

BIODIVERSITY NET GAIN SCHEME BRAXTED PARK ESTATE



Delivering Biodiversity Net Gain (BNG) at landscape scale to maximise environmental outcomes.

This is an exciting opportunity for developers to become part of an innovative nature-led scheme and to be at the forefront of a strategic ecological opportunity area.

Distances

- 1.6 km from Tiptree
- 4.1 km from Witham
- 8 km from Maldon

Biodiversity units for sale



Lisa Bulmer

07469 549 581

BNGenquiries@bidwells.co.uk



To provide a solution to developers with offsite BNG requirements, Bidwells has partnered with Braxted Park Estate to develop an innovative scheme which enables biodiversity units to be purchased 'off-the-shelf'.

Location

The site is located approx. 8 miles southeast of Braintree and sits across three Local Planning Authorities: Colchester City Council, Braintree District Council and Maldon District Council. The site also sits within the Northern Thames Basin National Character Area..

The site is in an ecologically strategic location and will improve habitat connectivity across the landscape. The scheme will act as a habitat stepping stone between Tiptree SSSI and Whetmead Nature Reserve.

Landscape character

The site and surrounding countryside are predominantly agricultural, comprising large fields bounded by hedgerows, as well as scattered small woodlands.

Land size

The BNG site is circa 70 hectares (173 acres).

Current use and baseline habitats

The land is principally farmed for combinable crops. Baseline habitat is predominantly arable, with boundary hedgerows and small areas of modified grassland and scrub.

Habitat creation

Biodiversity units will be available for the following habitats:

High distinctiveness

- Hedgerow
- Lake

Medium distinctiveness

- Grassland
- Heathland and shrub
- Woodland
- Individual trees
- Cropland

Low distinctiveness

- Hedgerow

Land management

Strategic spatial planning of habitat delivery across the site has been undertaken and a robust 30-year Habitat Management and Monitoring Plan is in place to maximise environmental outcomes.



Photo © Liz Cutting

Biodiversity enhancement plan



Species-rich hedgerows



Native broadleaved woodland



Ponds



Turtle dove habitats

Photo © Liz Cutting



LEGEND

- - - SITE BOUNDARY
- SPECIES-RICH HEDGEROW
- NATIVE BROADLEAVED WOODLAND
- PONDS
- MIXED SCRUB
- SPECIES-RICH GRASSLAND
- CROPLAND MARGIN
- LIVESTOCK



Mixed scrub



Nightingale habitats

Photo © Liz Cutting



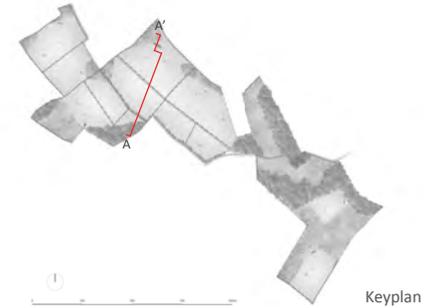
Pollinators

Photo © Mark Nowers

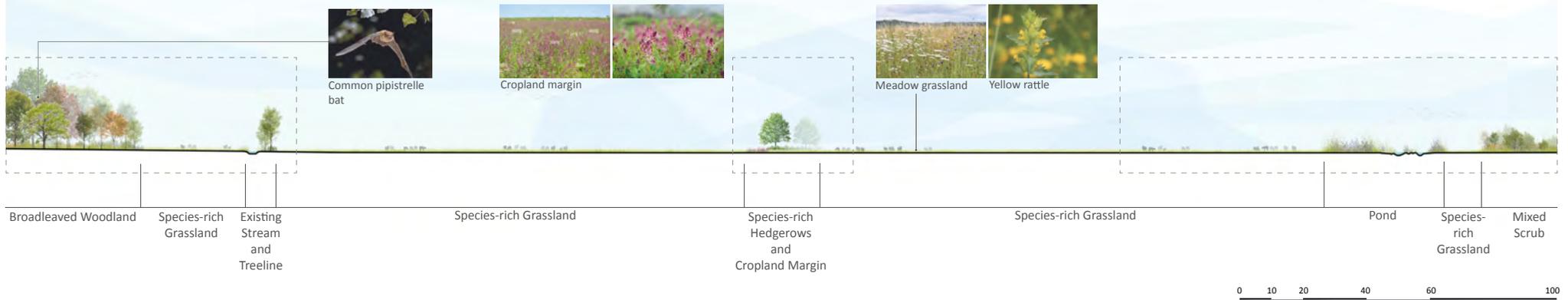


Grazing

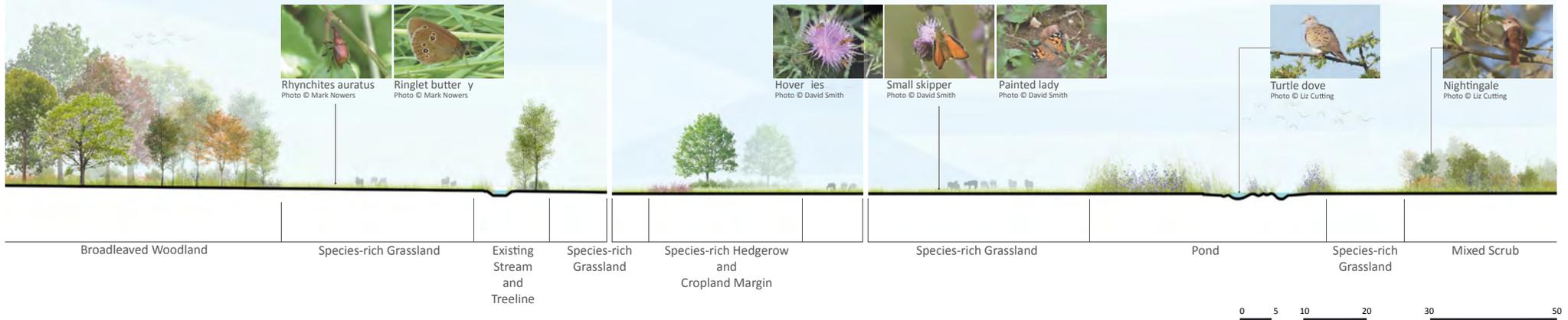
Section illustrating proposed habitats



Braxted Park Estate - Section AA'



Detailed Section - Proposed Biodiversity Enhancement (in 30 years)



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 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:

- Expansion of wildlife corridors
- Provision of turtle dove and nightingale habitats
- Improved air and water quality
- Natural flood attenuation
- Carbon sequestration

Scheme benefits

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

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

The scheme aligns with the Lower Blackwater and wider Essex Living Landscape vision to restore, recreate and reconnect local wildlife habitats, and has the support of key stakeholders including the RSPB and Operation Turtle Dove.

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.

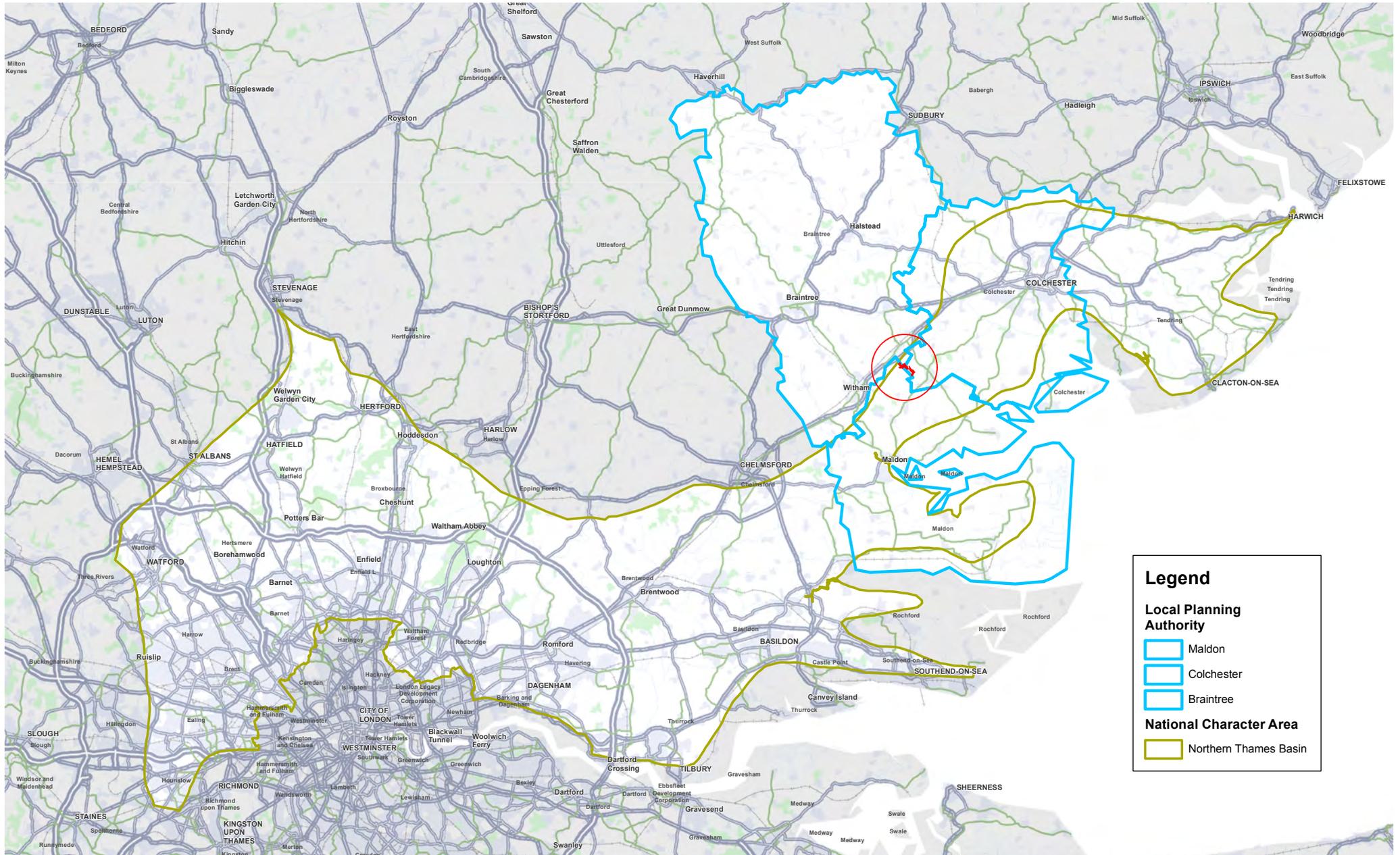
Project website

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

www.bidwells.co.uk/properties/braxted-park-estate



Regional context



Further Information

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

BNGenquiries@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