

# BIODIVERSITY NET GAIN SCHEME MANOR FARM, SHROPHAM



This landscape-scale habitat creation and river restoration project will generate over 1,000 biodiversity units.

### Local Planning Authority

Breckland

### National Character Areas

South Norfolk and High Suffolk Claylands

### Waterbody catchments

Stow Bedon Stream, Thet (US Swangey Fen) and Thet (DS Swangey Fen)

### Operational catchment

Little Ouse and Thet

### Distances

- 5 km from Attleborough
- 16 km from Thetford
- 26 km from Norwich

### Biodiversity units for sale



**Lisa Bulmer**  
07469 549 581



**Sabina Stothard**  
07810 370 693

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



# Developers with off-site BNG requirements can contribute to the creation and management of this scheme through the purchase of biodiversity units.

## Location

The site is located approx. 3 miles west of Attleborough and sits within the Breckland Local Planning Authority area and South Norfolk and High Suffolk Claylands National Character Area. The River Thet bounds the site to the north and west. The site sits at the intersection of three waterbody catchments (Stow Bedon Stream, Thet (US Swangey Fen) and Thet (DS Swangey Fen). A public right of way crosses the western portion of the site, allowing for public access.

## Landscape character

The site and surrounding countryside are predominantly used for agriculture, comprising large fields bounded by hedgerows. Stands of woodland scatter the landscape, particularly around the River Thet. A series of lakes (former quarries) link the eastern edge of Manor Farm to wetland and parklands upstream of the site.

## Land size

The farm is approximately 280 hectares (694 acres).

## Current use and baseline habitats

The land was previously farmed for cereal crops under a mixed rotation which included grazing cattle before being entered into a Countryside Stewardship scheme to begin a process of nature recovery. Baseline habitats include cereal crops, grassland, scrub, wetland and woodland, with boundary hedgerows across the site.

## Habitat creation

Biodiversity units will be available for the following habitats:

### Very high distinctiveness

- Lowland meadows

### High distinctiveness

- Lowland mixed deciduous woodland
- Reedbeds
- Ponds (priority habitat)
- Species rich native hedgerows with trees
- Other rivers and streams

### Medium distinctiveness

- Other neutral grassland
- Mixed scrub
- Ponds (non-priority)
- Rural trees
- Native hedgerows with trees

## 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.



## 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 be undertaken in advance of biodiversity unit sales, working as an active habitat bank.

## Environmental outcomes

This innovative habitat creation scheme is part of a wider estate environmental strategy and will not only benefit nature but also contribute to a range of other ecosystem services including:

- Water flow management, reducing flood risk
- Carbon sequestration
- Expansion of wildlife corridors
- Improved soil and water quality

## Scheme benefits

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

- Providing significant contributions to recognised local ecological priorities
- Surety of where offsets are being delivered
- Contribution to landscape-scale habitat creation and 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 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.

**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

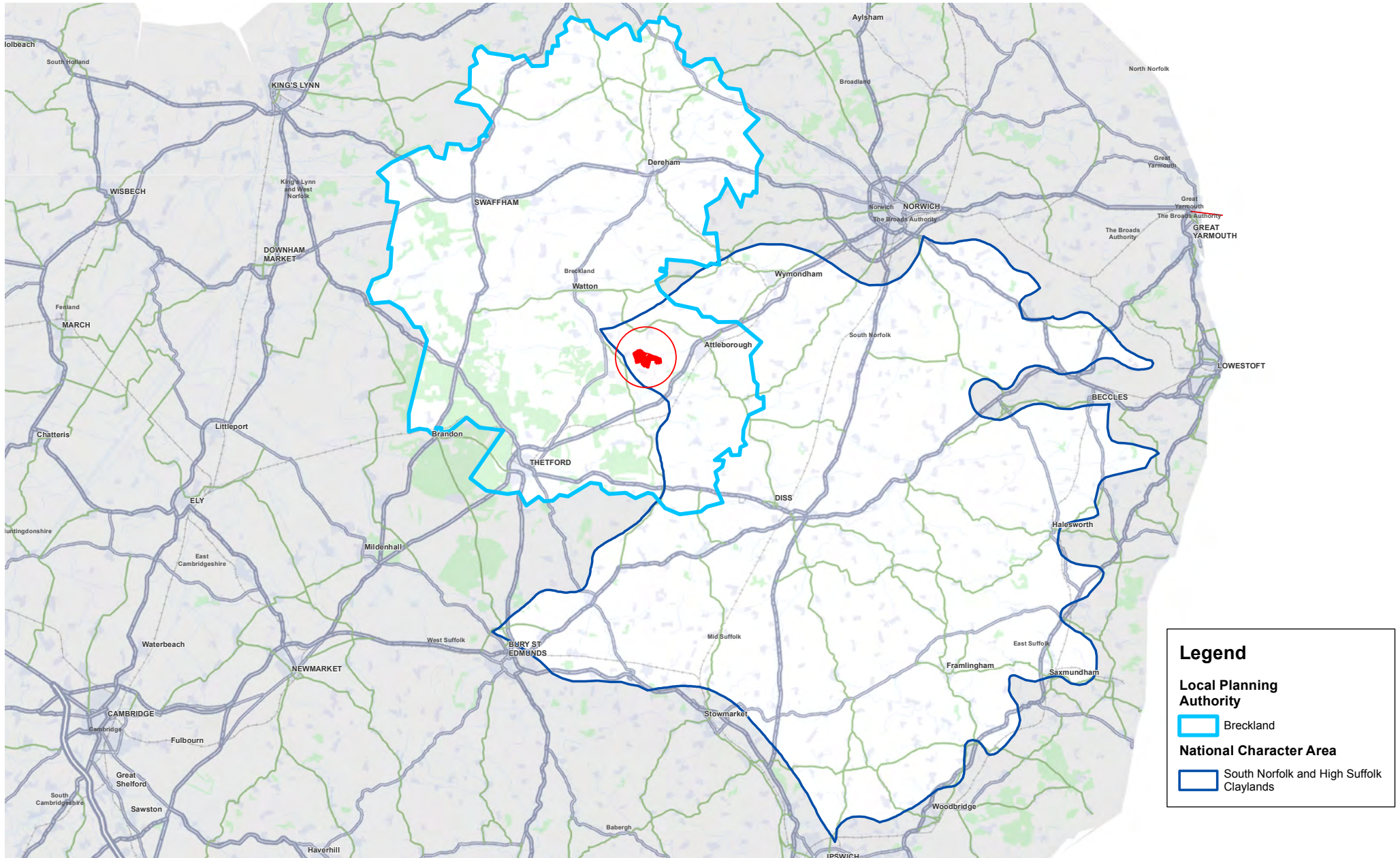
Further information about this scheme can be found at the following page:



[www.bidwells.co.uk/properties/manor-farm-shropham](http://www.bidwells.co.uk/properties/manor-farm-shropham)



# Regional context



## 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