



# Ladds Garden Centre, Wokingham Westbourne Homes BNG Offset Proposal V2

**Biofarm®**



Biofarm service offering  
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## Development doesn't have to cost the earth

BNG can feel like a burden, adding another layer of complexity and costs to a sometimes cumbersome planning process. We offer a high integrity, low friction route to meeting BNG requirements. So that developers can get on with building, knowing we've got nature covered.

True to our purpose, we believe in fair deals to everyone involved. Our lean model means we can provide greater value to our developer partners and the landowners who make this all possible.

## We partner

We partner with you from early advice and pre-planning support, through to approvals, compliance and beyond.

## We find

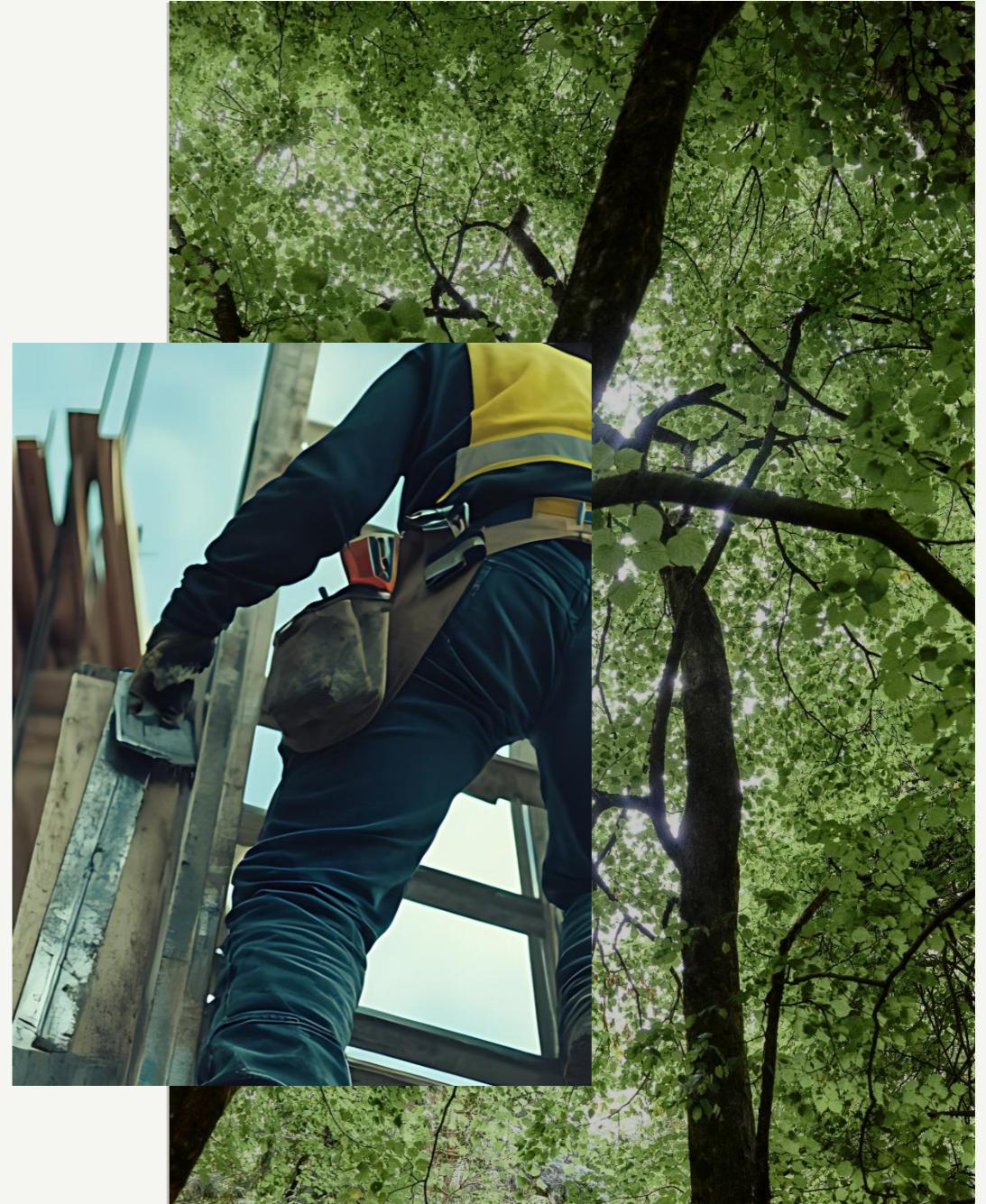
Working closely with landowners, we find sites that are locally relevant and spatially aligned to your project.

## We build

Our expert ecologists and habitat management team restore thriving biodiverse habitats, on demand. Tailored to project, planning and ecological requirements.

## We commit

We take full responsibility for the long-term stewardship of the land for 30 years, maintaining and enhancing its biodiversity value over time.



# Our Process



## End-to-end BNG, built around your needs

Biofarm delivers a complete Biodiversity Net Gain (BNG) service. If we have the BNG Units (BUs) you need, we can support your planning application immediately. If they need to be sourced from our wider network, timelines may be slightly longer—but we'll always find the right fit for your project.

Planning can be unpredictable, so we help reduce your risk. A small, fully refundable deposit secures your units and unlocks our support with BNG submissions. If your application is refused due to off-site BNG, your deposit is returned in full. The final payment is only due once planning is approved.

Once units are secured, we take full responsibility for delivering and monitoring the Habitat Management Strategy over 30 years. We also handle all reporting and can tailor our approach to suit your level of involvement. Every project is treated as unique.

# Our BNG solution

Biofarm has a national, fully registered mitigation site with suitable land for delivery (ref BGS-281124001), located within the Bath & North East Somerset LPA. We can place this requirement immediately.

Local Planning Authority (LPA)	Bath & North East Somerset
National Character Area (NCA)	Bristol, Avon Valleys & Ridges
Spatial Risk Multiplier (SRM)	National
Timeframe Required	Immediately Available

## What's the SRM?

In line with statutory guidance, our solution attracts a spatial risk multiplier due to the distance of our solution from the proposed development. This means a higher number of habitat units will be needed to meet the net gain target.



Based on the updated metric calculations shared with us, and our metric calculations for an appropriate and deliverable off-site solution, below is our most commercially viable solution to satisfy the trading rules and the client's BNG requirement of a 10% net gain.

0.85 BNG Units (BUs) targeting 'medium distinctiveness' individual trees. The result is a total cost incurred of £26,010.00.

## Fee schedule

On signing of a Unit Purchase Agreement (UPA) a fully refundable 10% deposit, amounting to £2,601.00 is payable. The balancing payment of £23,409.00 is due on receipt of planning permission.

## Why split out the cost of management?

All management and monitoring funds are securely ringfenced in a community interest company. This ensures the full 30-year commitment is met, reduces risk and guarantees deliverability.

Units Required	Unit Type	Distinctiveness	Cost Per Unit	Management Per Unit	Total Cost	Refundable Deposit (10%)	Balance
0.85	Individual Trees	Medium	£ 20,600.00	£ 10,000.00	£ 26,010.00	£ 2,601.00	£ 23,409.00

## Considerations

In this specific case, the penalty of the spatial risk multiplier is mitigated by the fact that the development delivers more than 10% BNG on-site. Therefore, as calculated within your metric, we only need to deliver 0.85 BUs of trees to satisfy the trading rules.



# Community and local impact

Community impact is just as important to us at Biofarm as nature recovery. Our ambition is to make sure the benefits are felt locally as well as ecologically.

We've pledged to donate 10% of our profit to environmental causes across the country by the end of 2026. On the ground, our projects will provide education and volunteering opportunities, from school visits to hands-on conservation days. We'll also share annual impact reports to show exactly how funds are being used and what difference is being made, whether that's wildlife surveys, new community facilities or training for young ecologists.

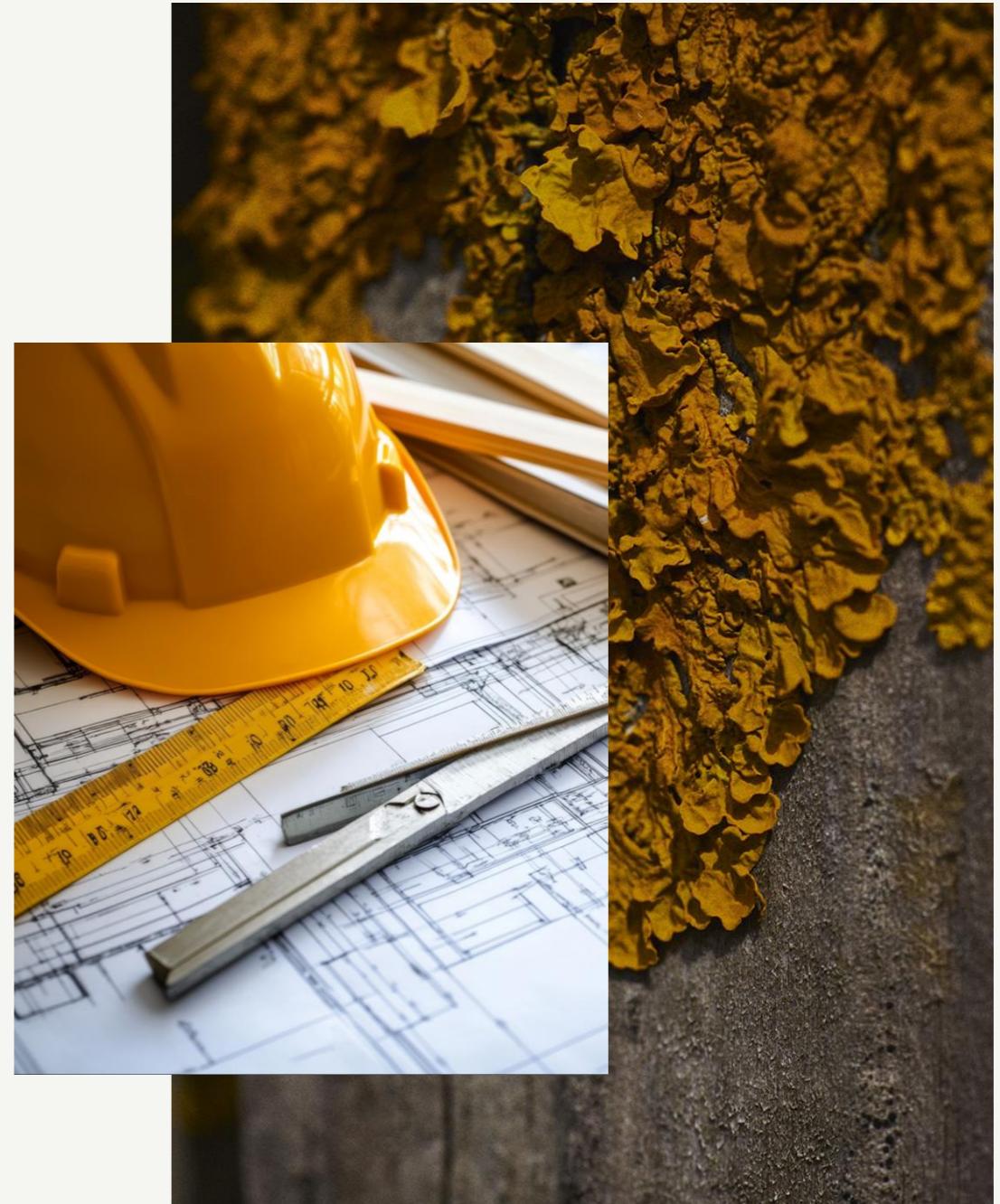
We want you to be part of this legacy. There are opportunities for positive PR, site visits to walk the land with us, and we'd love to collaborate with your social value teams to identify local charities that could benefit from our donations.



# Curious about what we're up to?

Meet the team, explore real stories from the field, hear directly from our clients, and see how Biofarm is making a difference.

Visit our [biofarm.co.uk](http://biofarm.co.uk) to dive in.



# Thank you

Any questions please email [chris.scott@biofarm.co.uk](mailto:chris.scott@biofarm.co.uk)

