

BNG Off Site Provision Strategy

Club Street- The Grove Houses Car Park Planning Application

October 2025

It is not possible to retain and provide an enhancement of 10% net gain on the planning application site. The applicant has therefore engagement with an BNG Unit off site provider The Environment Bank.

The Environment Bank have confirmed the following to the applicant.

Assuming this is acceptable to the Local planning Authority, the applicant shall progress the agreement to secure this off site provision.

The Environment Bank have stated:

“As discussed, we would be able to deliver the entirety of the unit requirement for the application for additional car parking spaces required at M11 1NF from our Newhey Habitat Bank (RCHD2301-R) which is located in the adjacent local planning authority to the proposed development. This is the same site we quoted you for before with the larger KMM application.

This Habitat Bank is legally secured with a conservation covenant via our responsible body, RSK Biocensus, and we are anticipating this to be accepted onto Natural England’s Gain Site Register mid-April (subject to resourcing at Natural England). This should align with the timescale for this application, but please note we cannot guarantee the above date. If KMM reserve based on our Newhey Habitat Bank but need to discharge their planning condition before this site is on the GSR, we would be able to transfer the units to a ‘national’ habitat bank, and KMM would pay the difference for the additional units required as per the spatial risk multiplier.

Table 1 below outlines the indicative pricing for delivery of the units based on the metric submitted. This pricing represents the full cost of the units over the required 30-year period, and we would take on the liability for all of the maintenance and management. There are no additional charges (e.g. no legal, agency costs) and there are no ongoing recurring payments. “

Table 1

Table 1 - Habitat Biodiversity Units

Unit Type Impacted	Distinctiveness	Units Impacted	Unit Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided	Unit Price (exc. VAT)	Total Price (exc. VAT)
Heathland and shrub	Medium	0.20	Heathland and shrub	Medium	RCHD2301-R	LPA	Adjacent	0.27	£30,000.00	£8,100.00
	TOTAL	0.20					TOTAL	0.27		£8,100.00

Grand Total £8,100.00

Minimum purchase £2500

End