1 Year on from BNG Launch

The BNG Report Pricing & Key Insights February 2025

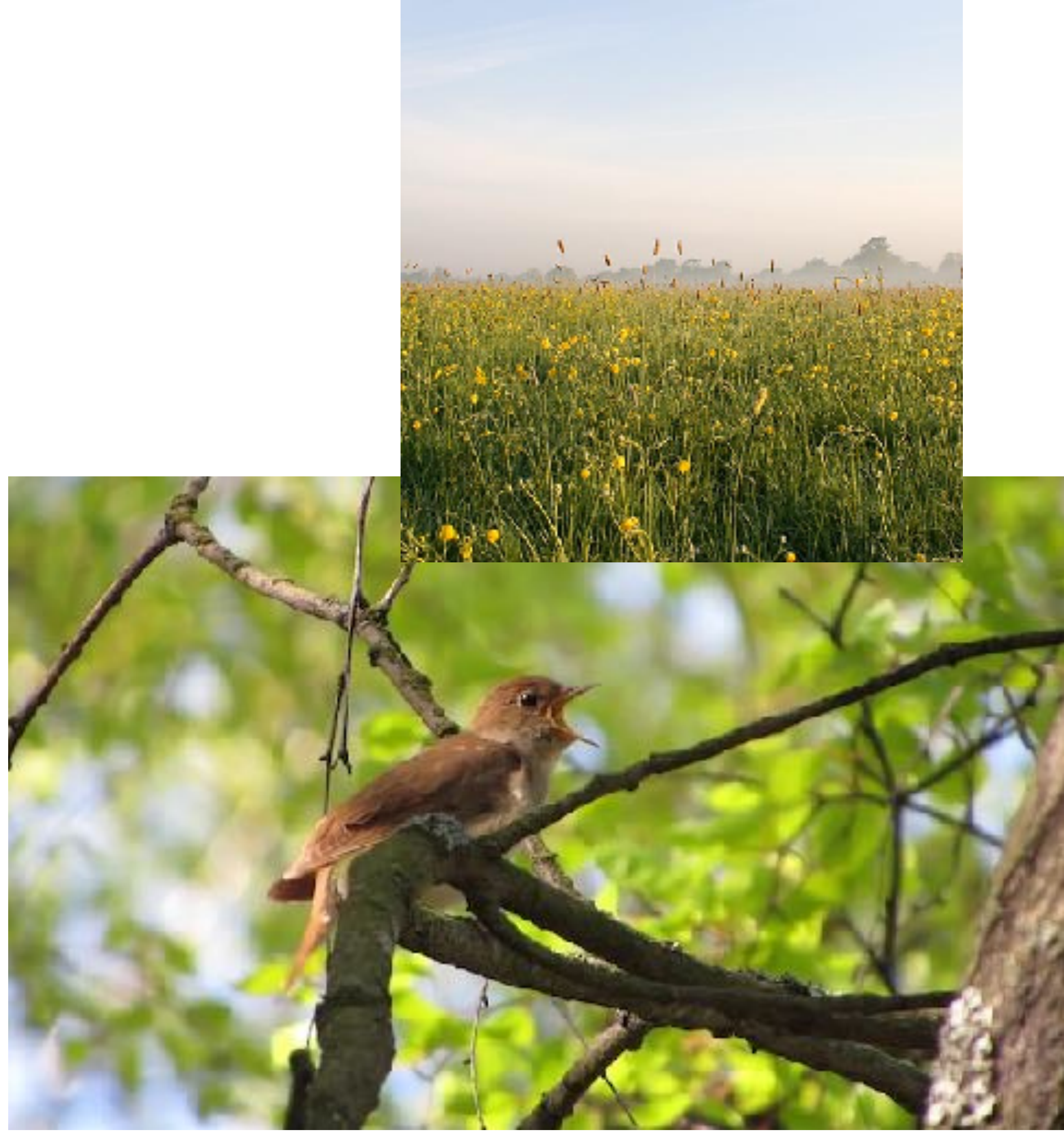
Introduction

The **February 2025 Biodiversity Units UK Pricing Report** provides an in-depth analysis of pricing trends across **65 BNG habitat banks** in England. These include sites already listed on the **Natural England Register** and upcoming Habitat Banks expected to be registered within the next six months. To ensure accuracy, this data has been cross-referenced with real deal transactions and validated by **industry experts and third-party consultants.**

For clarity, we've divided England into two regions: **England South**, covering areas from Coventry to the Isle of Wight, and **England North**, spanning from Birmingham to Northumberland. Using this division, we've compiled an **average pricing guide** by habitat type, helping developers understand current price trends and what they should expect to pay.

This report also tracks how **BNG prices have evolved over the past 12 months**, providing insights into market shifts since the official launch of Biodiversity Net Gain (BNG). Beyond pricing, we explore **where developers' projects require BNG** and compare this demand to the locations of both **existing and upcoming Habitat Banks**. This heatmap helps identify areas of supply-demand balance and potential future shortages.

Biodiversity Units UK will continue to publish quarterly updates on BNG pricing and key market trends, providing developers and suppliers with a clear understanding of the evolving BNG Offsite Unit market in England.



**All prices include legal and transaction fees.*
***Maps and location markers may not be 100% accurate as they are pulled from various sources*

Broadfield

Biodiversity Units UK

Feb 2025

BNG Pricing - England (North)

Habitat Type	Habitat Distinctiveness	In LPA / NCA Price	Supply Levels
Other Neutral Grassland	Medium	£25,913	Abundant
Woodland and forest	Medium	£34,420	Medium
Heathland & shrub	Medium	£29,939	Abundant
Lakes/Ponds Non Priority Habitat	Medium	£80,735	Uncommon
Lowland Meadow	Very High	£34,814	Uncommon
Watercourses - All Watercources	Mixed	£125,013	Rare
Individual Trees	Medium	£29,029	Uncommon
Traditional Orchard	High	£36,900	Uncommon
Wet woodland	Medium	£50,225	Scarce
Mixed Deciduous Woodland	High	£55,862	Rare
Floodplain Wetland Mosaic	High	£60,930	Scarce
Hedge	Mixed	£24,941	Medium

Feb 2025

BNG Pricing - England (South)

Habitat Type	Habitat Distinctiveness	In LPA / NCA Price	Supply Levels
Other Neutral Grassland	Medium	£25,772	Abundant
Woodland and forest	Medium	£36,360	Uncommon
Heathland & shrub	Medium	£29,847	Abundant
Lakes/Ponds Non Priority Habitat	Medium	£58,666	Uncommon
Lowland Meadow	Very High	£36,114	Uncommon
Watercourses - All Watercources	Mixed	£144,866	Rare
Individual Trees	Medium	£29,315	Uncommon
Traditional Orchard	High	£35,766	Uncommon
Wet woodland	Medium	£47,021	Scarce
Mixed Deciduous Woodland	High	£57,058	Rare
Floodplain Wetland Mosaic	High	£59,303	Scarce
Hedge	Mixed	£24,531	Uncommon

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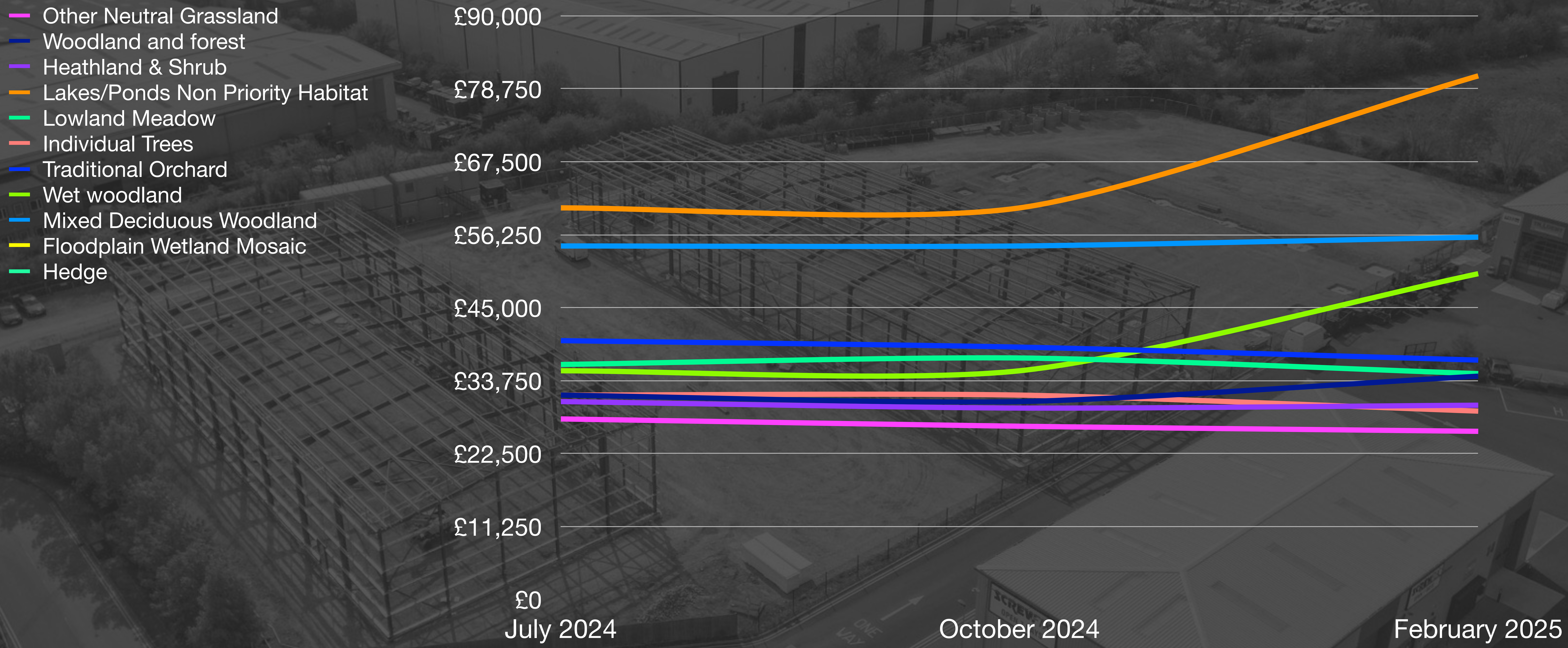
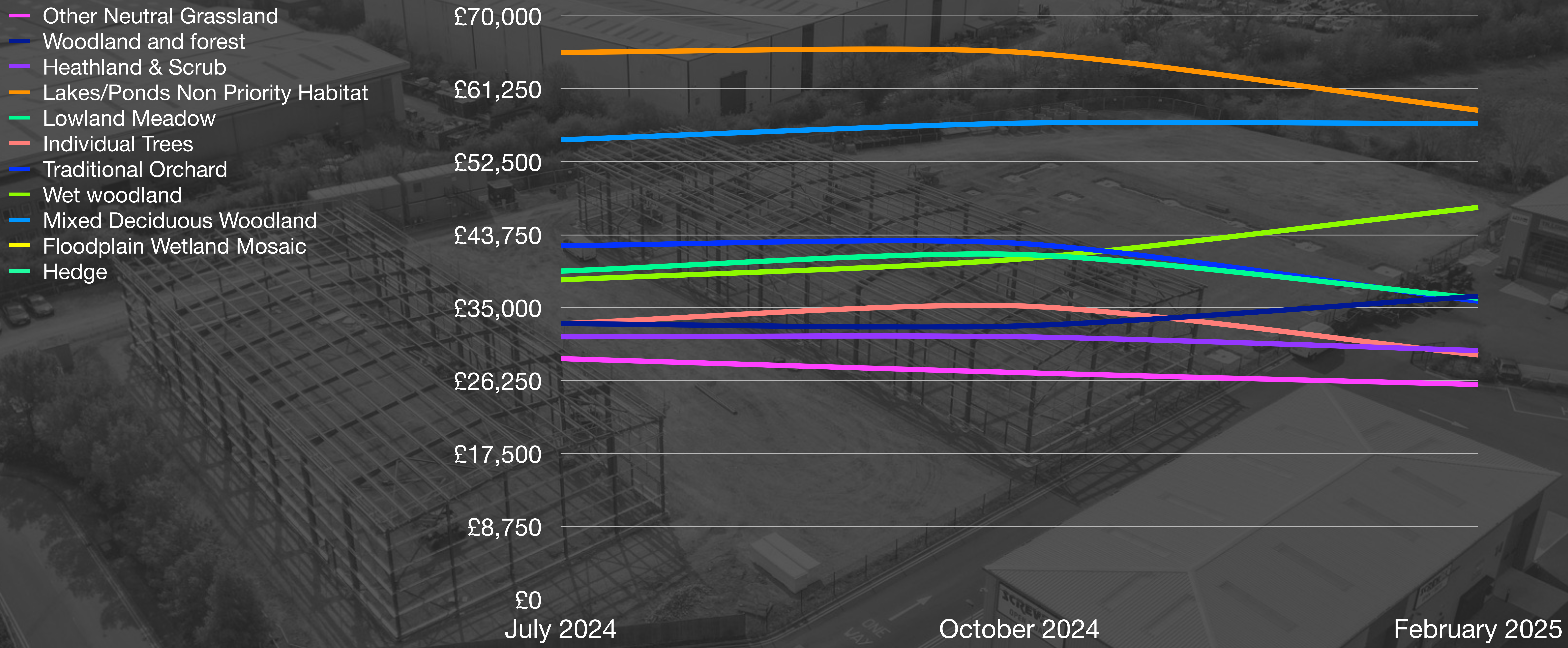
BNG Pricing - North v South

Habitat Type	Habitat Distinctiveness	North	South	Variance
Other Neutral Grassland	Medium	£25,913	£25,772	-0.54%
Woodland and forest	Medium	£34,420	£36,360	5.64%
Heathland & shrub	Medium	£29,939	£29,847	-0.31%
Lakes/Ponds Non Priority Habitat	Medium	£80,735	£58,666	-27.34%
Lowland Meadow	Very High	£34,814	£36,114	3.73%
Watercourses - All Watercources	Mixed	£125,013	£144,866	15.88%
Individual Trees	Medium	£29,029	£29,315	0.99%
Traditional Orchard	High	£36,900	£35,766	-3.07%
Wet woodland	Medium	£50,225	£47,021	-6.38%
Mixed Deciduous Woodland	High	£55,862	£57,058	2.14%
Floodplain Wetland Mosaic	High	£60,930	£59,303	-2.67%
Hedge	Mixed	£24,941	£24,531	-1.64%

BNG Pricing - (North) Previous 12 months



BNG Pricing - (South) Previous 12 months



Market Insights

Feb 2025

1. Planning Applications requiring BNG
From 2 April to 23 October 2024 we estimate 7,500 applications have been subject to mandatory BNG, skewed towards the more recent end of that time period (currently this number is expected to be growing at around 2000 per month). This was based on an FoI request by **Angus Walker of Broadfield Law**, where 42% of LPAs provided figures, scaled up to cover all of them.

2. Location, Location, Location!
The location of a supplier's BNG units is often more important than their pricing, as the impact of the spatial risk multiplier can significantly outweigh any cost per unit differences. Proximity to the development is therefore a crucial factor for buyers.

3. Registered Suppliers:
The number of sites now registered on the national net gain registry now stands at 43 with 1216ha of land now registered and available to deliver BNG. More sites are being onboarded on a weekly basis - credit **Nick White, Principal Advisor Net Gain** at Natural England

4. Conservation Covenants vs S106 Agreements:
The market is moving towards a bias for the use of Conservation Covenants through Responsible Bodies rather than S106 agreements with LPA's

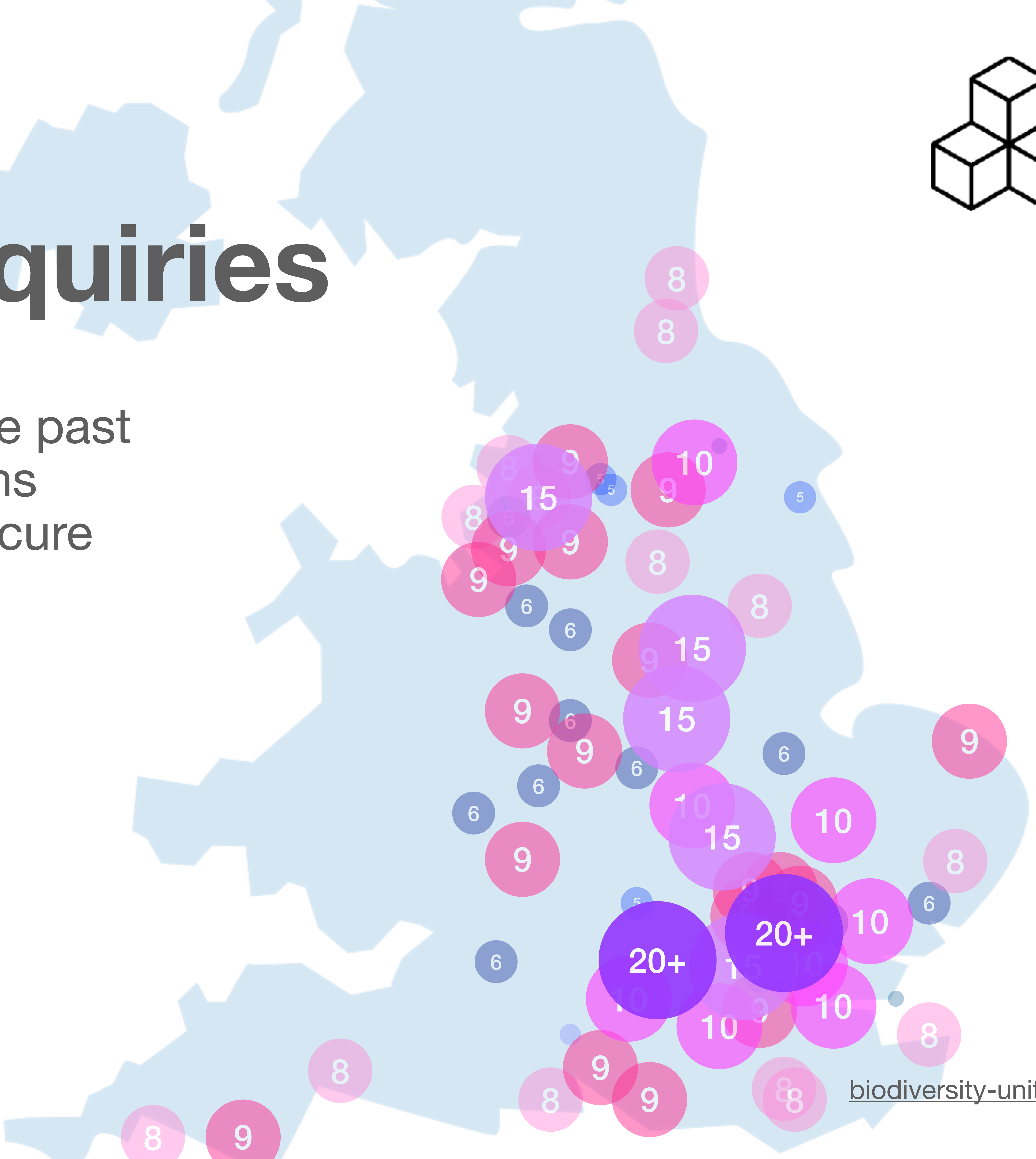
5. LPA Handling of BNG:
There remains some variation in how Local Planning Authorities (LPAs) interpret BNG legislation, though a degree of standardisation is emerging. Submitting comprehensive documentation at the planning stage can help streamline the process, reducing the risk of costly and time-consuming negotiations over your BNG solution.

6. Market Education on BNG:
There's still a significant need for BNG education and training for developers which is to be expected. Understanding of the legislation amongst association parties (Architects, Planning Consultants etc) has increased significantly with some now offering in house expertise.

7. Buyers decision making
Certainty of delivery remains the key factor in completed deals, with the assurance that units are registered with Natural England being essential to ensure planning compliance.

BNG Projects: Heatmap of Enquiries

Analysis of over 500 enquiries in the past 12 months highlights the key regions where developers are looking to secure offsite BNG units for their projects.



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BNG Habitat Banks: Existing

Data taken from Natural England Register & Biodiversity Units Supplier Database.

Registered sites on Natural England Register

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BNG Habitat Banks: Existing + Coming Soon

Data taken from Natural England Register, Biodiversity Units Supplier Database and Future Homes Hub.

Registered sites on Natural England Register

Sites likely to be launched on the Natural England Register within 12 months

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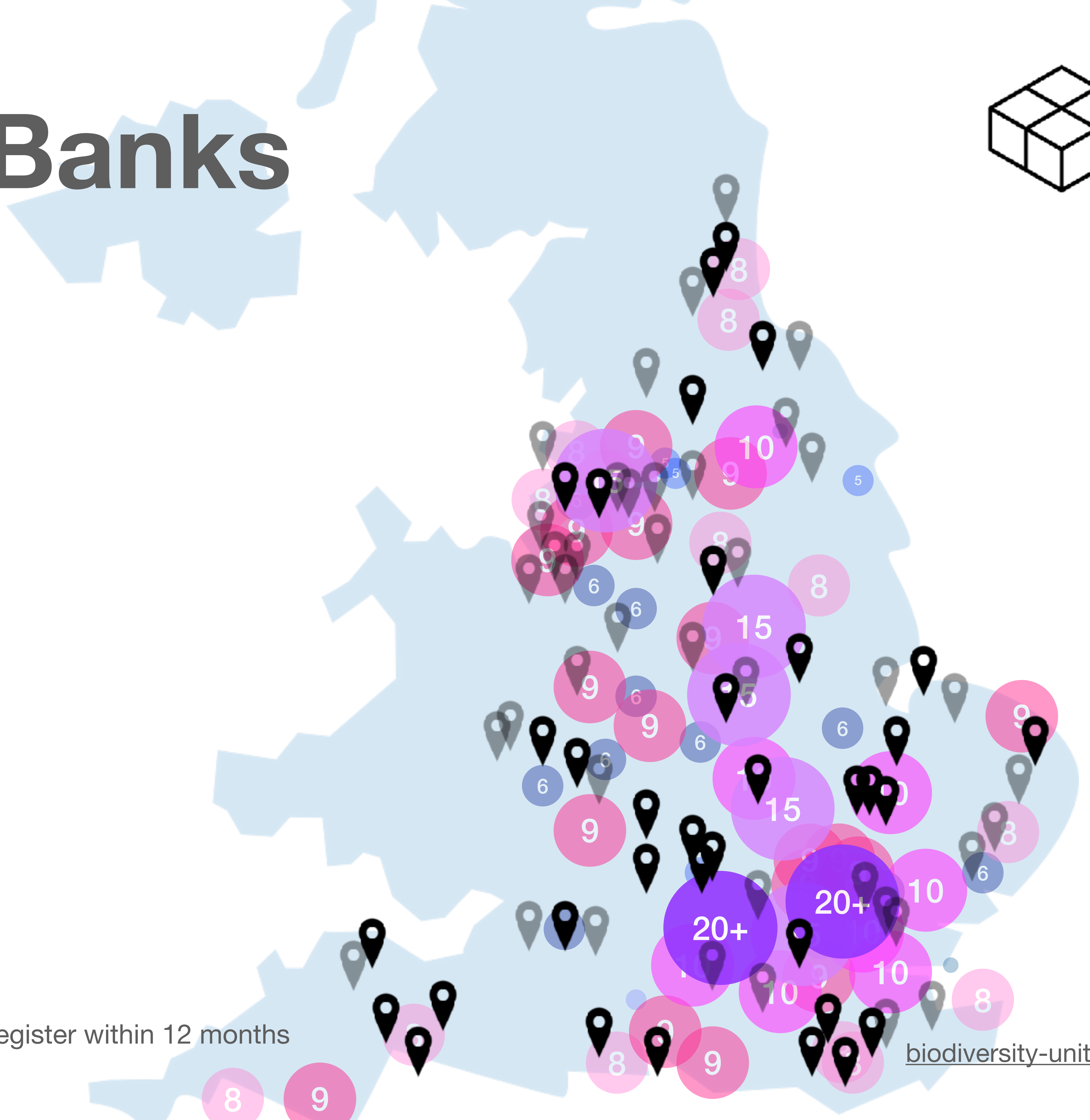
BNG Habitat Banks & Enquiries

Overlaying the two data sets reveals potential gaps in future supply, highlighting areas that may be underserved.



Registered sites on Natural England Register

Sites likely to be launched on the Natural England Register within 12 months

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Thanks.

A huge thank you to all our BNG partners, suppliers, and customers for sharing your data and insights—your input is what makes this report possible. We really appreciate your ongoing support in helping us track how the market is evolving.

Since launching our first **BNG Pricing Report in July 2024**, we've seen demand grow with each edition. This time, we've expanded the report even further, and we're excited to see how it's received. We're always looking to improve and refine the format, so we welcome any feedback.

With a relatively small sample size, we know there may be some fluctuations from quarter to quarter. But as more data comes in over time, we expect things to even out. One interesting takeaway this quarter is that, even with **25% more suppliers**, pricing has remained fairly consistent—though there are a few notable exceptions.

Most importantly, we're grateful to be part of this growing industry. By sharing this information, we hope to provide useful insights that benefit everyone involved. BNG has the potential to make a real impact on **UK nature restoration**, giving developers something to be genuinely proud of while helping strike a balance between growth and conservation.

Thanks again for being part of the journey!

Ian Hambleton
Founder & Director
Biodiversity Units UK Ltd

About Us.

We are Biodiversity Units UK, a specialist BNG advisory and unit provider with a dedicated team.

Our network of BNG unit suppliers spans England and gives you flexibility through the planning process.

We offer the largest coverage of Habitat Banks, which means that we can source units close to your development. This helps ensure compliance with planning regulations while securing the best possible price.

In the past 18 months we've dedicated over 4000 hours of research into BNG and its impact on developers. Our mission is to give you certainty, and avoid the nightmare scenario of buying the wrong units - and being stuck with them.

Working with developers and associated parties we can help to save money and learn about BNG through the process with clear, common sense, commercial advice.

We publish regular guides and educational resources on our web site: https://biodiversity-units.uk/bng-news

Don’t miss our BNG Pricing Report!

To make sure you don’t miss a future report - published Quarterly - sign up on our web site and get it in your email inbox.

Every 90 days we do a review of the pricing of BNG across England.

The report draws on data from 65 habitat banks.

It sheds light on price movements and market conditions as developers increasingly integrate BNG into their projects.

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