

BUYING BNG UNITS - A QUICK SUMMARY

You should have already received a quote from us. This summary provides background information on BNG and explains the next steps. For more details about our quote and the ordering process, please see the next page. You can also find a comprehensive walkthrough in our developer's guide, available for download on our website.

BACKGROUND TO BNG

If you're unable to provide the required BNG onsite, you have the option to deliver it off-site by establishing your own conservation project, purchasing BNG Units from a private provider (such as us), or buying BNG Credits from the Government.

BNG projects must be maintained for a minimum of 30 years. When you purchase Units or Credits, the long-term responsibility for these projects is transferred to the provider you bought them from.

THE HABITAT RULE

(AKA THE BNG TRADING RULE)

This rule ensures that valuable and rare habitats are not substituted with lower-value, common ones. Various factors influence which habitats are eligible to compensate for others.

In some cases, you may achieve a net gain onsite but still need to purchase off-site units to comply with the trading rule. **When we prepare your quote, we carefully review your metric to make sure you meet both the trading rules and your net gain target.**



THE LOCATION RULE

(AKA THE SPATIAL RISK MULTIPLIER)

This rule helps prevent local extinctions by ensuring that habitat losses in one area aren't simply offset by gains far away. The amount of habitat required to generate a BNG unit-and the associated cost-increases the further the compensation site is from your development, based on Local Planning Authority (LPA) or National Character Area boundaries.

When preparing your quote, we assess your development's location relative to our nearest habitat bank. Our pricing automatically factors in any spatial multipliers.

Government-issued BNG Credits are considered non-local by default, so a different approach applies: you must purchase two Credits for every one BNG Unit required.



PROCESS AND FAQs

TIMINGS AND DISCHARGING YOUR CONDITION

BNG is a pre-commencement planning condition. While your Local Planning Authority (LPA) may ask for evidence that you have identified a suitable supplier of Units, in most cases, you are not required to commit to purchasing Units before receiving Planning Consent. However, if your project affects habitats of Very High Distinctiveness, your LPA may require you to have an agreed supply and approved methodologies in place beforehand.

To discharge the BNG condition, you must submit a Biodiversity Gain Plan. For off-site gains, the LPA must verify the following before approving your plan:

- All off-site gains are registered;
- The gains are allocated to your development;
- The biodiversity value in your plan matches the value recorded on the register.

Therefore, it's important to secure and purchase your biodiversity units well in advance of discharging the BNG condition.

Please note: It can take up to six weeks for your allocation to appear on the BNG National Register. We will provide you with a receipt once your allocation has been uploaded.

TERMS AND PAYMENT

All quotes are provided exclusive of VAT.

If you wish to move forward, we will issue a formal quotation. This will outline the information we require from you to draft a legal agreement (Allocation Agreement) for the sale and allocation of your BNG Units.

Once the Allocation Agreement is signed and payment is received, we will allocate your BNG Units to your planning permission. This is done by issuing you an Allocation Certificate and registering your planning permission reference against one of our habitat banks on the National BNG Register.

Please note, units are not reserved for you until both the Allocation Agreement is signed and payment is made.

Payment Terms:

- For orders under £10,000: Full payment is required upon signing the Allocation Agreement.
- For orders over £10,000: You may pay a 10% non-refundable reservation fee upon signing (which reserves your units for up to 6 months), with the balance due when you are ready to discharge your BNG condition. Alternatively, you can pay the full amount upfront if you wish to discharge your BNG condition immediately.
- In all cases, full payment must be received before we register the allocation on the National BNG Register.

Note: Payment terms may differ if we are creating bespoke habitats specifically for your development. Any variations will be clearly stated in your quote.

In addition to the Allocation Certificate and Register entry, we will provide all the details you need to complete Section 7 (the off-site section) of your Biodiversity Gain Plan, as well as a copy of our Conservation Covenant or S106 agreement for the relevant habitat bank. This process is itemised in your quote and covers all the documentation required by your LPA to discharge your BNG Condition.

PROCESS AND FAQs

CHANGES TO STANDARD CONTRACTS

Our standard Allocation Agreements are widely used by hundreds of developers each year. However, we recognise that every development is unique and may occasionally require minor adjustments. If you need any modifications to the standard agreement terms, you will be responsible for covering our legal fees associated with reviewing and approving those changes.

OUR OBLIGATIONS TO YOU

If the habitats are not already created, we will create the compensatory habitats within 12 months of allocating the Units to you, timing the work for the most suitable season for each habitat type.

Once Units are allocated, we retire both the Units and the corresponding land area, ensuring that neither can be sold or used again.

To guarantee long-term management, we transfer the necessary funds as an endowment to an independent Asset Manager. This endowment is strictly reserved for habitat management and monitoring over the 30-year period. If we fail to meet our obligations, our Responsible Body (a DEFRA-approved entity) or the LPA has the authority to intervene and use these funds to ensure proper management.

After allocation, you have no further responsibility for delivering the environmental outcomes - this obligation transfers entirely to us. Should we fall short, the LPA or Responsible Body can take enforcement action against us.

APPROVED SUPPLIER

We are pleased to join approved supplier programmes and already work with most major developers and central UK Government. We maintain comprehensive insurance coverage, including Public Liability (£5m), Employers Liability (£5m), and Professional Indemnity (£5m). All our habitat banks are also fully insured.

HOW TO VISIT OUR PROJECTS

We encourage clients to visit the sites where their compensatory habitats are being created. We host annual open days, and if you purchase Units from us, you are welcome to arrange a visit at any time. We are proud that all our land is protected for nature in perpetuity-not just for the 30 years required by BNG legislation.

PAYMENT

We bank with Lloyds Bank (Commercial). The contracting entity will be a wholly owned Wild Capital company, which may vary depending on the habitat bank providing your Units.

Payment details are included on all invoices. For any questions about payments or invoices, please contact us at accounts@wild-capital.co.uk or call 01962 436574.