

Off-site Biodiversity Units: Your quote

Date: March 2026

Client: Barratt Redrow

Key contact: Maddie Butcher (FPCR)

Planning reference: 24/00264/OUT

Development address: Ashby Road, Hinckley, Leicestershire,
LE10 3DA



Environment Bank is an industry pioneer



National network of 45+ high-integrity BNG Habitat Banks aligned with recovery strategies.



Maximising biodiversity across a variety of habitats using adaptive management strategies.



Leading team of specialists with ecology, planning, land, data, and legal expertise.



Legally-secured sites with all 30 years of BNG management and monitoring costs held in bonds.



Respected authority consulted by government and policymakers on nature recovery.



Fully-funded projects with guaranteed 30-year ecological management and monitoring.



Rigorous monitoring, reporting, and third-party verification (MRV) of our Habitat Banks.



Early leaders in habitat banking for BNG with a large network designed for ecological connectivity.



England's fastest growing BNG network with 8,000+ readily-available Biodiversity Units.



Recognised by our rapidly-growing portfolio of clients as the leading provider of off-site BNG.

Our multidisciplinary team of 100+ experts cover all aspects of BNG delivery and support



Land

An in-house team of more than twenty land and habitat delivery specialists to work in partnership with local landowners and secure our future pipeline of BNG Habitat Banks in strategic areas.



Ecology

An in-house team of more than thirty ecologists to design and manage our BNG Habitat Banks from baseline assessments and metric completion, to habitat creation and ongoing monitoring.



Data

An in-house team of data and geographic information systems (GIS) technicians and analysts that deliver skilled mapping and data management that is essential to effective off-site BNG delivery.



Legal

An in-house team of legal experts specialising in BNG, land leases, planning law, and land governance through s106 agreements and conservation covenants.

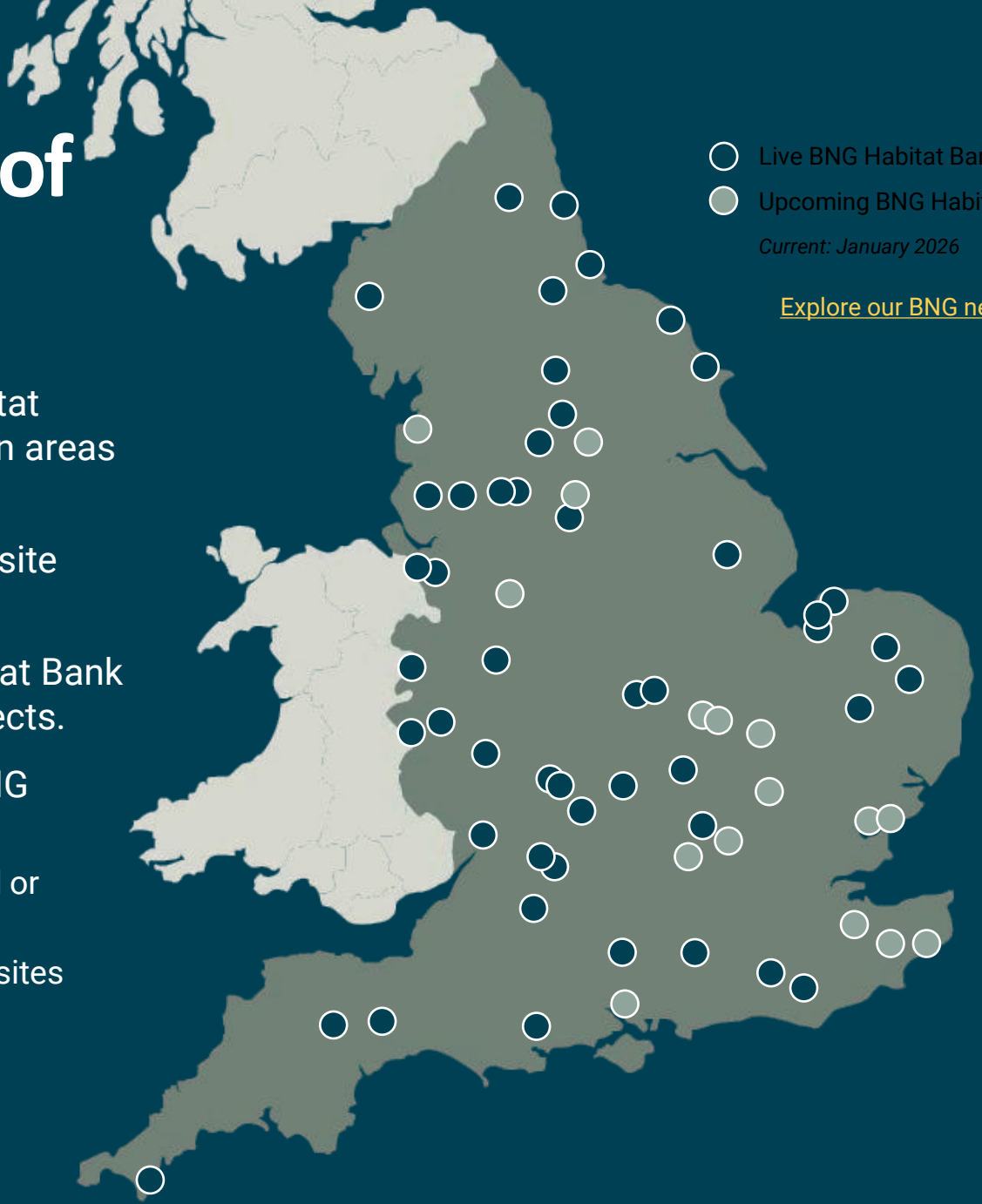


Planning

An in-house team of Chartered Planners, analysts, account managers, and marketing specialists to support our clients through the planning process and provide high-integrity off-site Biodiversity Units.

England's largest network of BNG Habitat Banks

- We have an expanding national network of BNG Habitat Banks and a pipeline of new sites being established in areas of high development demand for off-site BNG.
- This network already provides local and adjacent off-site Biodiversity Unit coverage to the majority of England.
- New areas can be prioritised so our future BNG Habitat Bank coverage can align with upcoming development projects.
- Environment Bank is aiming to launch twenty new BNG Habitat Banks each year, adding to our current...
 - 45+ BNG sites now live and legally secured under freehold or leasehold agreements for 30 years of BNG.
 - 25+ of our live BNG sites are now on the biodiversity gain sites register – with more in the process of being added.

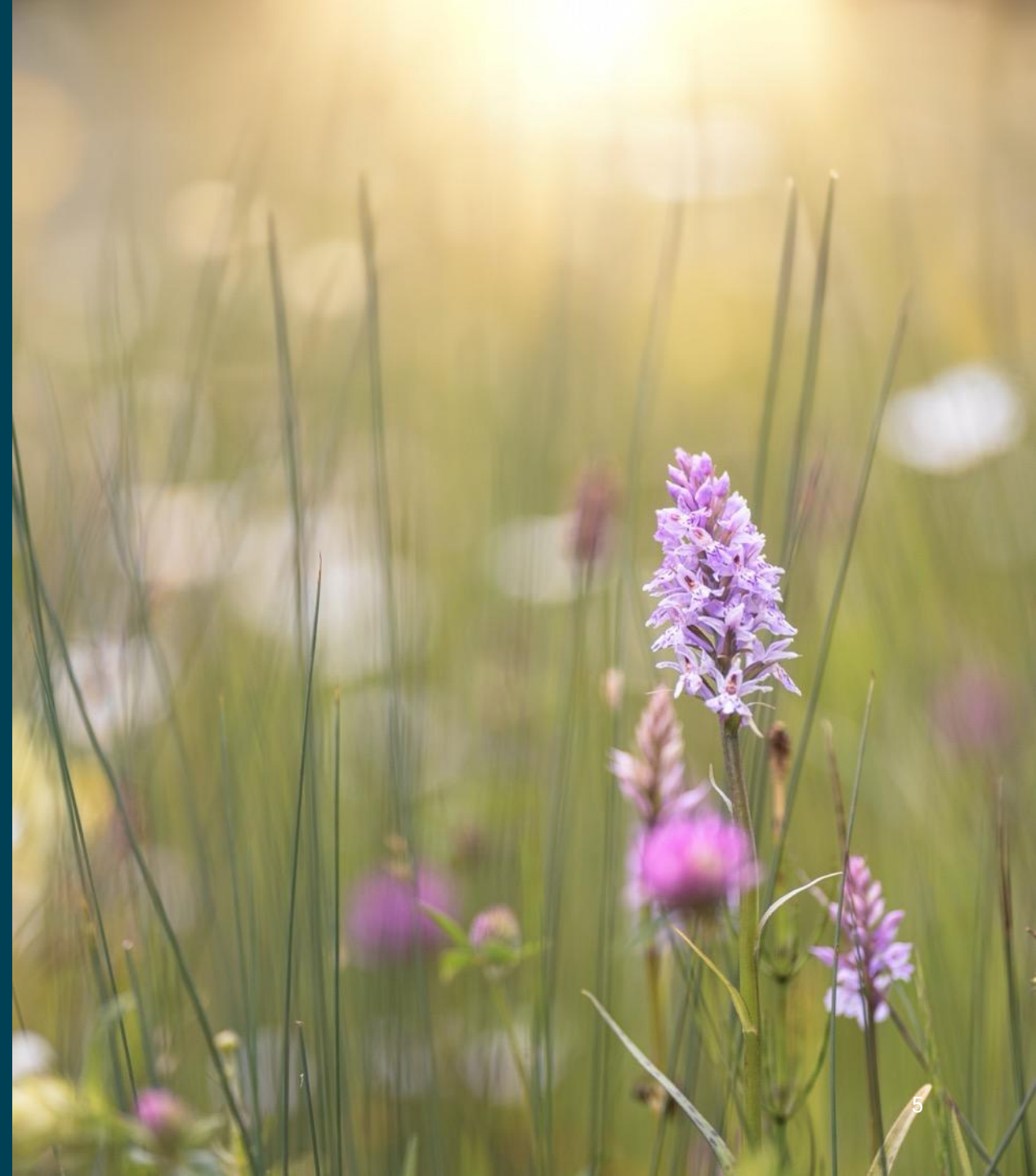
- 
- Live BNG Habitat Bank
 - Upcoming BNG Habitat Bank

Current: January 2026

[Explore our BNG network](#)

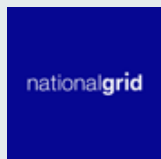
Funded for 30+ years of biodiversity gains

- Each of our BNG Habitat Banks is fully funded for its lifetime, including lease and management payments, habitat creation works, reporting, and monitoring.
- This funding is provided by asset management specialist Gresham House through the British Sustainable Infrastructure Fund strategy (BSIF) which is largely comprised of Local Government Pension Scheme (LGPS) funds.
- Gresham House is directly channeling private finance into solutions like ours that help tackle critical environmental and social challenges.
- Our unique model also includes an evergreen bond secured with a high street bank used to cover all the management and monitoring required for the full 30-year BNG delivery period upfront, ensuring these funds are protected.



We are trusted by leading brands to deliver off-site biodiversity net gain solutions

We have already generated over 8,000 Biodiversity Units and currently support over 1,500 development projects across multiple sectors, including national infrastructure, utilities, commercial, and residential.



As England's leading off-site BNG provider, we offer the following key service options

1) **Standard purchase (with an optional reservation period)**

A standard process whereby Environment Bank provides you with off-site Biodiversity Units sourced from our national network of live BNG Habitat Banks.

2) **National supply framework agreement**

A formal, legally-binding 3–5-year agreement whereby we provide commercial incentives on all reservations and purchases made under the framework and also provide fixed costs for our Biodiversity Units for the duration of the framework. Environment Bank has first right of refusal to supply off-site Biodiversity Units for your development if we have a BNG Habitat Bank in the same LPA or NCA as the development site.

3) **Memorandum of understanding**

An informal, non-legally-binding agreement which offers some of the benefits outlined above without the need for extensive legal discussions and internal approvals. The memorandum of understanding outlines that – provided your enquiries for Biodiversity Units are direct and you reach an agreed total aggregate annual spend with Environment Bank through direct purchases and/or reservations – you will then be eligible for a discounted rate on the Biodiversity Units you purchase through direct transactions in the following calendar year.

4) **Bespoke BNG Habitat Bank creation**

A new local BNG Habitat Bank can be strategically launched in anticipation of your upcoming development(s) to proactively generate the off-site Biodiversity Units required to meet your BNG conditions – with the potential to significantly reduce your BNG costs overall. Environment Bank can look to secure a site – anywhere between 15–200 hectares in size – that is local to your pipeline development using land in your own portfolio, land owned by someone you already know, or land sourced by our own national land team.

Further details for each option can be provided and discussed upon request.

A Screech Owl is perched on a dark wooden post. The owl has a white face with large, dark eyes and a heart-shaped pattern. Its body is covered in brown and white mottled feathers. The background is a warm, golden glow, possibly from a setting or rising sun, with some blurred vertical lines suggesting reeds or grass. The entire image is framed by a dark teal background with large, overlapping circular shapes.

Commercial terms and Biodiversity Unit cost

- The options provided are all based on our national cost list (unless otherwise specified).
- We can adjust the commercial terms – including Biodiversity Unit costs – subject to the reservation/purchase timeframes and the supply and demand balance of each BNG Habitat Bank at the time of agreement.
- As such, please keep an open dialogue with us your development progresses, and we can review our costs in line with Biodiversity Unit demand and availability and the commitment to reserve/purchase the required Biodiversity Units.

Off-site Biodiversity Unit Proposal – B-HBOS2609

Thank you for sending your metric for review. In this instance, we could deliver the off-site Biodiversity Units you require from our national network of Habitat Banks, of which details can be found here: [BNG network](#). The Habitat Banks which we propose delivery from would be as follows:

- Habitat Biodiversity Units – Local NCA delivery from our Kilby Habitat Bank (BLA01) in Blaby.
- Hedgerow Biodiversity Units – Adjacent NCA delivery from our Greatworth Habitat Bank (WNHM2302) in West Northants.
- Watercourse Biodiversity Units – National delivery from our Dereham Habitat Bank (BRCK2301) in Breckland.

The exact price for the units will depend on supply and demand and the agreed terms of the purchase, which we would be more than happy to discuss further. However based on current stock and the information sent over, **we can confirm that the price range for delivery would be £975,490 - £1,177,760 (ex.VAT).** **The breakdown of units can be seen in the tables overleaf.**

It should also be noted that we will be able to provide more favourable reservation terms, the sooner they can be agreed and the units secured. At the current time, would be able to offer a 12 month reservation for a 5% deposit (of the total unit cost).

Please note that this is an indicative quotation only and until a reservation or full payment for the units is received, the units are not secured for the development and may be purchased by another developer in the interim. As such, this quote should not be used as evidence of unit availability or purchase. This quote is relevant for 30 days from the date of issue.

Off-site Biodiversity Unit Proposal – B-HBOS2609

Table 1- Habitat Biodiversity Units

Unit Type Impacted	Distinctiveness	Units Impacted	Habitat Type Provided	Distinctiveness	Habitat Bank	Proximity	Units Provided
Residual biodiversity habitat	Low	22.25	Lowland meadows	Very high	BLA01	Local	22.25
Net gain target habitat (10%)	N/A	5.39	Lowland meadows	Very high	BLA01	Local	5.39
	TOTAL	27.64				TOTAL	27.64

Table 2- Hedgerow Biodiversity Units

Unit Type Impacted	Distinctiveness	Units Impacted	Habitat Type Provided	Distinctiveness	Habitat Bank	Proximity	Units Provided
Hedgerow	Medium	3.57	Species-rich native hedgerow with trees	High	WNHM2302	Adjacent	3.57
Residual biodiversity hedgerow	Low	0.90	Species-rich native hedgerow with trees	High	WNHM2302	Adjacent	0.90
Net gain target hedgerow (10%)	N/A	4.01	Species-rich native hedgerow with trees	High	WNHM2302	Adjacent	4.01
	Subtotal	8.48				Subtotal	8.48
Spatial risk offset hedgerow	N/A	0.00	Species-rich native hedgerow with trees	High	WNHM2302	Adjacent	0.61
Spatial risk offset hedgerow	N/A	0.00	Species-rich native hedgerow	Medium	WNHM2302	Adjacent	0.74
Spatial risk offset hedgerow	N/A	0.00	Species-rich native hedgerow - associated with bank or ditch	High	WNHM2302	Adjacent	1.48
	TOTAL	8.48				TOTAL	11.31

Table 3 – Watercourse Biodiversity Units

Unit Type Impacted	Distinctiveness	Units Impacted	Habitat Type Provided	Distinctiveness	Habitat Bank	Proximity	Units Provided
Net gain target watercourse (10%)	N/A	0.53	Ditches	Medium	BRCK2301	National	0.53
	Subtotal	0.53				Subtotal	0.53
Spatial risk offset watercourse	N/A	0.00	Ditches	Medium	BRCK2301	National	0.53
	TOTAL	0.53				TOTAL	1.06

Payment options: reservation and support

Biodiversity Units can be reserved with a reservation fee and signed reservation and support terms.

The reservation fee is negotiable based on the duration and value of the Biodiversity Units. Typically, it is 5% of the total Unit cost for a 3-month reservation and 10% for a 6-month reservation.

Reservations can be made for periods ranging from 12 to 24 months. The reservation fee is deductible from the Biodiversity Unit cost should you proceed with the purchase.

When you make a reservation, our dedicated legal, planning, and ecology teams will assist you throughout the entire planning process, and upon request, provide a letter of support to submit to the local planning authority.

Following planning approval and payment of the final balance, we will issue the following:

- An updated biodiversity metric that includes the off-site Biodiversity Units
- Details required to complete section 7 of the biodiversity gain plan
- An allocation of the Biodiversity Units from Natural England's biodiversity gain sites register to the development/planning permission
- A certificate of purchase

Development can commence once the BNG condition is fulfilled, subject to other conditions.

If planning is unsuccessful due to refusal or judicial review, the deposit can be reused to secure Units for a future scheme, subject to agreement.

Payment options: full purchase and support

Biodiversity Units are available for immediate purchase with full payment and a signed purchase agreement.

As part of our full purchase and support agreement, our legal, planning, and ecology teams will provide you with dedicated support throughout the planning process.

Following planning approval, we will issue the developer with the following:

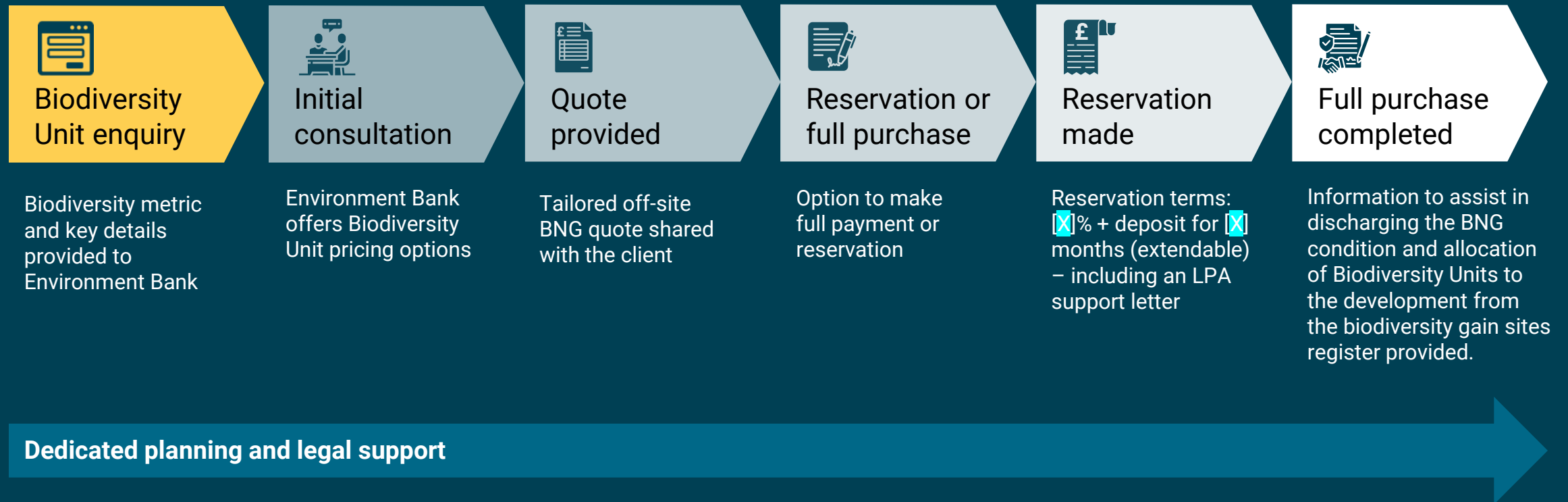
- An updated biodiversity metric that includes the off-site Biodiversity Units
- Details required to complete section 7 of the biodiversity gain plan
- An allocation of the Biodiversity Units from the Natural England's biodiversity gain sites register to the development/planning permission
- A certificate of purchase

Development can begin once the BNG condition is discharged, subject to other conditions.

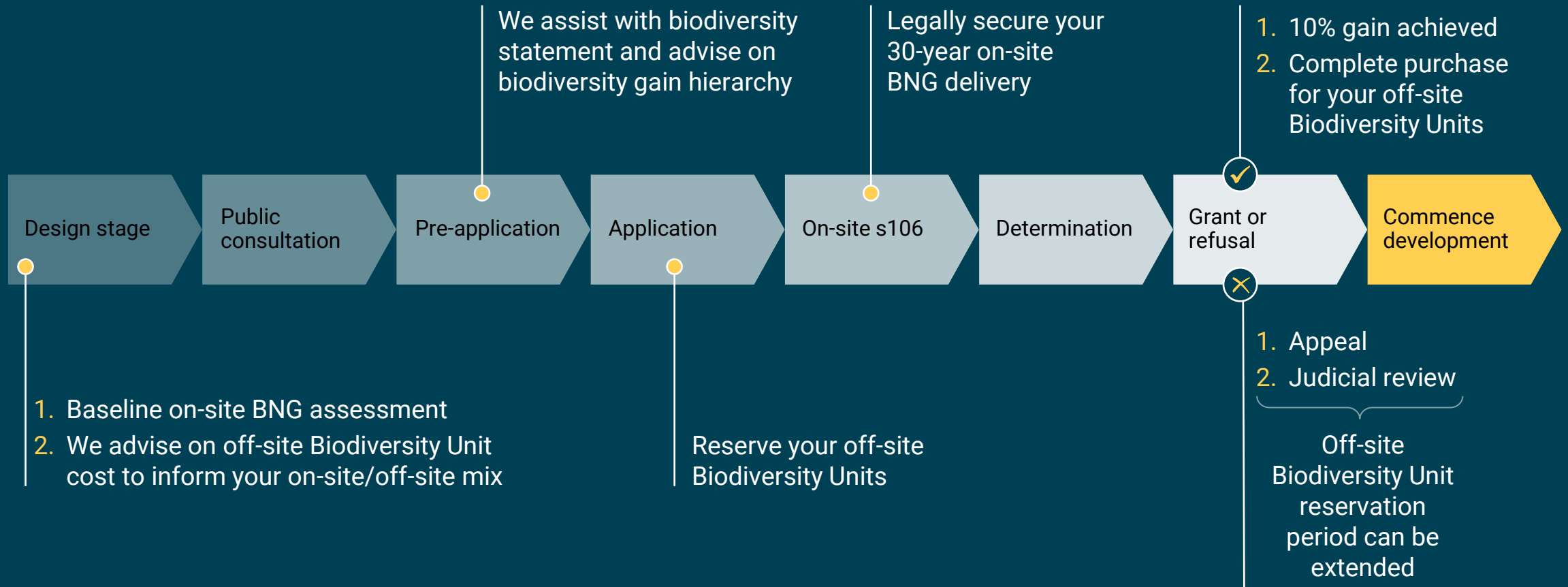
Our process for off-site BNG



Our sales process for off-site Biodiversity Units



Off-site BNG: Town and Country Planning Act



Thank you

We would be glad to invite you to visit a Habitat Bank to see for yourself how Environment Bank is transforming landscapes through BNG. This would also give us an opportunity to meet in person and discuss any questions you have. If this is something you would like to arrange, please get in touch:

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The biodiversity experts

