ENVIRONMENT BANK

The biodiversity experts

Off-site Biodiversity Units: Your quote

Date: 11th May 2026

Client: R&D Elite Ltd

Key contact: Jokabeth Jimenez & Xavier Valladares

Planning reference: 20240580

Development address: Cherry Dene, Norwood Lane, Gravesham, DA13 0YE

What are our BNG Habitat Banks?

- Effective, large-scale habitat creation sites designed by qualified ecologists to maximise environmental uplift.
- Deliberately placed in areas of ecological significance, our sites are chosen to align with local nature recovery goals and strategies.
- Funded in advance by Gresham House to finance habitat creation, management, and monitoring for 30+ years.
- Legally secured via a section 106 agreement with the local planning authority or a conservation covenant with a responsible body.
- Listed on the national Natural England biodiversity gain sites register.

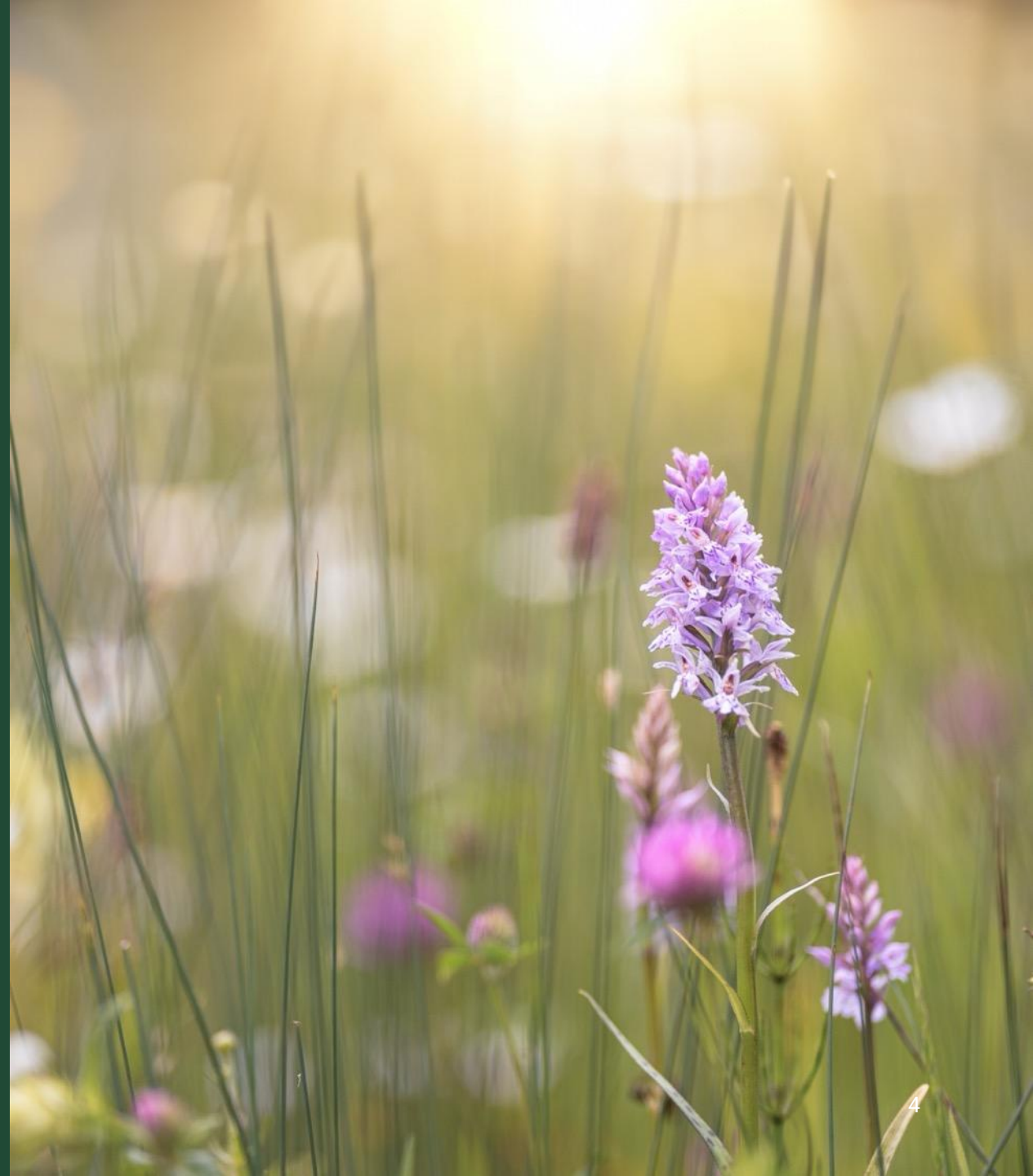
England's largest network of BNG Habitat Banks

- 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.

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.

Gresham House
Specialist investment



Environment Bank is an industry pioneer

- National network of 45+ high-integrity BNG Habitat Banks aligned with recovery strategies.
- Leading team of specialists with ecology, planning, land, data, and legal expertise.
- Respected authority consulted by government and policymakers on nature recovery.
- Rigorous monitoring, reporting, and third-party verification (MRV) of our Habitat Banks.
- England's fastest growing BNG network with 8,000+ readily-available Biodiversity Units.
- Maximising biodiversity across a variety of habitats using adaptive management strategies.
- Legally-secured sites with all 30 years of BNG management and monitoring costs held in bonds.
- Fully-funded projects with guaranteed 30-year ecological management and monitoring.
- Early leaders in habitat banking for BNG with a large network designed for ecological connectivity.
- Recognised by our rapidly-growing portfolio of clients as the leading provider of off-site BNG.

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.

Our process for off-site BNG

Our sales process for off-site Biodiversity Units

Biodiversity Unit enquiry

Biodiversity metric and key details provided to Environment Bank

Initial consultation

Environment Bank offers Biodiversity Unit pricing options

Quote provided

Tailored off-site BNG quote shared with the client

Reservation or full purchase

Option to make full payment or reservation

Reservation made

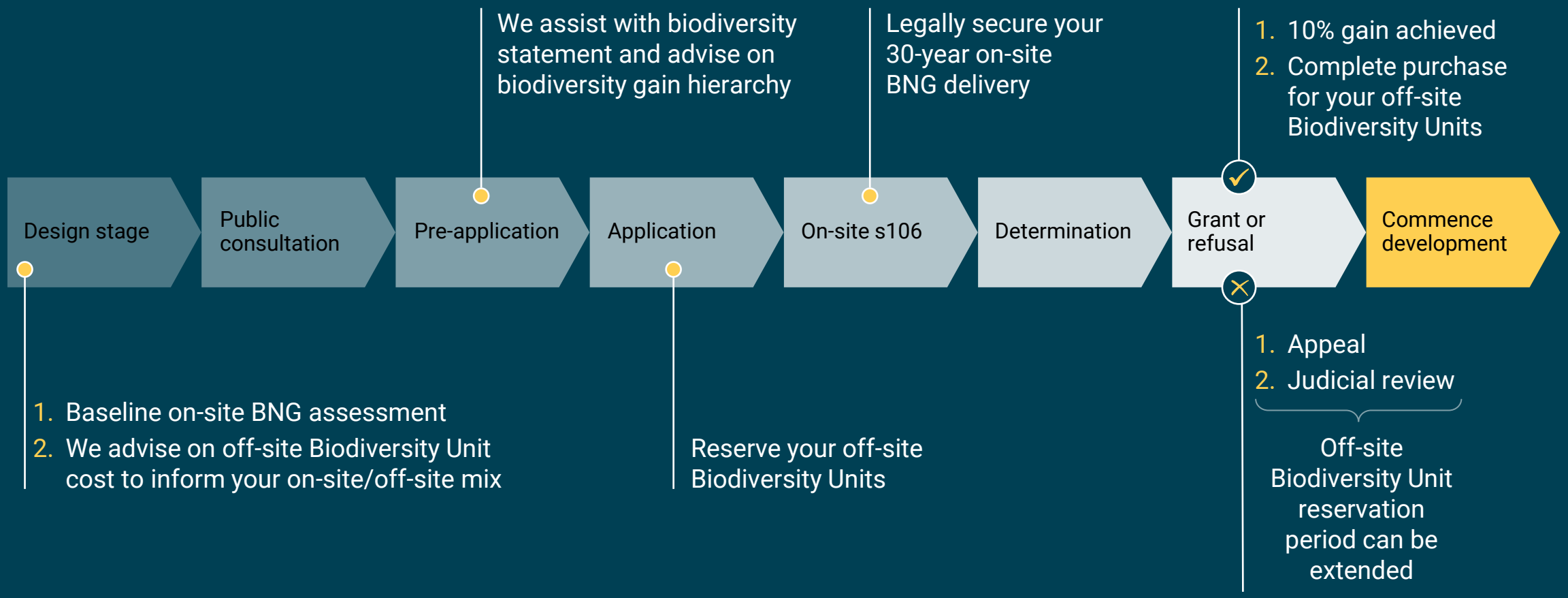
Reservation terms: [X]% + deposit for [X] months (extendable) – including an LPA support letter

Full purchase completed

Information to assist in discharging the BNG condition and allocation of Biodiversity Units to the development from the biodiversity gain sites register provided.

Dedicated planning and legal support

Off-site BNG: Town and Country Planning Act



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.

Off-site Biodiversity Unit proposal

We can supply the off-site Biodiversity Units you require from our Ashford Habitat Bank which is due to be secured under a conservation covenant and due to be listed on the biodiversity gain sites register in October 2026. Learn more about the Habitat Bank via our BNG network.

Biodiversity Unit type impacted	Distinctiveness	Number of Units impacted	Unit type provided	Distinctiveness	Habitat Bank	Proximity	Number of Units provided	Total cost (exc. VAT)
Individual trees	Medium	0.25	Lowland meadows	Very high	AFRD2401	Local	0.25	£6,250.00
Net gain target habitat (10%)	N/A	0.31	Lowland meadows	Very high	AFRD2401	Local	0.31	£7,750.00
	TOTAL	**0.56**				**TOTAL**	**0.56**	***£14,000.00***

This table outlines the indicative costs for Biodiversity Units based on your metric. These costs cover the entire 30-year BNG period in a one-off payment. There are no additional fees (e.g. legal or agency costs) or ongoing/recurring payments. We undertake the liability for all habitat maintenance and management, giving you a 'clean break'.

Please note: *This is a quotation only and should not be used as evidence of Biodiversity Unit availability or purchase. Until a reservation or full payment is received, the Biodiversity Units are not secured for the development and may be purchased by another developer in the interim. Biodiversity Units are subject to availability and contract. This quote is valid for 30 days from the date it was sent. We have a minimum transaction fee of £2,500. If you intend to initially reserve your Biodiversity Units and pay the balance once planning permission is granted, it is essential that any updates to your metric are shared with us in the interim. If you intend to proceed straight to full purchase, it is essential that we have the final version of your metric. This will ensure that, when we allocate the Biodiversity Units to your development on the biodiversity gain sites register, the number of Units purchased and allocated is accurate, matching the information contained in your biodiversity gain plan.*

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 Unit. Typically, it is 5% of the total Biodiversity 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, including providing a support letter to submit to the local planning authority (LPA).

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 Biodiversity 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 reservation 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.

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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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Environment Bank | The biodiversity experts

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