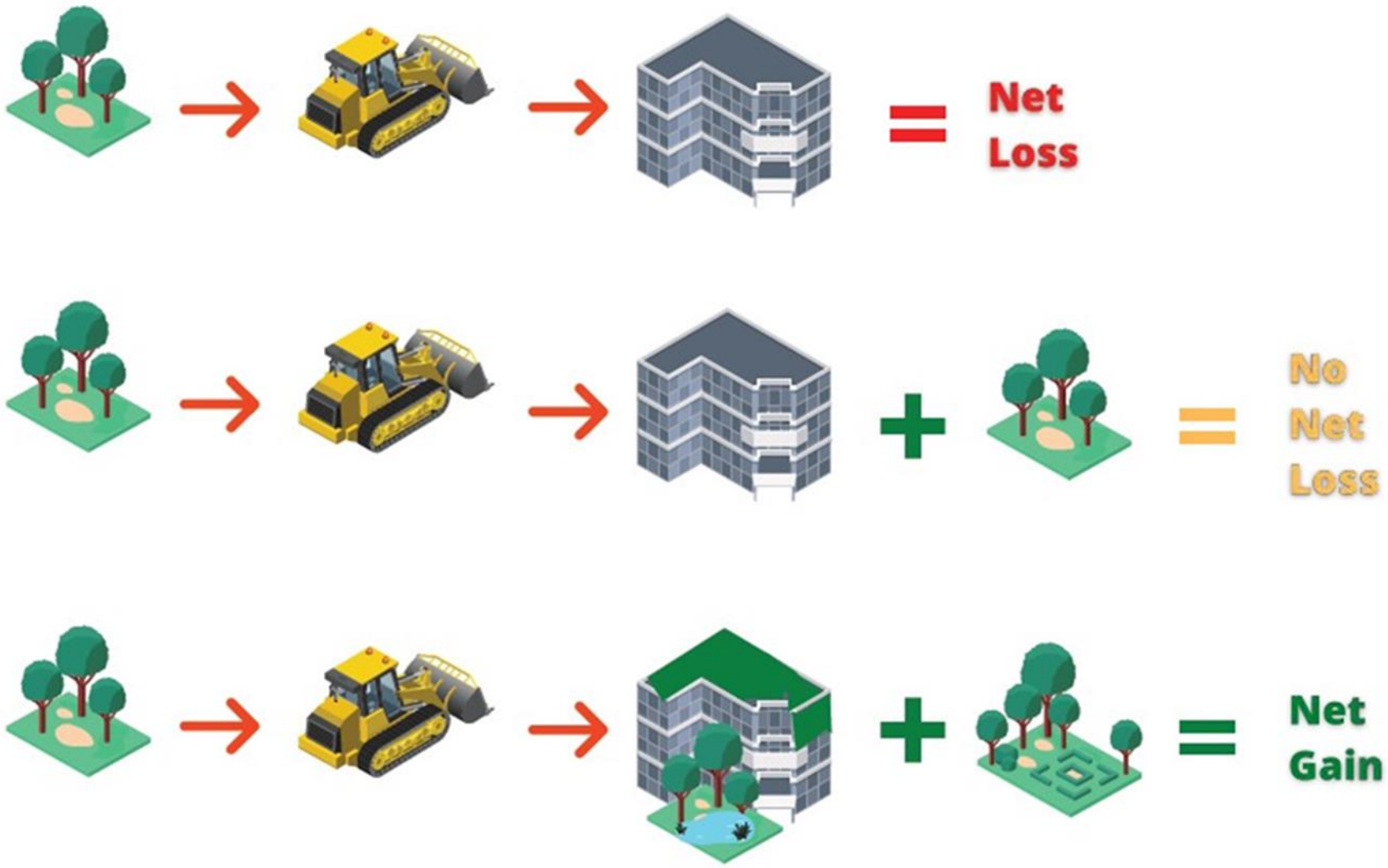
Bellway

BIODIVERSITY NET GAIN

What does BNG mean to residential developers?

- Environment act (2021)
- Measurable GAIN in Biodiversity – Minimum 10% for 30yrs*
- Legal duty = High planning priority
- Compliance in accordance with a statutory BNG metric
- BNG a pre-commencement condition – spade in the ground
- Requires us to follow a hierarchy
- Only considers habitats – not species – Homes for Nature
- Onsite gains = Man Co and their Managing Agents
- Therefore, our customers are ultimately the key to BNG

BNG in basic term



How does BNG influence site design

- Early engagement
- High-level constraints mapping
- Pre-contract assessment
- Retain, retain, retain….

- Ecology-led master-planning
- Useable spaces, not nature reserves
- Better to deliver a hybrid solution well, than onsite badly

- Bellway BNG identity – Plantlife
- Early engagement with Man Co

Trees and woodland creation

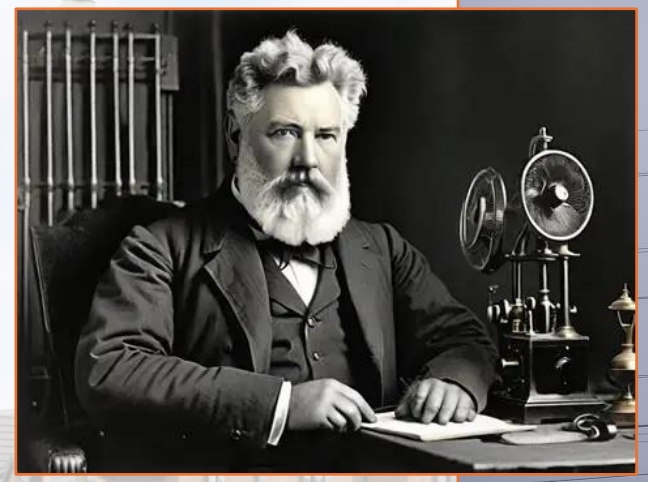
Considerations

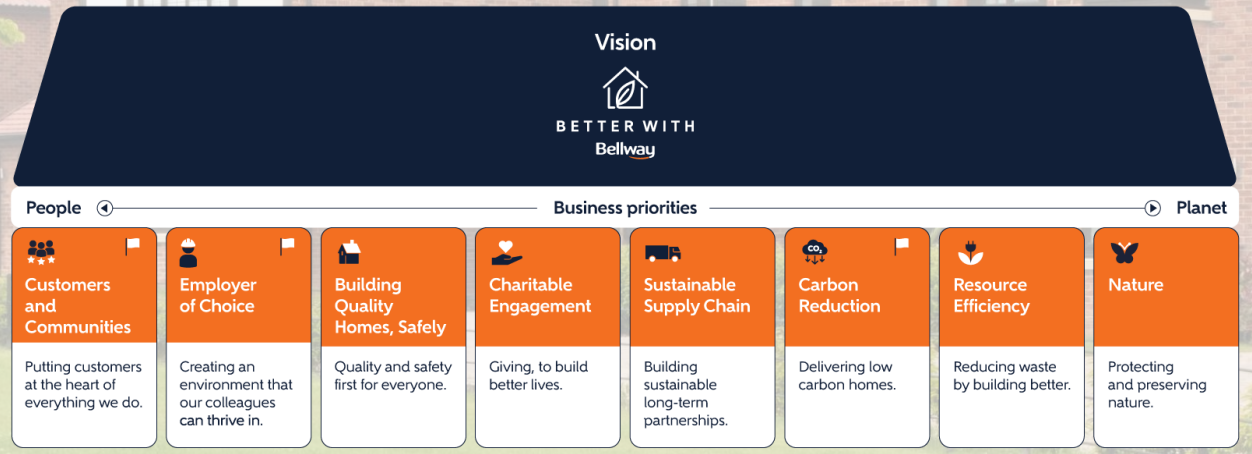
- Sales are key – Bellway is a house seller
- Plots overlooking green space – sell first!
- Mortgages are less straight-forward – Value?
- High upfront costs, but;
- Lower long-term management cost
- H&S + aesthetic + ecology

Benefits

- Trees ‘frame’ the landscaping – give structure
- Promote well-being
- Promote sense of ownership
- Biodiversity
- Provide a link to the past – cultural value

Just a ‘straggly’ old ash tree?



Trees on Bellway residential development sites

- Tiny forests
- Tree per plot schemes
- Community woodland
- Climate resilience
- Soil Management
- Better with Bellway
- BNG+
- ***Trees are a win-win for development***