

Starwood House, Letchworth
BNG Proposal
13th January 2026

BNG
UNITS
LIMITED



Our process

1

Pre-Planning

At the developers site design stage, a BNG assessment needs to be carried out by an ecologist.

We can recommend an ecologist for this service if required. Once the required BNG units have been calculated we will supply the developer with a BNG Proposal confirming to the LPA that the required BNG units have been sourced.

2

Planning

When the developer submits their planning application (in order to satisfy the new mandatory evidence of BNG offset under the Environment Act 2023), they will need to include a copy of our BNG Proposal to confirm the units have been identified.

Our service includes assistance in negotiations with the LPA to ensure the planning application meets the new legal requirements.

3

Post-planning

Once planning permission has been granted the developer needs to complete the purchase of the units.

We provide the developer with a Supply and Assurance Certificate to be submitted with their final Biodiversity Gain Plan (BGP). The developer is then able to submit the final BGP to the LPA in order to fully satisfy and discharge the condition.

As a family business with over 35 years of experience in property development across Cambridgeshire, and with established wilding projects on our family farm, we bring a unique understanding of both sides of the new Biodiversity Net Gain (BNG) legislation. We are here to support developers at every stage, from the initial survey through to fulfilling all BNG conditions — offering knowledgeable and reliable guidance grounded in our experience as both developers and dedicated land stewards.

Through our wilding projects, we can provide a diverse range of BNG units (or fractions thereof) to ensure full compliance with the latest government requirements. Unlike brokers, we're conscientious landowners who are deeply committed to enhancing biodiversity through the restoration of natural woodland regrowth, enriched hedgerows, and flourishing wildflower meadows.

As a trusted, locally supported provider of BNG units, we work hand in hand with our Local Planning Authority (LPA) making us a reliable partner for developers who are seeking high-quality, ecologically responsible solutions for their projects.

Private and Confidential

Our proposal

Units required	Unit type	Distinctiveness	Cost per unit	Total cost
1.1	Other Neutral Grassland	Medium	£23,500	£25,850
0.28	Other Woodland, Mixed	Medium	£35,000	£9,800
0.19	Individual Trees	Medium	£41,500	£7,885

Total cost of units	£43,535
Admin fee	£450
Total cost (all prices subject to VAT)	£43,985

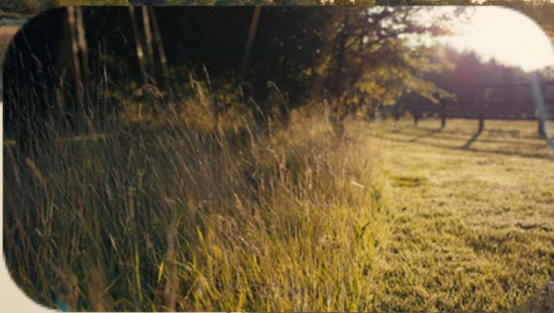
Based on the metric calculations provided by Aspect Ecology, the following net biodiversity units are required to be purchased to satisfy the BNG requirement:

- 0.19 Individual Tree Units
- 0.28 Other Woodland, Mixed Units
- 1.49 Other Neutral Grassland Units

In accordance with the Statutory Biodiversity Metric, these net units are derived from the gross habitat creation and enhancement delivered at the off-site receptor site, taking account of baseline habitats already present. Specifically:

- 0.19 Individual Tree units are delivered through creation from a zero baseline.
- 0.28 Other Woodland, Mixed units are delivered through enhancement, following deduction of 0.40 baseline units.
- 1.10 Other Neutral Grassland units (accounting for the 1.49 Other Neutral Grassland units, with the deduction of 0.39 Modified Grassland baseline units in order to ensure that the relevant trading requirements are accounted for).

Our site



Hope Hall - Cambridgeshire

Hope Hall is more than a family farm; it's a thriving haven for nature. Through Biodiversity Net Gain (BNG), we're restoring vast areas to their natural state and boosting biodiversity. Since 2020, we've created dedicated BNG units across the farm, transforming the landscape into a flourishing ecosystem.

At the heart of our efforts is a rich, neutral grassland habitat developed with Barenbrug's carefully selected mix of over 30 native wildflowers and grasses. Now covering a third of the site, it provides vital resources for local wildlife, with each season bringing new species and thriving populations.

Our ecological vision goes beyond grasslands. A large pond has been established, attracting waterfowl and amphibians, while a 20-year-old woodland is being carefully managed to support diverse flora and fauna. To enhance the landscape's ecological value and aesthetic appeal, we've planted individual trees throughout the wildflower meadows, further diversifying the habitat.

Hedgerows play a key role in our conservation efforts. We've widened them, planting trees every 30-40 meters, and cut only half each year to allow lower branches to grow thick, providing safe nesting for birds and protecting them from predators.

With a 30-year Section 106 agreement in place, we're committed to preserving these habitats and creating vital wildlife corridors that connect local Sites of Specific Scientific Interest (SSSI). By purchasing BNG units from us, you're supporting this vision and contributing to a lasting legacy of biodiversity for generations to come.

Why Us

Immediate Availability:

BNG Units Ltd offers ready-to-purchase units, eliminating delays and keeping projects on schedule.

Fractional Units:

Developers can buy precisely what they need, from as little as 0.01 units to hundreds, providing flexibility for projects of all sizes.

Family Expertise:

With decades of experience in both property development and land stewardship, our family business understands the unique pressures developers face, offering a knowledgeable and empathetic partner.

Pre-Approved and Hassle-Free:

Every unit is backed by a legally binding Section 106 agreement and a robust 30-year Habitat Management and Monitoring Plan (HMMP), streamlining the compliance process.

A Personal Commitment to Biodiversity:

Unlike brokers, we are deeply invested in our wilding projects, which include flourishing wildflower meadows, restored hedgerows, ponds, and woodland regrowth. Our hands-on approach ensures that all units meet the highest ecological standards.



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