



**Northumberland**  
Wildlife Trust



**BIDWELLS**

# BIODIVERSITY NET GAIN SCHEME EARSDON WEST FOREST



This landscape-scale habitat restoration project presents an exciting opportunity for developers to support strategic nature recovery in Northumberland. The creation of species-rich grassland, woodlands and hedgerows will generate over 370 biodiversity units.

#### Local Planning Authority

- Northumberland County Council

#### National Character Areas

- Mid Northumberland
- South-east Northumberland Coastal Plain

#### Distances

- 4.8 km from Widdrington Station
- 8.9 km from Morpeth

#### Biodiversity units for sale



**Lisa Bulmer**

07469 549 581

[BNGenquiries@bidwells.co.uk](mailto:BNGenquiries@bidwells.co.uk)



# Developers with offsite BNG requirements can contribute to the establishment of this scheme through the purchase of biodiversity units.

## Location

The site is located approx. 8.9 km north of Morpeth and sits in the Northumberland County Council Local Planning Authority and Mid Northumberland and South-east Northumberland Coastal Plain National Character Areas. A public footpath passes through the site, allowing for community access.

## Landscape character

The site is surrounded by predominantly agricultural land, comprising fields bounded by hedgerows, as well as scattered woodlands.

The site is within the Druridge Bay landscape and the wider surroundings include areas of priority woodland and grassland, as well as nature reserves and SSSIs.

## Land size

The BNG site is circa 75 hectares (185 acres).

## Current use and baseline habitats

The land is predominantly grassland and was previously used for the equestrian industry.

## Habitat creation

Creation and enhancement of the following habitats.

### Very high distinctiveness

- Grassland

### Medium distinctiveness

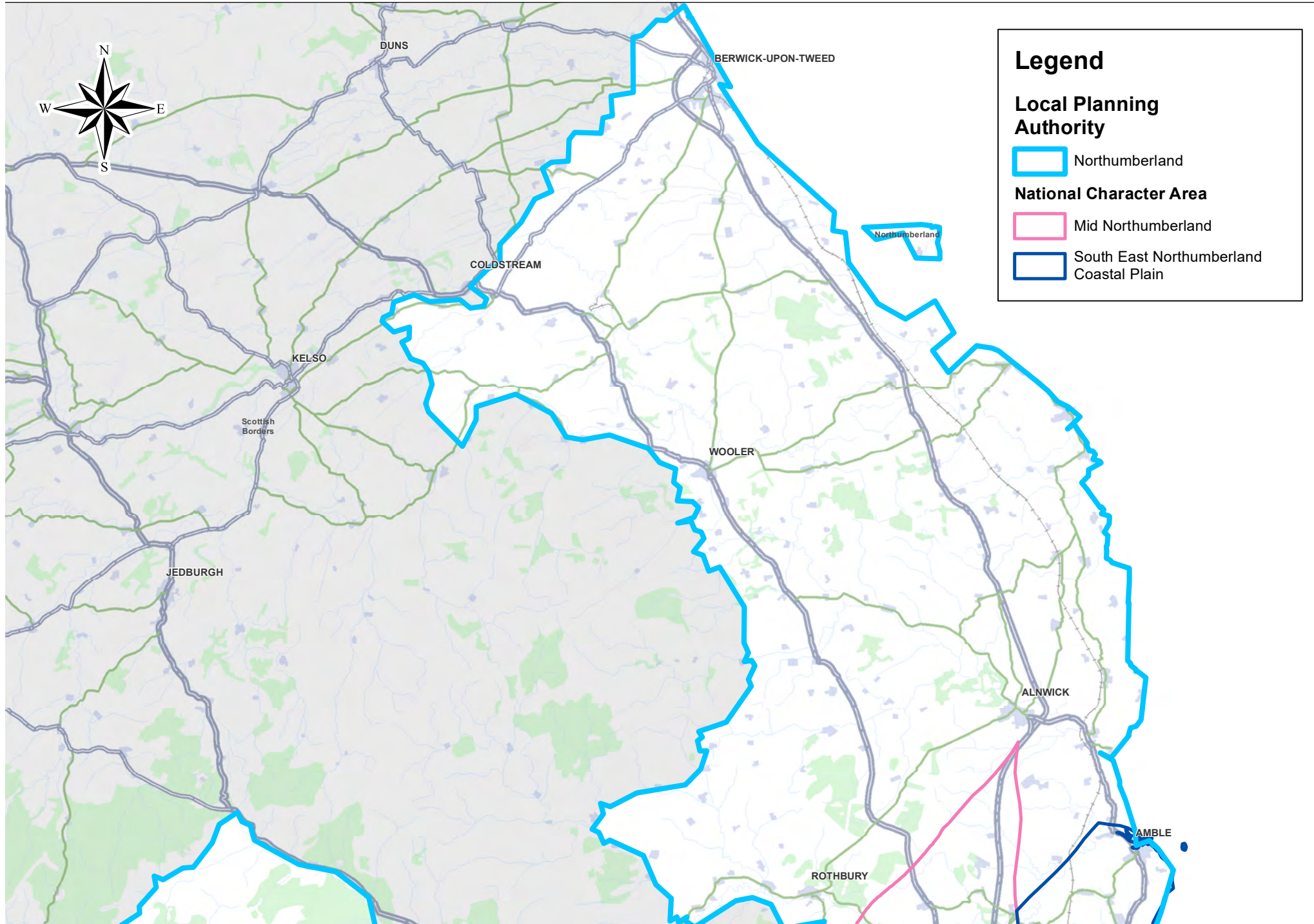
- Grassland
- Heathland and shrub
- Woodland
- Hedgerow

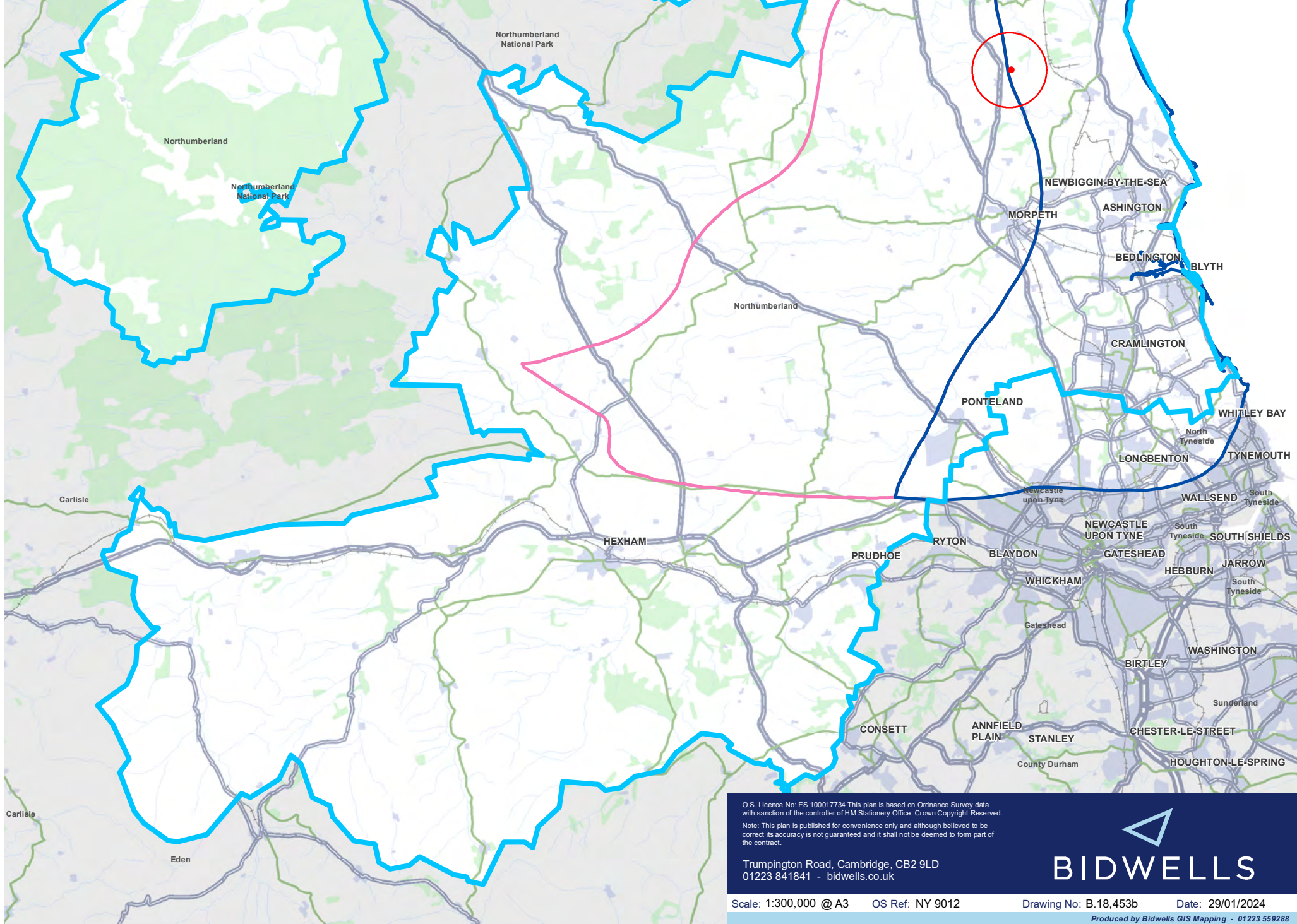
## Land management

Strategic spatial planning of habitat delivery across the site has been undertaken and a robust and flexible long-term management structure is in place to maximise environmental outcomes.



## Regional context





O.S. Licence No: ES 100017734 This plan is based on Ordnance Survey data with sanction of the controller of HM Stationery Office. Crown Copyright. Reserved.  
 Note: This plan is published for convenience only and although believed to be correct its accuracy is not guaranteed and it shall not be deemed to form part of the contract.

Trumpington Road, Cambridge, CB2 9LD  
 01223 841841 - bidwells.co.uk



Scale: 1:300,000 @ A3 OS Ref: NY 9012 Drawing No: B.18,453b Date: 29/01/2024  
 Produced by Bidwells GIS Mapping - 01223 559288



## 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 funding the physical habitat creation. The physical habitat creation works will commence once the option is called or in advance as an active habitat bank.

## Environmental outcomes

This habitat creation scheme will not only benefit nature but also contribute to a range of other ecosystem services including:

- Increased opportunity for species movement
- Improved air and soil quality
- Carbon sequestration

## Scheme benefits

There are huge advantages in delivering BNG requirements through this scheme:

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

The scheme will become a showcase for the effective delivery of BNG, demonstrating how offsetting development through habitat creation on a landscape scale and within a nature network 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 off-site BNG requirements.

### Project website

Further information about this scheme can be found at the following page:



[bidwells.co.uk/properties/earsdon-west-forest](https://bidwells.co.uk/properties/earsdon-west-forest)





**Northumberland**  
Wildlife Trust



### Further Information

Please contact our Natural Capital team to enquire about securing biodiversity units:

[BNGenquiries@bidwells.co.uk](mailto:BNGenquiries@bidwells.co.uk)

### Bidwells

Bidwell House  
Trumpington Rd  
Cambridge CB2 9LD

[bidwells.co.uk](http://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