



# Beyond Compliance

## Exceeding Biodiversity Net Gain

Why leading developers are targeting 15–20% biodiversity net gain—a new strategic frontier for investors, developers, and corporate real estate professionals.

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# Why "Just 10%" Is No Longer Enough

The statutory UK **BNG requirement of +10% is now the minimum bar.** Across Europe, regulation is moving much faster, **creating new expectations for high-performing assets.**

## EU Nature Restoration Law

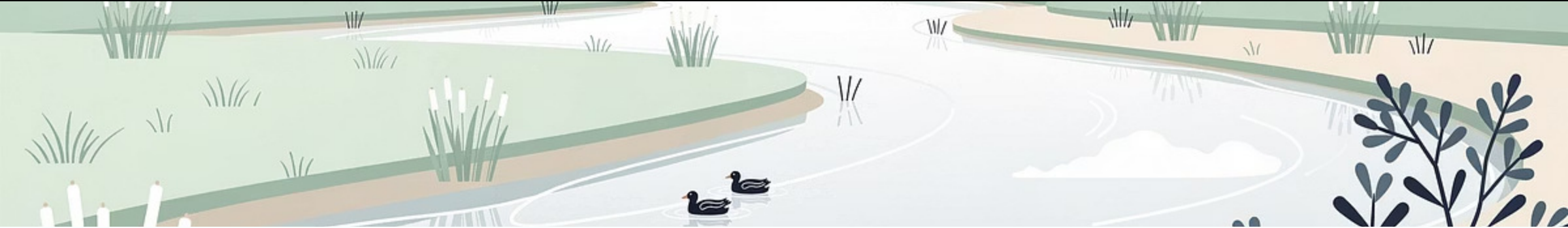
- 20% of land and sea restored by 2030
- All degraded ecosystems restored by 2050

## EU Biodiversity Strategy 2030

- Legally binding targets for species and habitat recovery
- Urban greening mandates for all cities

- ❏ High-performing assets must exceed 10% BNG to remain competitive and future-proof in this evolving regulatory landscape.





# What "Exceeding Compliance" Means in Practice

Forward-thinking developers are setting internal standards that go well beyond statutory requirements, creating competitive advantages and long-term value.

## 15% BNG Minimum

Applied across all new developments as standard practice

## 20% for Flagship Projects

Reserved for regeneration and signature developments

## Strategic Benefits



### Faster Planning Approval

Smoother negotiations with planning authorities



### Enhanced Asset Value

Premium positioning in competitive markets



### Climate Resilience

Stronger adaptation to environmental risks



### Sustainable Finance Access

Eligibility for green and sustainability-linked loans

# Benefits for Building Inhabitants

Higher biodiversity targets deliver measurable improvements to resident and occupant wellbeing, creating healthier, more productive environments.



## Enhanced Wellbeing

Daily access to biodiverse green space shows **22% lower depression risk and 13% lower stress levels.**



## Thermal Comfort

Richer vegetation and tree canopies reduce outdoor temperatures by **2–5°C, improving comfort.**



## Workplace Productivity

Offices integrating nature features see up to **6% productivity increase and 15% higher** employee wellbeing.



## Indoor Air Quality

Biodiverse planting near façades **reduces particulate matter (PM2.5) by up to 24%, improving indoor air quality.**

# Benefits for Natural Systems

Exceeding 10% BNG creates richer, more resilient ecosystems that deliver multiple environmental benefits across biodiversity, water, and air quality.

## Greater Habitat Diversity

Species-rich grasslands, wetlands, woodland edges, and pollinator corridors improve species abundance by 30–70%.

## Support for Migratory Species

Improved green infrastructure boosts migratory bird populations by up to 40%.

## Improved Water Quality

High-value habitat creation, such as wetlands, removes 70–90% of pollutants from runoff.

## Air Quality Improvements

Trees and shrubs capture  $\text{NO}_2$  and PM, improving local air quality by up to 20% in dense urban conditions.



# Benefits for Investors & Corporate Real Estate

Higher biodiversity standards translate directly into financial performance, risk reduction, and competitive positioning for investors and CRE professionals.

12%

## Rental Premium

Green-rated buildings command higher rents in competitive markets

9%

## Operating Cost Reduction

Efficiency gains from sustainable building practices

30-...

## Flood Risk Reduction

Via sustainable drainage systems and green infrastructure

## Strategic Advantages



### Fewer Planning Delays

Projects with >10% BNG experience smoother planning negotiations



### Sustainable Finance Access

Eligibility for EU Taxonomy-aligned green loans and sustainability-linked financing



### Reduced Climate Risk

Lower exposure to environmental risks and insurance premiums



# Case Studies: Leading the Way

Pioneering developments across Europe demonstrate the practical benefits and market leadership achieved through ambitious biodiversity targets.



## **Barking Riverside, London**

Targeting significant net biodiversity uplift through wetlands, green corridors, and large-scale tree planting, integrated with community wellbeing goals.



## **Düsseldorf Green Lung, Germany**

Urban greening masterplan delivering multi-species corridors across the city, supporting EU urban biodiversity mandates.



## **Room for the River, Netherlands**

Biodiversity-based flood management delivering triple wins: resilience, ecological uplift, and land value protection.

# Superior Asset Resilience Through 15–20% BNG

Aiming for 15–20% BNG delivers strategic advantages that extend far beyond regulatory compliance, positioning assets for long-term success.



## Future-Proofing Regulation

UK may increase BNG requirements post-2027 review



## TNFD Disclosure Readiness

Nature-related financial disclosure will make biodiversity impacts visible on balance sheets



## Insurance Competitiveness

Lower climate exposure translates to lower premiums



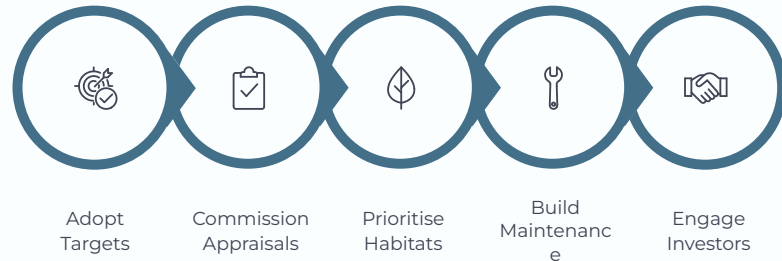
## Social Value Delivery

Public agencies increasingly score biodiversity enhancements in procurement



# Actions for Developers & CRE Leaders

Strategic steps to integrate ambitious biodiversity targets into your development pipeline and portfolio management.



These actions transform biodiversity from a compliance checkbox into a strategic value driver.

01

## Adopt Portfolio-Level Biodiversity Targets

Move from project-by-project compliance to portfolio strategy. Target: 15–20% average BNG uplift across all developments.

03

## Prioritise High-Value Habitats

Wetlands, species-rich grasslands, and woodland edges provide the strongest biodiversity uplift per square metre.

05

## Engage Investors Early

Link biodiversity to risk-adjusted returns, climate resilience indices, and ESG scoring frameworks.

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02

## Commission Ecological Appraisals Early

Early baselining shapes land purchase decisions, massing, landscape design, and capital expenditure planning.

04

## Build Long-Term Maintenance Strategies

BNG is locked for 30 years: establish biodiversity management plans, seasonal monitoring, stewardship agreements, and local nature partnerships.



# Summary & Executive Call to Action

Exceeding the 10% BNG minimum is no longer an ESG "nice to have"—it is a pathway to competitive advantage and long-term value creation.

## Stronger Planning Outcomes

Smother approvals and reduced delays

## Superior Asset Value

Rental premiums and enhanced marketability

## Enhanced Occupant Wellbeing

Healthier, more productive environments

## Reduced Climate Risk

Greater resilience and lower insurance costs

## Regulatory Alignment

Future-proofed for UK BNG, EU NRL, and 2030 Biodiversity Strategy

**Next Step:** Integrate a 15–20% BNG policy across your development pipeline and portfolio.

Looking for insight and strategic advice on how to manage your own building or portfolio? Visit [www.LiminalClimate.com](https://www.LiminalClimate.com) and view our range of services.

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