

BIODIVERSITY NET GAIN SCHEME WILDFELL, WETHERSFIELD



A nature-recovery showcase, this scheme is delivering biodiversity net gain (BNG) across the landscape as part of a wider environmental initiative.

This project is being delivered by Ground Control's innovative Evergreen environmental impact fund. Creation of species-rich habitats on this former arable farm has already started and will generate over 300 biodiversity units.

Local Planning Authority

Braintree

National Character Area

South Suffolk and North Essex Clayland

Distances

- 1 km from Wethersfield
- 9 km from Braintree
- 15 km from Haverhill

Biodiversity units for sale



Enquiries

Lisa Bulmer
07469 549 581
lisa.bulmer@bidwells.co.uk



Developers have the opportunity to support this high-profile initiative, which is pioneering approaches to habitat creation, enhancement and management across the landscape, and delivering wider community benefits as part of the project.

Location

The site is located approximately 9 km northeast of Braintree and sits in the Braintree Local Planning Authority area and the South Suffolk and North Essex Clayland National Character Area.

The scheme will improve habitat connectivity across the landscape, linking established parcels of priority habitats including deciduous woodland.

Landscape character

The site is surrounded by predominantly arable land with areas of residential land and commercial buildings. Lines of trees and woodland stands are scattered across the landscape. The River Pant crosses to the southwest of Wildfell, with areas of floodplain grassland along its length.

Land size

The BNG site is 63 hectares (156 acres).

Prior use and baseline habitats

The site was previously used for cereal cropping and horticultural uses, with small areas of grassland and scrub. There is a large area of woodland in the north of the scheme, consisting of two small parcels of ancient woodland connected by ancient replanted woodland.

Habitat creation

Habitat creation has already commenced and is establishing on this site, maximising benefits to biodiversity by ensuring that there is no lag between impacts and offsets.

The following habitats are being created:

High distinctiveness

- Lowland mixed deciduous woodland
- Temporary ponds, lakes and pools
- Traditional orchard
- Species-rich native hedgerow with trees

Medium distinctiveness

- Mixed scrub
- Other neutral grassland
- Ponds (non priority)

Land management

Habitat delivery has been planned to maximise ecological benefits with consideration of the specific characteristics of each part of the site. A robust and flexible long-term management structure is in place, with detailed plans setting out how the scheme will be managed for nature into the future.

Method and terms of sale

Biodiversity units which meet developer compensation requirements in terms of habitat types and extents can be purchased 'off-the-shelf.' An option for the purchase of biodiversity units will be granted to purchasers, allowing them to secure planning consent before providing the funds for physical habitat creation. Much of the physical habitat creation works have already taken place at Wildfell, meaning biodiversity units are already being generated and habitats have been created in advance of the developments they will offset.



Environmental outcomes

This innovative habitat creation scheme is already contributing to a range of ecosystem services alongside habitat creation, including:

- Creating habitat links to wider landscape
- Water quality improvements
- Natural flood alleviation
- Carbon sequestration
- Supporting protected species including great crested newts

The scheme has been developed with inputs from Plantlife, Kew Royal Botanic Gardens and the Bumblebee Conservation Trust.

Scheme benefits

There are huge advantages in developers delivering their BNG requirements through this scheme, including:

- Providing significant contributions to recognised local ecological priorities
- Surety of where offsets are being delivered
- Contribution to landscape scale enhancements
- Greater confidence in the security of long-term sustainable management beyond the requisite contractual 30-year period

Ground Control Ltd is the UK's leading Landscape Services provider and as the landowner of this site they are committed to maintain the habitats and environmental benefits over the long-term.

The scheme is a showcase for the effective delivery of BNG, demonstrating how offsetting development through habitat creation on a landscape scale is most efficient, cost-effective and maximises environmental outcomes.

The provision of biodiversity units 'off-the-shelf' reduces the risks and delays to developers in seeking credible solutions to satisfy offsite BNG requirements.

Project website

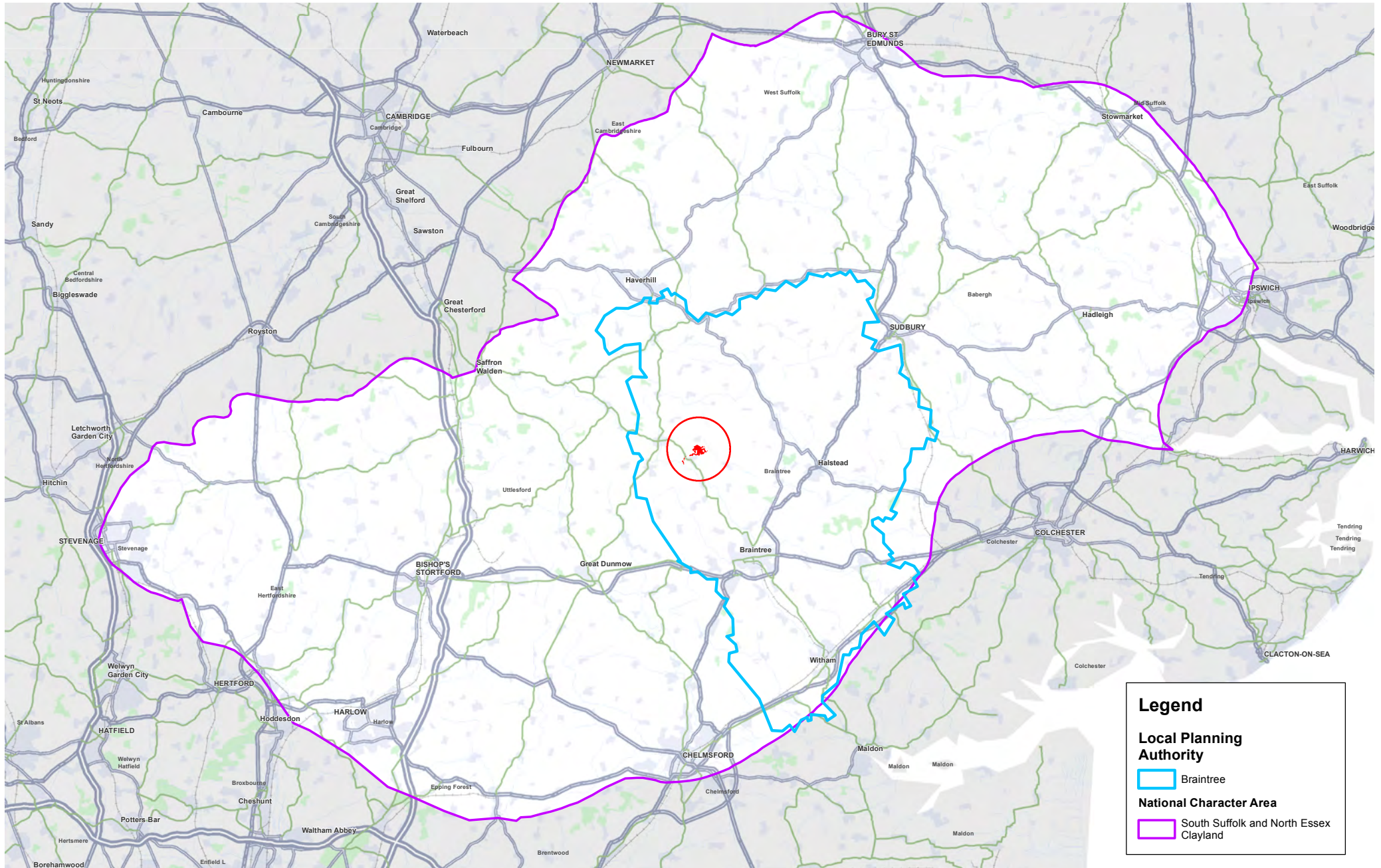
Further information about this scheme can be found at the following dedicated web address:



www.bidwells.co.uk/properties/wildfell



Regional context



Further Information

Should you have any queries or wish to make an inspection, please contact:

Lisa Bulmer

07469 549 581

lisa.bulmer@bidwells.co.uk

Bidwells

Bidwell House

Trumpington Rd

Cambridge CB2 9LD

bidwells.co.uk

AGENTS NOTE

For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact.

Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the Property. The plans and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Basic Payment Scheme forms.

Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities.

Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property which, for the avoidance of doubt, must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

IMPORTANT NOTICE

The above plans are not to scale and are provided for identification purposes only. OS licence NO. ES100017734. © Copyright Bidwells LLP 2016. We may hold your name on our database unless you instruct us otherwise. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD