



Biodiversity Net Gain (BNG) Monitoring Fees

It is important that significant on-site and all off-site BNG is monitored to ensure that the required biodiversity enhancements are delivered. Monitoring requirements will form part of agreed Habitat Management and Monitoring Plans (HMMPs). These HMMPs will set out the monitoring responsibilities of the landowner or developer, for example when monitoring will need to take place and how that monitoring will be carried out.

The Council must ensure that the relevant monitoring takes place at the correct times and that all monitoring reports are fully reviewed, assisting landowners and developers to deliver the planned enhancements to biodiversity. To cover the cost of this work, the Council will require developers or landowners to make a financial Biodiversity Gain land Monitoring Contribution. This payment will be secured in the relevant s106 agreement, as a one-off payment covering the 30-year management and monitoring period. It will normally be payable prior to commencement of the habitat creation and enhancement works. The [Council monitoring fees](#) are scaled dependent on

- the area of habitat to be enhanced/created (4 categories 0-5ha; 5+ - 20ha; 20+ – 40ha; over 40ha will be calculated on a case-by-case basis)
- the difficulty of creating habitat types (based on the highest technical difficulty category of the habitats included, using the Difficulty scores in the Statutory Metric: (<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-andguides>))
- An additional 5% will be added where 7 or more habitat types are to be created/enhanced (including both linear and area-based habitats). The following habitat types are not included within that sum of 7 habitats –
 - Vegetated and unvegetated gardens
 - Developed land; sealed surfaces
 - Artificial unvegetated; unsealed surface
 - Built linear features

- Ground level planters
- Bare ground
- Allotments
- All low distinctiveness cropland habitats.

Monitoring Fees (April 2026)		
BNG Delivery Site size	Standard difficulty of enhancement/creation works	CDC Monitoring Fee (+ 5% if 7 or more habitats being created/enhanced)
Small 0 – 5ha	Low	£4,290
	Medium	£5,800
	High	£8,150
Medium 5 – 20ha	Low	£8,990
	Medium	£10,500
	High	£12,980
Large 20 – 40ha	Low	£13,820
	Medium	£15,710
	High	£18,050
Over 40ha	N/A	bespoke
Linear habitats only	N/A	bespoke

The fee payable will be that in place at the time the s.106 agreement is signed, with an inflation increase added for the period between the signing of the s.106 agreement and the payment of the fee.

The fees will be reviewed periodically as part of the Council's overall review of fees.

Note – an additional fee will also be levied to cover the legal costs of the preparation of any s.106 agreement.