

Harnessing natural capital

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Their approach to planning is to get right into the detail of the project, both technically and strategically.

Legal 500 UK

Natural capital, planning and diversification

Our team advises across the full breadth of natural capital, planning and diversification projects and the legal arrangements necessary to deliver successful projects for landowners and developers. We have specialist expertise in Biodiversity Net Gain (BNG) and nutrient neutrality.

Our planning and rural & agribusiness teams together provide strategic advice and guidance on the legislation and relevant codes of practice relating to environmental and natural capital projects. We regularly partner with professionals and intermediaries including brokers, agents, ecologists, surveyors, environmental and planning consultants to deliver successful outcomes for both **landowners** and **developers**.

Landowners

We support landowners, trustees, tenants and other professionals navigating changing land use demands, helping them to explore new natural capital, planning and diversification opportunities. We have successfully advised on:

- BNG and the often complex planning agreements required to deliver those schemes
- high-value land option agreements for the creation of nutrient neutrality units, intended for sale to support large-scale developments
- forestry schemes, permitted development rights, grants and Woodland Carbon Code
- habitat bank start-ups and long-term management models
- natural capital audits and trustee duties
- natural capital projects by landlords and tenants of agricultural holdings under existing or new agricultural tenancies and the new eFBT
- the taxation of natural capital payments

Developers

We act for developers on their planning agreement obligations to meet BNG and other natural capital and planning requirements, often in line with local planning authority environmental strategies. We have successfully advised on:

- the planning elements of large-scale residential schemes
- environmental planning agreements, structuring of BNG and nutrient neutrality obligations in s106 agreements and conservation covenants
- water neutrality and climate change mitigation, such as a 3,000-unit development in Horsham
- reducing off-site BNG risk through conditional contracts for purchase

How we will work with you

We don't just advise; we embed ourselves in your project. Our team brings together expertise in planning, international law and policy to offer a joined-up service that's responsive, strategic and grounded.

We're known for:

- coordinating across complex, multidisciplinary teams to keep projects moving smoothly
- tailoring solutions to suit every client, from major developers to landowners
- working sensitively with long-term land stewardship goals in mind
- navigating emerging standards with confidence and clarity

Your advisers



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Whatever issue you are facing, we are likely to have dealt with it before.
Contact us or visit our website to find out how we can help.

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