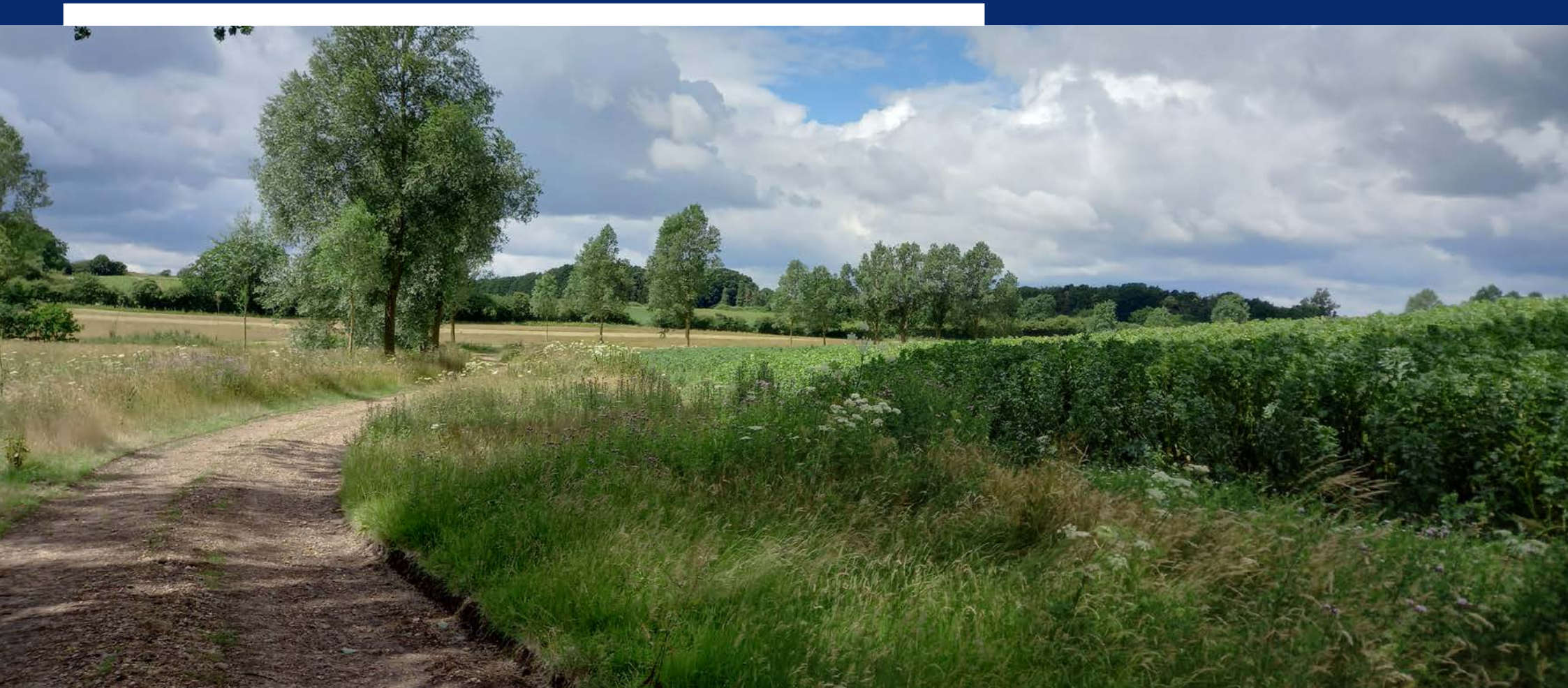


BIODIVERSITY NET GAIN SCHEME BRAXTED PARK ESTATE



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



Enquiries

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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 two National Character Areas: **South Suffolk and North Essex Clayland, and Northern Thames Basin**.

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

Creation of high-quality biodiverse habitats targeting 'good' condition as defined by the DEFRA Statutory Metric comprising:

- Other neutral grassland
- Mixed scrub
- Ponds
- Other woodland; broadleaved
- Species-rich native hedgerows
- Rural trees

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

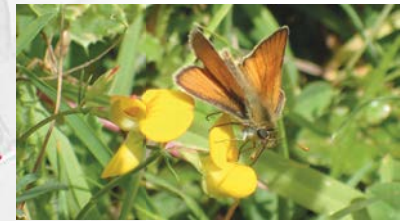
- - - SITE BOUNDARY
- SPECIES-RICH HEDGEROW
- NATIVE BROADLEAVED WOODLAND
- PONDS
- MIXED SCRUB
- SPECIES-RICH GRASSLAND
- CROPLAND MARGIN
- LIVESTOCK



Mixed scrub



Nightingale habitats Photo © Liz Cutting

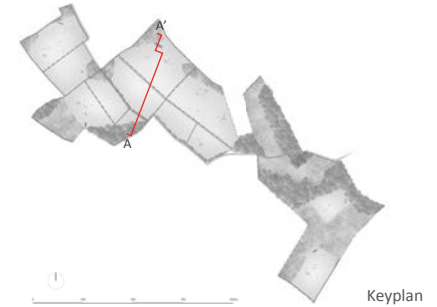


Pollinators Photo © Mark Nowers

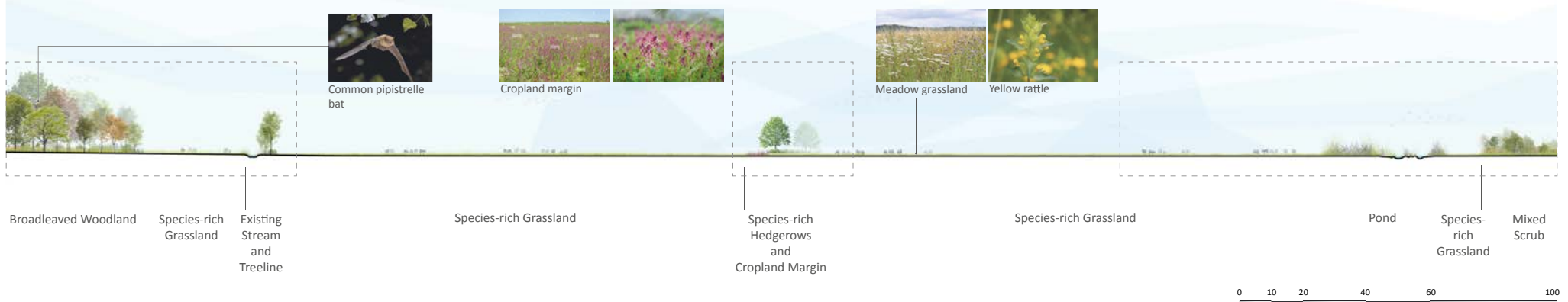


Grazing

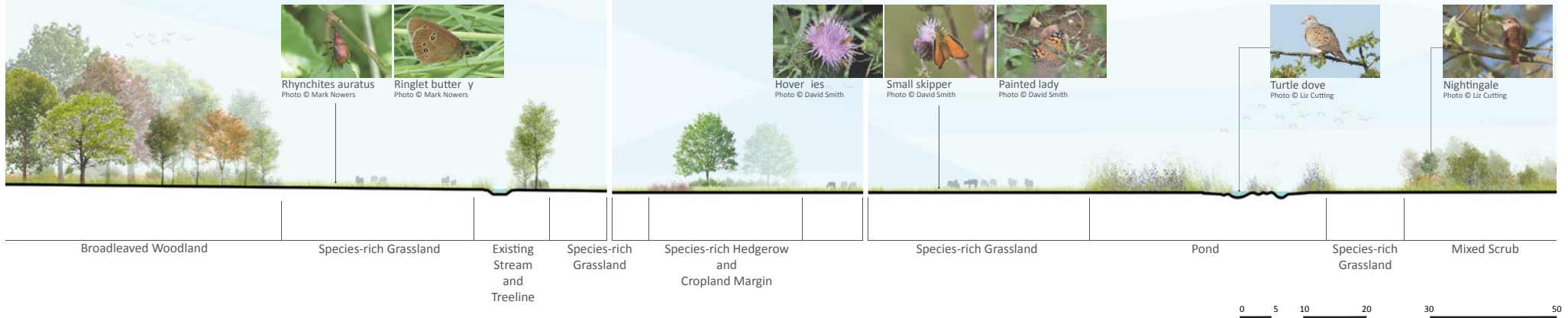
Section illustrating proposed habitats



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.

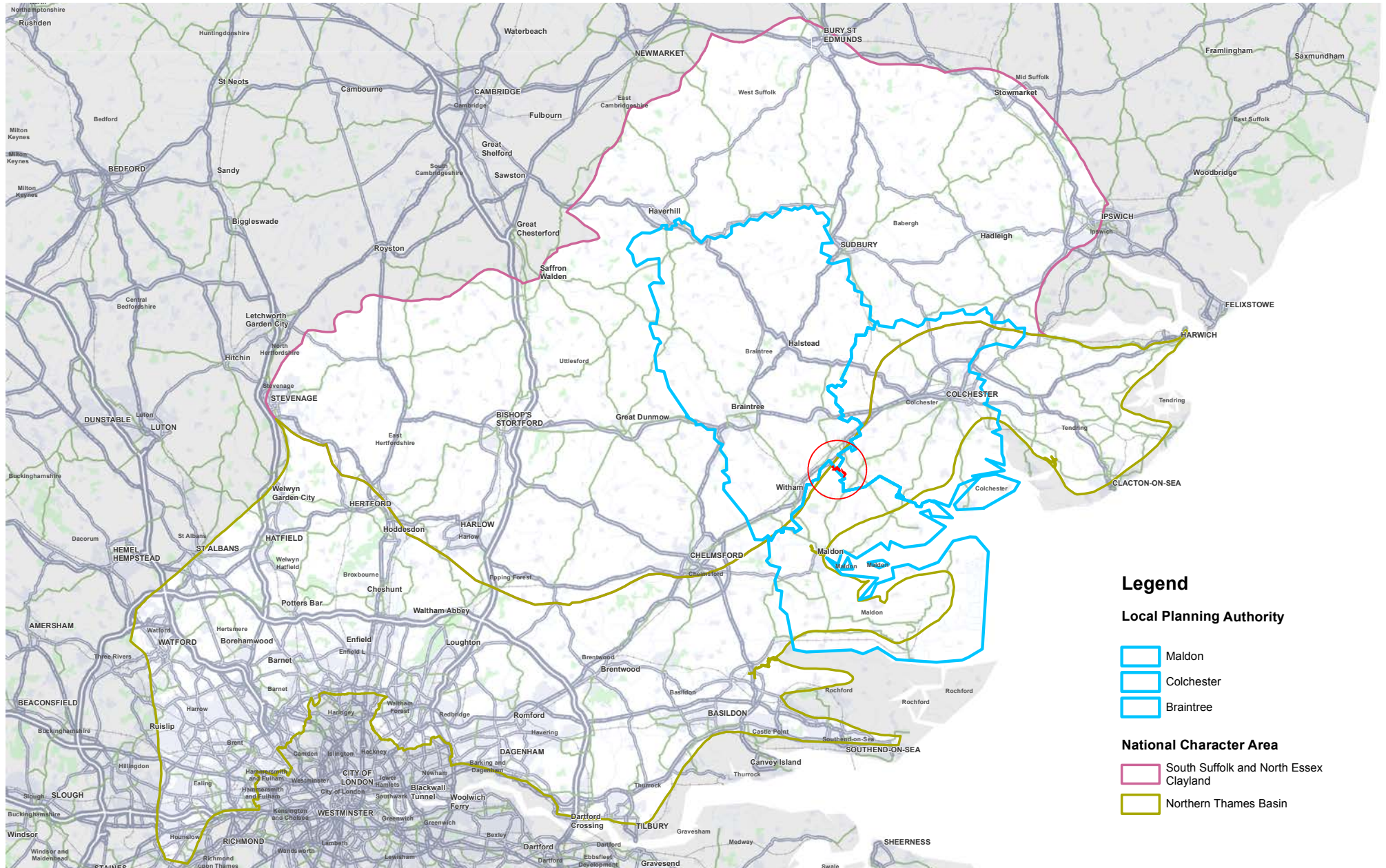
Project website

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

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

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