

Net Gain Policy

At Peel L&P we aim to be a trusted partner of choice, working with stakeholders to deliver a more prosperous and climate resilient future for all, in line with the principles of the UN Sustainable Development Goals.

We are committed to:

- Striving to put more back into the environment for the benefit of people and wildlife, by creating a measurable net gain in biodiversity and ecosystem services.
- Minimising impacts on irreplaceable biodiversity and damage to protected sites, priority habitats or the favourable conservation status of priority species.
- Seeking to retain protected on-site habitats and features.
- Contributing to local and regional strategic green infrastructure and habitat networks and ensuring green infrastructure is multi-functional where possible and integral to the design of our developments.
- Continuing to provide leadership in our industry and the regions in which we work to integrate net gain principles into developments.

- Striving to increase the provision of the following key ecosystem services on-site as part of a development:
 - carbon sequestration
 - air quality regulation
 - water quality regulation
 - water flow (flood risk) regulation
 - accessible nature
 - health and wellbeing
- Following best practice principles to achieve net gain.
- Complying with all relevant legislation and aligning with national and local planning policy.
- Reviewing our Net Gain Policy annually.
- The Peel L&P Sustainability and ESG Board being accountable for the delivery of the Net Gain Policy across the business.

We will achieve net gain on- or off-site by:

- Completing comprehensive Biodiversity and Natural Capital (including ecosystem services) Net Gain assessments and use these to guide the design and on-site placement of green infrastructure features in new developments.
- Creating and enhancing habitats that contribute to the conservation status of key species (including pollinators), and incorporating wildlife features into buildings, gardens and publicly accessible spaces.
- Where practicable, providing Sustainable Drainage Systems (SuDS) with source control measures and integral wildlife features.
- Ensuring buildings and landscape designs are highly water efficient and use grey water systems where possible.

- Incorporating multi-functional green infrastructure to enhance air purification, reduce noise, sequester carbon and support local climate regulation as well as improve aesthetics and amenity value.
- Providing low carbon and active travel opportunities, such as walking and cycling, public transport links and electric vehicle infrastructure.
- Designing green and blue spaces to provide recreational opportunities, including links to wider path and public access networks where possible. At the same time ensuring inclusive access to all ages, genders and physical abilities, to promote mental and physical health and wellbeing for all.
- Ensuring continuity of management of important habitats from site acquisition, during construction and into the operational phase of the development. Long-term arrangements for management of green infrastructure will be documented and agreed early in the development phase.

We will continually improve by:

- Adopting natural capital accounting to quantify and understand the deficit and surplus of ecosystem services across Peel L&P landholdings and assist in our land-use decision-making processes.
- Leading in the development and offering of regional habitat and carbon banking schemes that contribute to meeting local targets for biodiversity conservation, reducing emissions, local climate regulation, and increasing people's health and wellbeing and sense of place.
- Northstone, our homebuilding division, reporting annually against its Connecting Communities with Nature commitment.
- Engaging with local stakeholders through the design process to ensure plans for nature meet their needs and create a sense of place for communities.

- Communicating the benefits of our net gain findings to our stakeholders annually.

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Approved by:



Steven Underwood
Chief Executive
13th April 2022