
From: Melissa Elibol
Sent: 19 May 2025 19:55
To: Victoria Burrows
Cc: Rachel Brown
Subject: RE: Biodiversity Unit Requirement B-CMBR2505 Haverigg

Hi Victoria,

Apologies I'm only just coming back to you.

This is for the Former Tannery Building and you're right in terms of why the second quote is higher, it's because of the spatial risk multiplier the metric applies to offsetting sites that are adjacent as you say.

Our quote in the second table is still valid and we are taking reservations and purchases from the Habitat Bank in Cumberland however please note it isn't estimated to be added to the Gain Site Register until around November at the moment.

Please let me know if you need anything further or would like to discuss any aspect and I look forward to hearing from you in the meantime.

Kind regards,

Melissa

Melissa Elibol

MSc MRICS

Key Account Manager



The biodiversity experts



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From: Victoria Burrows
Sent: 16 April 2025 15:44
To: Melissa Elibol
Cc: Rachel Brown
Subject: RE: Biodiversity Unit Requirement B-CMBR2505 Haverigg

Hi Melissa

Many thanks for this.

I just wanted to check that this is for the Haverigg, Millom site – I've submitted a couple of enquiries recently.

Please could you advise why Option 2 is higher / includes additional land / habitat? I assume this is as it lies within an adjacent LPA and not within the same LPA?

What is the time limit for the lower fee? Can the client reserve the units under Option 1?

Many thanks,

Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM
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From: Melissa Elibol

Sent: 16 April 2025 15:29

To: Victoria Burrows

Subject: Biodiversity Unit Requirement B-CMBR2505

Hi Victoria,

Thank you for your enquiry. Please find our indicative costs below and do let me know if you have any queries – there are two options depending on when you would look to discharge condition – do you know when this would be roughly?

Option 1

Unit Type Impacted	Distinctiveness	Units Impacted	Unit Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided	Unit Price (exc. VAT)	Total Price (exc. VAT)
Heathland and shrub	Medium	0.05	Heathland and shrub	Medium	ALLD2301	NCA	Local	0.05	£30,000.00	£1,500.00
Residual biodiversity habitat	Low	0.08	Lowland meadows	Very high	ALLD2301	NCA	Local	0.08	£26,500.00	£2,120.00
	TOTAL	0.13					TOTAL	0.13		£3,620.00

Option 2

Unit Type Impacted	Distinctiveness	Units Impacted	Unit Type Provided	Distinctiveness	Habitat Bank	Proximity Locale Type	Proximity	Units Provided	Unit Price (exc. VAT)	Total Price (exc. VAT)
Heathland and shrub	Medium	0.05	Heathland and shrub	Medium	NTH09	LPA	Adjacent	0.05	£30,000.00	£1,500.00
Residual biodiversity habitat	Low	0.08	Lowland meadows	Very high	NTH09	LPA	Adjacent	0.08	£26,500.00	£2,120.00
	Subtotal	0.13					Subtotal	0.13		£3,620.00
Spatial risk offset habitat	N/A	0.00	Lowland meadows	Very high	NTH09	LPA	Adjacent	0.04	£26,500.00	£1,060.00
	TOTAL	0.13					TOTAL	0.17		£4,680.00

Please note that the above is a quotation only and until a reservation or full payment for the units is received, the units are not secured for the development and may be purchased by another developer in the interim. As such, this quote should not be used as evidence of unit availability or purchase.

The above units are subject to availability and contract. This quote is relevant for 30 days from the date of this email.

- Biodiversity Units can be purchased from us immediately
- 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 our offsite biodiversity units
 - Details required to complete Section 7 of the [Biodiversity Gain Plan](#)
 - An allocation of the units from the Government's [Biodiversity Gain Sites Register](#) to the development
 - A Certificate of Purchase
- When the BNG condition is discharged, the development can commence (subject to other conditions etc.)
- In the event planning is unsuccessful due to refusal / Judicial Review etc. it may be possible to transfer the value of the units to a future scheme, subject to agreement

**Please note our minimum transaction fee is £2,500.*

Please let me know if you have any queries on the above and I look forward to hearing from you in the meantime.

Kind regards,

Melissa

Melissa Elibol

MSc MRICS

Key Account Manager



The biodiversity experts



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