

# **Biodiversity Net Gain validation requirements.**

From February 2024, all developments covered by the Town and Country Planning Act, not exempt under the list provided in Chapter 2, would need to meet a minimum 10% biodiversity net gain. While this will be a statutory pre-commencement condition, sufficient information is required up-front to support the application assessment against the statutory requirement and to inform any required legal agreement.

## **Outline planning applications.**

- A statement to agree to the inclusion of the necessary biodiversity gain condition on any planning permission.
- The pre-development biodiversity value of the onsite habitat on the date of application (or an earlier date) including a completed metric calculation tool (Using the latest DEFRA Metric spreadsheet version) showing the calculations.
- A proposed earlier date for the pre-development biodiversity value, if necessary, with reasons given for proposing that date.
- A statement confirming whether the biodiversity value of the onsite habitat is lower on the date of application (or an earlier date) because of the carrying out of activities in which case the value is to be taken as immediately before the carrying out of the activities, and if degradation has taken place supporting evidence of this.
- A description of any irreplaceable habitat on the land to which the application relates, that exists on the date of application (or an earlier date).
- A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application, including any irreplaceable habitat.

## **Full planning applications:**

- A draft biodiversity gain plan including a completed biodiversity metric calculation tool (Using the latest DEFRA Metric spreadsheet version).
- A draft habitat management and monitoring plan.
- Details of any planning obligations / covenant required.
- A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application, including any irreplaceable habitat.
- A plan, drawn to an identified scale which must show the direction of North, showing post development habitat.

[Further guidance on understanding biodiversity net gain published on GOV.UK website.](#)

[Download the biodiversity gain plan form published on GOV.UK website.](#)

[Habitat Management and Monitoring Plan Template \(JP055\) published on Natural England website.](#)